

# STATE OF NEVADA

## ANNUAL ACTION PLAN 2024



### Housing and Community Development Programs

CDBG  
HOME  
HTF  
ESG  
HOPWA



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**With the State of Nevada Housing Division and  
the State of Nevada Health Division  
For the U.S. Department of Housing and Urban Development (HUD)**

# Nevada Action Plan

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# Executive Summary

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

### 1. Introduction

The 2024 Annual Action Plan is the final Annual Action Plan of the State of Nevada's 2020-2024 Consolidated Plan, a five-year plan addressing the State's housing and community development needs. This 2024 Annual Action Plan encompasses the five regular programs annually funded by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and National Housing Trust Fund (HTF).

The 2024 plan year begins July 1, 2024, and runs through June 30, 2025. For the 2024 program year, Nevada will receive \$10,071,131 for CDBG (\$2,898,567), HOME (\$2,856,000), ESG (\$487,812), HOPWA (\$539,919) and HTF (\$3,144,833). These programs are administered by the Governor's Office of Economic Development's Rural Community & Economic Development Division, the Department of Business & Industry's Nevada Housing Division (NHD), and the Department of Health & Human Services' (DHHS) Division of Public and Behavioral Health. The three State agencies managing the programs collaborated to complete this Annual Action Plan, along with input from other State agencies, advocates, community members and interested parties.

### 2. Summarize the objectives and outcomes identified in the Plan

The goals of the five grant programs administered by the State are to provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents. The State of Nevada strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the state. By addressing need and creating opportunity at the individual and neighborhood levels, the State of Nevada hopes to improve the quality of life for all residents.

CDBG provides resources for community development, which may include public infrastructure, facilities and improvements, public services, and economic development activities. 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. 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.

The 2020-2024 Consolidated Plan established seven goals to address the objectives of HUD's grant programs. In pursuing these goals, the State of Nevada has identified priorities for the use of its

resources. The priorities emphasize targeting of activities, leveraging other resources and public investments, and promoting community-changing impact. The 2024 Annual Action Plan continues allocating the State’s resources toward these priorities and achieving the goals set forth in the Consolidated Plan. The following were identified as priorities in accordance with the online consultation survey conducted February 14, 2024, through March 15, 2024:

### #1 Affordable Housing

Improve access to the full spectrum of quality affordable housing for Nevadans in non-entitlement areas. Increase the supply of affordable housing opportunities through development of new housing units for rental or homeownership opportunities, and preserve the long-term affordability of homes through rehabilitation of existing vacant or owner-occupied units. Provide direct housing assistance to rapidly house those who are homeless or prevent or divert homelessness, or provide decent, affordable housing to persons living with HIV/AIDS. Provide housing services and support in the form of counseling – ensure persons remain stably housed by offering homebuyer or rental and case management services. Expand housing and supportive services for people with disabilities.

### #2 Public Facility and Infrastructure

Acquisition, construction, installation, rehabilitation, or improvement of facilities to support safe, sustainable, resilient communities. Addition or improvement of water/sewer/storm systems. Addition or improvement of park, recreation, youth, senior, health, and safety facilities. Street and sidewalk improvements. Increased access to broadband infrastructure.

### #3 Economic Development

Develop opportunities to improve the economic environment by creating or retaining business and employment opportunities for low-income and diverse Nevadans. Create and expand businesses.

### #4 Homelessness

Provide rapid re-housing services and financial support. Provide homeless support and prevention. Support shelter operations. Increase and maintain supply and access of affordable and supportive housing. Conduct outreach.

### #5 Public Services

Provide public services to ensure all Nevadans have access to opportunities to improve their quality of life (homeless). Support public services to ensure low-income households and vulnerable populations have access to appropriate and needed resources.

### #6 Community Planning and Capacity Building

Encourage local and regional planning activity 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.

## #7 Community Stabilization & Development

Prevent and arrest the decline of Nevada neighborhoods, and promote revitalization. Support targeted code enforcement. Demolish vacant, blighted buildings. Clean up contaminated properties. Support strategic acquisition and disposition activities. Support development and maintenance of affordable housing stock throughout Nevada.

### 3. Evaluation of past performance

The State of Nevada continues to make progress toward the goals established in the 2020-2024 Consolidated Plan. It committed funding to provide decent housing, a suitable living environment, and economic opportunities for low- and moderate-income residents. Performance is reported annually in the State of Nevada Consolidated Annual Performance and Evaluation Report (CAPER). This document states the objectives and outcomes identified in each Annual Action Plan and includes an evaluation of the past year's performance through measurable goals and objectives compared to actual performance. It is through the completion of the CAPER that the State determines the impact the HUD funded projects have throughout the state.

The 2022 CAPER, for July 1, 2022, to June 30, 2023, can be found on the Governor's Office of Economic Development's website at <https://goed.nv.gov/programs/community-development-block-grant-cdbg/>.

Highlights from the 2022 CAPER include:

CDBG: Total amount drawn down from HUD and disbursed to grantees during Program Year (PY) 2022 was \$11,179,569.80. The 2022 CDBG Program funds were allocated between 17 projects including 8 Public Facilities, 5 Planning & Capacity Building, 2 Public Services, 1 Acquisition, and 1 Housing Rehab projects. It is estimated that 15,725 individuals will benefit from the 2022 projects. All projects meets the low-moderate income national objective.

HOME: The 2022 HOME Program funds were dispersed according to the formula allocation which indicated the following: Clark County HOME Consortium received \$701,278, City of Henderson received \$174,951, City of Las Vegas received \$351,395, and Washoe County HOME Consortium received \$256,748. Northern Nevada Community Housing received \$450,006 for a CHDO eligible affordable housing project in Carson City. Sierra Flats Family 1 LP received a \$50,000 HOME Loan for an affordable housing multi-family project.

ESG: The ESG PY 2022 funded 5 local governments and 5 nonprofit agencies (of which 1 is a Domestic Violence program and 3 provide shelter) to provide services through emergency and transitional shelter, street outreach, rapid rehousing, homeless prevention programs and HMIS data collection and administration of the grant.

HOPWA: Northern Nevada HOPES is the sole HOPWA project sponsor for northern Nevada.

HOPWA funds are dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families.

HTF: During PY 2022, 3 HTF funded projects were completed, Decatur Commons Senior Apartments in Las Vegas, El Centro permanent housing for homeless individuals in Reno, and Plaza at 4th Apartments low-income housing.

The State's evaluation of the aforementioned programs indicates that the funded projects have significantly impacted local communities. These impacts include the addition of housing units, improving public facilities, provision of essential services to special needs populations and the homeless. This evaluation was instrumental in setting the goals for PY 2024.

#### **4. Summary of Citizen Participation Process and consultation process**

The State of Nevada followed its 2023 adopted Citizen Participation Plan (CPP) for the development of the 2024 Annual Action Plan. The CPP sets forth the State's policies and procedures in the development of the Consolidated Plan, each Annual Action Plan, substantial amendments, and CAPER. The primary goal of the CPP is to provide citizens, especially low- and moderate-income citizens of the State, an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects.

On February 14, 2024, the State published the Notice of Public Hearing for the State of Nevada's 2024 Annual Action Plan. The public hearing was held on February 29, 2024, for the purpose of obtaining input on housing and community development needs for the development of the 2024 Annual Action Plan.

A consultation survey was distributed on February 14, 2024, to State agencies, Continuums of Care, advocates, community members and other interested parties. A link to the survey was also published on the Governor's Office of Economic Development's website at <https://goed.nv.gov/programs/community-development-block-grant-cdbg/>. Survey responses were collected through March 15, 2024.

The 2024 Annual Action Plan draft was made available for public review on May 15, 2024. The public comment period ran from May 15, 2024, to June 14, 2024. The State also held multiple public hearings per the following:

- May 30, 2024, at Carson City, NV
- June 6, 2024, at Pahrump, NV
- June 13, 2024, at Elko, NV

Notice of the availability of the draft plan and public hearing was published in Reno Gazette Journal on May 13, 2024, the Pahrump Valley Times on May 14, 2024, and Elko Daily newspaper on May 15, 2024, in addition to being posted on <https://goed.nv.gov/programs/community-development-block-grant-cdbg/>. 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 in writing or during the public hearings.

## **5. Summary of public comments**

In addition to the 30-day public comment period of May 15, 2024, through June 14, 2024, the State held a series of public hearings on May 30, 2024, at Carson City; on June 6, 2024, at Pahrump, and on June 13, 2024, at Elko. Each public hearing provided the opportunity for comment and discussion. No comments were received by the lead agency in writing or during the public hearings.

## **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 May 15, 2024, through June 14, 2024.

## **7. Summary**

Supporting documentation of the citizen participation process and consultation process are 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 Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1: Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	NEVADA	Governor's Office of Economic Development: Rural Community & Economic Development
HOME Administrator	NEVADA	Department of Business & Industry's Nevada Housing Division
HTF Administrator	NEVADA	Department of Business & Industry's Nevada Housing Division
ESG Administrator	NEVADA	Department of Business & Industry's Nevada Housing Division
HOPWA Administrator	NEVADA	Department of Health and Human Services: Division of Public and Behavioral Health
HOPWA-C Administrator	NEVADA	Department of Health and Human Services: Division of Public and Behavioral Health

### 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 2020-2024 Consolidated Plan and 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, HOPWA-C, and Special Needs of Non-Homeless activities)

### Consolidated Plan Public Contact Information

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

### 1. Introduction

The State of Nevada actively engages with a diverse range of interested parties to ensure that the Annual Action Plan is well-informed and representative of the community’s needs. Consulted parties include:

Group Type	Number of People Consulted	Number of Organizations Consulted	Number of Responses Received	Summary of Responses
Advocacy Group	21	15	0	-
Business owner	1	1	0	-
Continuum of Care (CoC) Member	5	3	3	Affordable housing and homelessness are the top two priorities for all 3 CoCs who responded to the survey.
Developer	54	41	1	Affordable housing deeply needed for vulnerable community members.
Fair Housing Provider	1	1	0	-
Former subrecipient	24	22	4	All responses also represent county or city governments. Cities selected community planning/capacity building as their top priority while county governments selected public facilities/infrastructure.
Individual/self	32	32	12	The top choice for individual respondents was affordable housing with public facilities/infrastructure and public services tied for second. The free responses varied widely from sharing a concern for affordable housing in rural NV, caring for aging populations, and a lack of public services (including education).
Local government	90	27	0	Please see “Other” below.
Neighborhood group	2	2	0	-

Group Type	Number of People Consulted	Number of Organizations Consulted	Number of Responses Received	Summary of Responses
Non-profit organization	75	43	6	Affordable housing was one of the top two priorities for 5 of the 6 respondents. There was a range of responses after affordable housing from homelessness to economic development. Other comments stress the need for investment in rural Nevada.
Social Service/Philanthropic/Community Based/Faith Based Organization	32	15	3	No clear pattern exists in priority selections for this organization type.
Other	24	20	11	These responses include 8 local governments from across the State.  9 of the 11 responses included affordable housing as a #1 or #2 priority. Economic development was also tied with affordable housing as a first priority.

The State of Nevada solicited input for the survey summarized above from 292 agencies and individuals and received 40 survey responses.

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.

CDBG, ESG, HOME, HOPWA and HTF program staff actively engage housing and homeless providers, community leaders, and other interested parties throughout rural Nevada via email and survey, and by hosting meetings to gather input on housing, homeless, and community needs in rural communities.

**HOPWA:** The sole project sponsor under HOPWA funding is a Ryan White Part B subrecipient and a Ryan White Part C & D recipient. The project sponsor is an established federally qualified health center, which provides wrap-around services, such as mental health.

**Additional Coordination between Public and Assisted Housing Providers:** The State has a strong working relationship with the Housing Authority in rural Nevada and provides State Low-income Housing Trust funds for tenant-based rental assistance, security deposit assistance, and emergency assistance for low-income and homeless households in rural Nevada. The Housing Division participates in a monthly HOME Community Group Call with Southern Nevada jurisdictions and the Southern Nevada Regional Housing Authority, during which each jurisdiction reports on their affordable housing resources, application processes, selected projects and any challenges that may result in stalled projects. The group also coordinates efforts to jointly fund projects to obtain more units targeting the extremely low-income

households. The Housing Division also participates in the Washoe HOME Consortium public meetings when it is discussing proposed projects in the urban areas of northern Nevada.

The HOME Community Group Call in Southern Nevada also sponsors an annual Regional Affordable Housing Forum. This event is designed to bring together housing providers, policymakers, developers, advocates, and allies for affordable housing to discuss solutions for increasing access to stable and affordable housing for residents of Southern Nevada and the State. Past forums influenced policymakers to pass legislation to target the State's Housing Trust Funds toward serving extremely vulnerable and underserved populations in Trust Fund-supported affordable housing, and the legislature created the Nevada Supportive Housing Development Fund, appropriating \$32.2 million.

The Housing Division highlighted the need for affordable housing with supportive services targeting the extremely low-income and homeless populations in its HOME American Rescue Plan (ARP) solicitation for proposals. The research and data presented in the HOME-ARP Allocation Plan introduced housing developers to the special needs of these populations and resulted in a new partnership between a leading non-profit service provider and a leading housing developer that will construct 50 new units of permanent supportive housing for chronically homeless individuals in the Las Vegas metropolitan area.

**ESG:** Annually, the State of Nevada provides funding from the federal ESG Program and the Account for Affordable Housing Trust Fund (AAHTF) to several county social services agencies and non-profits throughout Nevada.

Activities funded include tenant-based rental assistance to eligible households, emergency rent and utility assistance, and rapid re-housing programs for low-income households at risk of homelessness or eviction. Agencies receiving these funds are required to work closely with public institutions, including hospitals, jails, and mental health clinics, which allows 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 providers, and other providers. All participate in community coalition meetings, also attended by NHD 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

NHD has actively engaged the three Nevada CoCs in the planning for the 2024-2025 program year. The State deployed a survey, and directly emailed CoCs members, to solicit input in order to inform the Annual Action Plan. Each of the three Nevada CoCs responded to the survey, providing information that was taken into consideration for Annual Action Plan development.

NHD has participated in the Nevada Balance of State, or Rural Nevada Continuum of Care (RNCoc) (NV-502) for the past 15 years and will continue to participate in the upcoming program year. NHD staff collaborate with the RNCoc and its members to ensure the equitable distribution of grant funds and to coordinate cooperative efforts amongst 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) was obtained to ensure ESG funds passed through to entities providing locally supported services. NHD 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 Nevada Housing Division provides an annual ESG award to Clark County as the Southern Nevada Continuum of Care (SNCoC) and HMIS lead 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. The State regularly engages with the SNCoC to gather information regarding other types of programs and services needed in the Clark County area.

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 to stay apprised of ESG operations and progress in northern Nevada. The ESG representative communicates necessary information, updates, and educational information to appropriate rural

partners. The NNCoC lead provides HMIS technical assistance to NHD 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**

<b>1. Agency/Group/Organization</b>	<b>Northern Nevada HOPES</b>
<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Northern Nevada HOPES is the sole HOPWA project sponsor for northern Nevada. Consultation occurred via email program staff to discuss priorities and goals for the 2024 Annual Action Plan.
<b>2. Agency/Group/Organization</b>	<b>City of Wells, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>3. Agency/Group/Organization</b>	<b>Pershing County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>4. Agency/Group/Organization</b>	<b>Elko County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>5. Agency/Group/Organization</b>	<b>Carlin Open Door Seniors' Center</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>6. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>7. Agency/Group/Organization</b>	<b>Lincoln County Regional Development Authority</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>8. Agency/Group/Organization</b>	<b>Humboldt County/City of Winnemucca/NV 95 80 Regional Development Authority/Humboldt Development Authority</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>9. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>10. Agency/Group/Organization</b>	<b>The Gathering Place</b>
<b>Agency/Group/Organization Type</b>	Non-profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>11. Agency/Group/Organization</b>	<b>The Reno Initiative for Shelter and Equality</b>
<b>Agency/Group/Organization Type</b>	Non-profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>12. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>13. Agency/Group/Organization</b>	<b>Accessible Space Inc.</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization/Developer
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>14. Agency/Group/Organization</b>	<b>Nevada Division of Welfare and Supportive Services</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>15. Agency/Group/Organization</b>	<b>City of Carlin, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>16. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>17. Agency/Group/Organization</b>	<b>City of Carlin, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>18. Agency/Group/Organization</b>	<b>HELP of Southern Nevada</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>19. Agency/Group/Organization</b>	<b>Northern Nevada HOPES Clinic</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>20. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>21. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>22. Agency/Group/Organization</b>	<b>Washoe County/NV 501 CoC</b>
<b>Agency/Group/Organization Type</b>	Continuum of Care member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>23. Agency/Group/Organization</b>	<b>Carson City Health and Human Services and Rural Nevada CoC (Nevada Balance of State CoC [NV 502])</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>24. Agency/Group/Organization</b>	<b>Churchill County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>25. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>26. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.



<b>27. Agency/Group/Organization</b>	<b>Douglas County Social Services</b>
<b>Agency/Group/Organization Type</b>	Social Service/Philanthropic/Community Based/Faith based organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>28. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>29. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>30. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>31. Agency/Group/Organization</b>	<b>Clark County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>32. Agency/Group/Organization</b>	<b>Clark County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>33. Agency/Group/Organization</b>	<b>Clark County Social Services</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>34. Agency/Group/Organization</b>	<b>Winged Wolf Innovations</b>
<b>Agency/Group/Organization Type</b>	Technical Assistance/Consulting, CoC and State Interagency Council on Homelessness to Housing
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>35. Agency/Group/Organization</b>	<b>Nye County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>36. Agency/Group/Organization</b>	<b>Clark County Social Services</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>37. Agency/Group/Organization</b>	<b>Southwest Central Regional Economic Development Authority</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>38. Agency/Group/Organization</b>	<b>Esmeralda County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>39. Agency/Group/Organization</b>	<b>City of Fernley, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>40. Agency/Group/Organization</b>	<b>City of Ely, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>41. Agency/Group/Organization</b>	<b>City of Fernley, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

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

The State makes every attempt to be inclusive in its outreach efforts and provides the Annual Action Plan Survey to all existing subrecipients, interested parties, CoCs, and partnering State agencies.

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

**Table 3: Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Reno, Nevada 2023-2024 Annual Action Plan AP (reno.gov)	The City of Reno is the lead agency in the Washoe County HOME Consortium (WCHC). The WCHC is a consortium between Washoe County, Reno, and Sparks for the purpose of receiving and managing HOME funds only. The City of Reno also receives a direct allocation of CDBG and ESG funds.	The City of Reno’s Annual Action Plan stipulates public infrastructure, homeless rapid re-housing assistance, and affordable housing as goals. Those goals align with the goals outlined in this Annual Action Plan.
Las Vegas 2023-2024 Annual Action Plan AP (lasvegasnevada.gov)	The City of Las Vegas Department of Neighborhood Services	Goals #4 and #5 of the Las Vegas 2023 Annual Action Plan are affordable housing and community facilities/infrastructure, which align with the State of Nevada’s 2024 Annual Action Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Nevada Interagency Council on Homelessness 2018 Strategic Plan Strategic Plan (helphopehome.org)	Nevada’s Governor’s Interagency Council on Homelessness	Strategic Issue #1 is to counter two trends that are identified as leading to homelessness: a growing shortage of affordable housing and an increase in poverty. The #1 goal of 2024 State of Nevada funding, as identified through survey results for this plan, is to support the creation/rehabilitation of affordable housing.
Truckee Meadows Regional Strategy for Housing Affordability (2019)  RSHA 2019 Executive Summary	Truckee Meadows Regional Planning Agency (TMRPA)	The Truckee Meadows Regional Strategy for Housing Affordability identifies a shortage of affordable housing and limited types of housing in the region as the top two key regional issues. This Annual Action Plan identifies the need for additional affordable housing and identifies ways that additional housing stock will be created, multifamily housing will be prioritized, and housing assistance options such as tenant-based rental assistance will be provided.

**Narrative**

Consultation occurred via email, survey, and meetings. The State of Nevada actively engaged in consultation with, and regularly participates in meetings with, each of the three Nevada CoCs. The State of Nevada consulted with a diverse group of agencies in efforts to mitigate factors contributing to the impediments to Fair Housing Choice as identified in the State’s 2020 Analysis of Impediments to Fair Housing Choice. Those impediments included moderate to high levels of segregation, access to low poverty areas, and insufficient affordable housing in a range of unit sized. By fostering a collaborative environment and encouraging input through consultation, the State of Nevada ensures that its Annual Action Plan is comprehensive and effectively addresses housing stability, affordability, and community well-being.

**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 of Nevada followed its 2023 adopted CPP for the development of the 2024 Annual Action Plan, as there were no changes or updates made to the CPP. The CPP sets forth the State’s policies and procedures in the development of the Consolidated Plan, each Annual Action Plan, substantial amendments, and CAPER. The primary goal of the CPP is to provide citizens, especially low- and moderate-income citizens of the State, an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects.

In preparation for the 2024 Annual Action Plan, the State continued to consult as it does throughout the year with its program constituents and interested parties via meetings with program constituents, workshops, etc. To initiate the development of the 2024 Annual Action Plan, NHD hosted a public hearing that was held on February 29, 2024, to notify the public and interested parties of the State's requirement to prepare the plan.

A consultation survey was distributed by NHD, Governor's Office of Economic Development, and Nevada Division of Public and Behavioral Health on February 14, 2024, to state agencies, CoCs, advocates, community members and other interested parties. A link to the survey was also published on the Governor's Office of Economic Development's website at <https://goed.nv.gov/programs/rural-economic-community-development/>. Survey responses were collected through March 15, 2024.

The 2024 Annual Action Plan draft was made available for public review on May 15, 2024. The public comment period ran from May 15, 2024, to June 14, 2024. The State also held multiple public hearings per the following:

- May 30, 2024, at Carson City, NV
- June 6, 2024, at Pahrump, NV
- June 13, 2024, at Elko, NV

Notice of the availability of the draft plan and public hearing was published in Reno Gazette Journal on May 13, 2024, the Pahrump Valley Times on May 14, 2024, and Elko Daily newspaper on May 15, 2024, in addition to being posted on <https://goed.nv.gov/programs/community-development-block-grant-cdbg/>. 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 in writing or during the public hearings.

The State implemented several efforts to broaden citizen participation. New this year, a consultation survey was developed to obtain input from the public. The survey was easily accessible on the Governor's Office of Economic Development website, for which the public notices published in February 2024 included a link and statement of "Information on the public hearing and other opportunities to provide input on planned development will be posted on the Nevada Governor's Office of Economic Development Website". To reach a broader audience, the survey was also distributed via email to state agencies, CoCs, advocates, community members and other interested parties, including those which with lived experience.

Another effort to broaden citizen participation was the virtual attendance option for all public hearings held throughout the state. The website and on-site postings of these public notices included Microsoft Teams meeting instructions, allowing people to join via computer, mobile app, room device, or call in option. This hybrid approach enable those who could not attend in person the ability to participate virtually.

## Citizen Participation Outreach

**Table 4: Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	The public hearing was held on February 29, 2024. A public notice was published in three newspapers (Elko Daily/Elko County; Pahrump Valley Times/Nye County, Reno Gazette Journal/Western Nevada), which cover all areas of the state and notices were published on the program websites.	No comments were received.	N/A	<a href="https://goed.nv.gov/notices-agendas/">https://goed.nv.gov/notices-agendas/</a> <a href="https://endhivnevada.org/hopwa/">https://endhivnevada.org/hopwa/</a> <a href="https://housing.nv.gov/Resources/Meetings/2019/Public_Meetings_and_Agendas">https://housing.nv.gov/Resources/Meetings/2019/Public_Meetings_and_Agendas</a>
2	HOPWA Website	HIV	None	None	N/A	<a href="https://endhivnevada.org/end-hiv-nevada-program/the-housing-opportunities-for-persons-with-aids-hopwa/">https://endhivnevada.org/end-hiv-nevada-program/the-housing-opportunities-for-persons-with-aids-hopwa/</a>
3	Internet Outreach	Non-targeted/ broad community	A consultation survey was distributed on February 14, 2024, to state agencies, CoCs, advocates, community members and other interested parties. A link to the survey was also published on the Governor’s Office of Economic Development’s website. Survey responses were collected through March 15, 2024.	40 responses were received as part of the consultation survey	All the survey responses were accepted and taken under consideration as part of the development of the Action Plan	<a href="https://goed.nv.gov/programs/rural-economic-community-development/">https://goed.nv.gov/programs/rural-economic-community-development/</a> .



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/ broad community	Public notification ads were published in three newspapers (Elk Daily/Elko County, Pahrump Valley Times/Nye County, Reno Gazette Journal/Western Nevada), between May 13, 2024, and May 15, 2024. These ads announced the availability of the draft 2024 Annual Action Plan, the date, time and location of the public hearing held on May 30, 2024, June 6, 2024, and June 13, 2024, along with the start and end dates for the 30 days during which citizens and interested parties could provide written comments on the plan.	No comments received.	No comments received.	
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish and others Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The state notified elected officials, local government administrators, other local government staff, affordable housing partners, applicants, and other interested parties of the availability of the draft 2024 Plan and the 2024 public hearing via email on May 15, 2024.	No comments received.	No comments received.	
6	Public Hearing	Residents of Public and Assisted Housing General population	A public hearing was held in Carson City on May 30, 2024.	No comments received.	No comments received.	
7	Public Hearing	Residents of Public and Assisted Housing General population	A public hearing was held in Pahrump, NV on June 6, 2024.	No comments received.	No comments received.	
8	Public Hearing	Residents of Public and Assisted Housing	A public hearing was held in Elk, NV on June 13, 2024.	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		General population				

## Expected Resources

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

#### Introduction

The State of Nevada anticipates resources to remain relatively level during the 2024–2025 program year. HUD has allocated \$9,927,131 to support the CDBG, HOME, HOPWA, ESG, and HTF programs.

#### Anticipated Resources

**Table 5: Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5 Annual Allocation: \$	Expected Amount Available Year 5 Program Income: \$	Expected Amount Available Year 5 Prior Year Resources: \$	Expected Amount Available Year 5 Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,898,567	0	589,131	2,898,567	3,297,668	The CDBG Program, administered by the Governor’s Office of Economic Development, has been allocated \$2,898,567 in HUD funds for the plan year beginning July 1, 2024. 2024 is the fifth and final year of the 2020-2024 Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5 Annual Allocation: \$	Expected Amount Available Year 5 Program Income: \$	Expected Amount Available Year 5 Prior Year Resources: \$	Expected Amount Available Year 5 Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-based rental assistance	2,856,000	617,000	3,000,000	6,473,000	6,473,000	The HOME Program, administered by the Nevada Housing Division, has been allocated \$3,000,000 in HUD funds for the plan year beginning July 1, 2024. HUD has voluntarily reduced the allocation by \$144,000 based on the 2018 HOME program monitoring results. Consequently, the total HOME program allocation for 2024 is now \$2,856,000. Additionally, the State HOME Program expects that grantees will generate approximately \$617,000 of program income and/or recaptured funds from previously awarded grants. HOME funds will be allocated throughout Nevada using a formula allocation. 2024 is the fifth and final year of the 2020-2024 Consolidated Plan.
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	539,919	0	160,146	700,065	700,065	The HOPWA Program, administered by the Nevada Housing Division, has been allocated \$539,919 in HUD funds for the plan year beginning July 1, 2024. 2024 is the fifth and final year of the 2020-2024 Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5 Annual Allocation: \$	Expected Amount Available Year 5 Program Income: \$	Expected Amount Available Year 5 Prior Year Resources: \$	Expected Amount Available Year 5 Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	487,812	0	484,826	972,638	972,638	The ESG Program, administered by the Nevada Housing Division, has been allocated \$487,812 in HUD funds for the plan year beginning July 1, 2024. Agencies receiving ESG allocations must match hundred percent (100%) of their award. 2024 is the fifth and final year of the 2020-2024 Consolidated Plan.
HTF	public - federal	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,144,833	73,000	6,754,852	9,972,685	9,972,685	The HTF Program, administered by the Nevada Housing Division, has been allocated \$3,144,833 in HUD funds for the plan year beginning July 1, 2024. HTF funds will be allocated to one or more projects in the State. NHD will consider projects proposed statewide.

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

**ESG:** State AAHTF 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, AAHTF 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.

**HOME:** NHD will utilize funds from the AAHTF program and Rural Development to create additional affordable housing within the State. Tax exemptions and AAHTF funds will be leveraged to meet match requirements.

**HTF:** The HTF program does not require matching funds. However, NHD prioritizes projects using LIHTC and/or other sources of funds. No matching funds are required for this program; however, NHD does leverage funds from the Low-Income Tax Credit program. 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:** Jurisdictions recommended for 2024 CDBG projects intend to commit \$1,001,325 in cash contributions from other federal, State or local funding sources and an estimated \$24,820 in-kind.

**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 \$6,444,739 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.

### State Account for Affordable Housing Trust funds (AAHTF):

AAHTF allocation of \$8,586,440 for program year 2024 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.

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

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.

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. The following funds were allocated for land acquisition, and the projects are underway. Nevada will continue to support the following projects:

- 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

### Discussion

**HTF:** NHD will seek to leverage HOME and HTF funding, in conjunction with HUD Veterans Affairs Supportive Housing (VASH) vouchers and other sources, to increase the availability of housing with supportive services. The primary purpose of HTF is to increase and preserve the supply of affordable rental housing for extremely low income households, defined as those earning less than thirty percent (30%) of AMI, including homeless families.

NHD regularly supports the State's three regional housing authorities to acquire and rehabilitate private and public housing with the goal of expanding the inventory of units affordable to very low-income and extremely low-income households. In Program Year 2024, NHD anticipates the Nevada Rural Housing

Authority (NRHA) to break ground on Pioche Apartments on 4.93 acres conveyed by Lincoln County to NRHA for \$1.00. Pioche Apartments will be a 32-unit new construction multifamily rental development that will provide affordable supportive housing to households with incomes at or below 60% AMI. Eleven of the units will be set aside for HOME-eligible households.

Also in Program Year 2024, the Southern Nevada Regional Housing Authority will convert a former public housing project of 59 units receiving Section 9 public housing rental assistance to affordable housing under the Rental Assistance Demonstration (RAD) program. The development will continue to serve very low-income and disabled households, with incomes at or below 30% and 50% of AMI, and 21 units set aside for HTF-eligible households.

**CDBG:** When recommending projects for funding, the CDBG Advisory Committee considers the collaborative nature of the project. Projects with community support and/or public-private funding are encouraged. The State of Nevada strives to increase the number of meaningful partnerships and to collaborate across jurisdictions and regions.



# 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	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Non-Entitlement Plus Carson City Statewide	Increase Supply and Access Provide housing assistance Provide housing services & supports Homelessness	<b>CDBG:</b> \$0 <b>HOME:</b> \$2,856,000 <b>HTF:</b> \$3,144,833 <b>HOPWA:</b> \$0	Rental units constructed: 45 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
2	Community Stabilization/Development	2020	2024	Non-Housing Community Development	Non-Entitlement Jurisdictions	Code enforcement Slum/blight Environmental/Cleanup Strategic Acquisition and clearance	<b>CDBG:</b> \$0 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>HOPWA:</b> \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Non-Entitlement Jurisdictions	Water/sewer Parks/recreations/youth & senior (community) facility Streets and Sidewalks Health & Safety Increase Broadband Access	<b>CDBG:</b> \$2,665,875 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>HOPWA:</b> \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36,716 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Non-Homeless Special Needs	Non-Entitlement Jurisdictions	Non-homeless services	<b>CDBG:</b> \$0 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>HOPWA:</b> \$539,919	Public service activities other than Low/Moderate Income Housing Benefit: 46 Persons Assisted HIV/AIDS Housing Operations: 30 Household Housing Unit
5	Economic Development/ Environment	2020	2024	Non-Housing Community Development	Non-Entitlement Jurisdictions	Create/Retain Jobs Create/expand businesses	<b>CDBG:</b> \$0 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>HOPWA:</b> \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0
6	Community Planning and Capacity Building	2020	2024	Non-Housing Community Development	Non-Entitlement Jurisdictions	Health & Safety Training & technical assistance for Unit of General Local Government (UGLG) in identifying achievable goals Align goals with funding	<b>CDBG:</b> \$250,000 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>HOPWA:</b> \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 765 Persons Assisted
7	Homelessness	2020	2025	Homeless	Statewide	Homelessness	<b>CDBG:</b> \$0 <b>HOME:</b> \$0 <b>HTF:</b> \$0 <b>ESG:</b> \$487,812 <b>HOPWA:</b> \$0	Tenant-based rental assistance / Rapid Re-housing: 100 Households Assisted Homeless Person Overnight Shelter: 60 Persons Assisted Homelessness Prevention: 30 Persons Assisted

## Goal Descriptions

<b>1. Goal Name</b>	<b>Affordable Housing</b>
<b>Goal Description</b>	The State will use HOME, HTF, and Nevada AAHTF to increase affordable housing through the construction of new rental housing, the rehabilitations of rental housing and the rehabilitation of owner housing.
<b>2. Goal Name</b>	<b>Community Stabilization/Development</b>
<b>Goal Description</b>	The State will use CDBG funds to support community stabilization through Code enforcement, slum/blight removal, environmental/cleanup, and strategic acquisition & clearance.
<b>3. Goal Name</b>	<b>Public Facilities and Infrastructure</b>
<b>Goal Description</b>	The State will use CDBG funds for public facility and infrastructure improvements, including water/sewer, parks/recreation/youth & senior (community) facilities, streets & sidewalks, health & safety, and increasing broadband access.
<b>4. Goal Name</b>	<b>Public Services</b>
<b>Goal Description</b>	The State will use HOPWA funds to provide access to needed housing and supportive service needs of people living with HIV/AIDS and their families
<b>5. Goal Name</b>	<b>Economic Development/Environment</b>
<b>Goal Description</b>	The State will use CDBG funds to provide employment opportunities for low- and moderate-income people and promote businesses in the State.
<b>6. Goal Name</b>	<b>Community Planning and Capacity Building</b>
<b>Goal Description</b>	The State will use CDBG funds to provide infrastructure and other planning support for units of local government or subrecipients.
<b>7. Goal Name</b>	<b>Homelessness</b>
<b>Goal Description</b>	<p>The State will use ESG and AAHTF funding to fund homeless outreach, homeless prevention, and rapid re-housing assistance for up to 24 months, along with tenant-based rental assistance vouchers for homeless who are referred by the coordinated entry lead agencies.</p> <p>ESG and AAHTF will be provided to emergency and domestic violence shelters to offset the costs of operating their shelters. Funding will also be allocated for essential services to residents of these shelters. In communities without access to a shelter, funds will be allocated to pay for motel/hotel vouchers that are used as an emergency shelter.</p> <p>ESG funds will provide funding to offset the costs of the HMIS and administration of the programs. A goal of ninety-five percent (95%) data quality has been set by the State and RNCOC.</p>

## AP-25 Allocation Priorities – 91.320(d) –

### Introduction:

The State's allocation priorities for 2024 are outlined below.

### Funding Allocation Priorities

**Table 7 – Funding Allocation Priorities**

	Affordable Housing (%)	Community Stabilization/ Development (%)	Public Facilities and Infrastructure (%)	Public Services (%)	Economic Development/ Environment (%)	Community Planning and Capacity Building (%)	Homelessness (%)	Total (%)
CDBG	0	0	95	0	0	5	0	100
HOME	100	0	0	0	0	0	0	100
HOPWA	0	0	0	100	0	0	0	100
ESG	0	0	0	0	0	0	100	100
HTF	100	0	0	0	0	0	0	100

## Reason for Allocation Priorities

**ESG:** Funding continues to be limited for homeless and homeless prevention activities in rural Nevada. Consultation results indicate a need for emergency and domestic violence shelters to ensure that homeless individuals and families have access to safe shelter. Rapid re-housing is prioritized as the largest homeless activity need within the State with homelessness prevention following close behind. Subrecipients of NHD funds often communicate the need for additional funding for emergency shelter operations and rental assistance.

**HOME:** LIHTC projects' allocation are prioritized in order to leverage HOME funds to the greatest extent feasible. Down Payment Assistance and Homeowner Occupied Rehabilitation programs are also supported in areas with a higher amount of housing stock in order to support homeownership and preserve affordable housing.

**HTF:** LIHTC projects' allocation are prioritized in order to leverage HTF funds to the greatest extent feasible.

**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.

**HOPWA:** HOPWA funds are used to assist people who are at-risk of homelessness, and living with HIV/AIDS, with rental, mortgage and utility assistance, as well as assistance with costs associated with securing permanent housing.

**HOME-ARP:** The HOME-ARP program will provide affordable housing, supportive services, tenant-based rental assistance, acquisition of non-congregate shelter, and non-profit operating and capacity building assistance. These programs are intended to serve people who are homeless, at risk of homelessness, 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 Means Nevada Initiative (HMNI):** NHD administers a portion of the State of Nevada's federal Coronavirus State and Local Fiscal Recovery Funds through HMNI. 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.

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

High-level priority needs as identified in the Consolidated Plan include increasing supply and access to affordable housing, providing households with housing assistance, providing services and support to those facing housing problems and households that are cost-burdened, providing assistance for homeless individuals and families, community stabilization and development, environmental cleanup, public facilities and infrastructure, economic development, and community planning and capacity building.

**HOME:** The State will use HOME, as well as Nevada AAHTF, to increase affordable housing through the construction of new rental housing, the rehabilitation of rental housing and the rehabilitation of owner housing.

**CDBG:** The State will use CDBG funds to support community stabilization through code enforcement; slum/blight removal; environmental/cleanup; strategic acquisition & clearance; and public facility and infrastructure improvements, including water/sewer, parks/recreation/youth & senior (community) facilities, streets & sidewalk improvements, health & safety, and increasing broadband access.

**HTF:** The distribution from HTF will not change the priority needs and specific objectives described in the Consolidated Plan; however, the additional funding will enhance the current objectives and facilitate completion.

**HOPWA:** The State will use HOPWA funds to provide access to needed housing and supportive service needs of people living with HIV/AIDS and their families.

**ESG:** The State will allocate ESG and AAHTF funds to local governments and non-profits for homeless outreach, homeless prevention, rapid re-housing assistance for up to 24 months, and tenant-based rental assistance for individuals and families who are homeless and at risk of homelessness referred by the coordinated entry lead agencies.

ESG and AAHTF will be provided to emergency and domestic violence shelters to offset the costs of operating their shelters. Funding will also be allocated for essential services to residents of these shelters. In communities without access to a shelter, funds will be allocated to pay for motel/hotel vouchers that are used as an emergency shelter.

ESG funds will also be awarded to offset the costs of the HMIS and for administration of the programs.

## **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 in the Strategic Plan 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, and HTF have established programs for 2024 designed to address the three priority needs, decent housing, suitable living environment and economic opportunity, and related objectives identified in this Annual 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. Both HOME and HTF funding will be available for new construction and rehab of existing affordable rental housing units.
- ESG makes funds available through a competitive funding application each year and will do so again this year to distribute the 2024 allocation. Units of general-purpose local government and eligible non-profits in the state may operate homeless shelters, transitional housing, homeless services programs, street outreach programs, and/or homeless prevention and rapid re-housing programs and may request funds for any eligible activity defined in the program annual plan. These activities correspond to priority activities identified in this Annual Action Plan, and to the requirements and regulations governing the ESG Program. Funding decisions are based on prior performance, applicant capacity, financial capacity, the proposed project, and other factors as described in the ESG Distribution Method.
- HOPWA provides funding with rental, mortgage, and utility assistance, as well as assistance with move-in costs associated with securing permanent housing. Each of these are successful in preventing homelessness of persons with HIV, as described in the program’s annual plan.

## Distribution Methods

**Table 8 - Distribution Methods by State Program**

1. State Program Name:	Community Development Block Grant Program
Funding Sources:	CDBG
Describe the state program addressed by the Method of Distribution.	<p><b>CDBG:</b> 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.</p> <p>The Nevada Governor’s Office of Economic Development, Rural Community &amp; 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.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p><b>CDBG:</b> All applications are weighted to prioritize the financial and project outcome need in each community in 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 ZoomGrants application software system. Grantees must review and sign the method of distribution and submit it with their CDBG application.</p>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	<p><b>CDBG:</b> Potential applicants can access application manuals and the ranking criteria on the Governor's Office of Economic Development website at <a href="https://goed.nv.gov/forms-and-reference-guides-for-grantees-2/">https://goed.nv.gov/forms-and-reference-guides-for-grantees-2/</a>.</p> <p>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.</p> <p>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.</p>



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 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.	<b>CDBG:</b> 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.	<b>CDBG:</b> 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?	<b>CDBG:</b> 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.
<b>2. State Program Name:</b>	<b>Emergency Solutions Grants</b>
Funding Sources:	ESG
Describe the state program addressed by the Method of Distribution.	<b>ESG:</b> 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.  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.	<b>ESG:</b> Programs in non-entitled areas of the State are prioritized; however, entitlement areas are eligible to apply for the State ESG program. The 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.

	<p>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).</p> <p>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.</p>
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 organizations. (ESG only)	<b>ESG:</b> 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 provided to Clark County, which serves as the HMIS lead for rural and northern Nevada. The City of Reno, an entitlement grantee, has the opportunity to apply for ESG funds as a State recipient but has declined to apply for the last two funding cycles. ESG funds are awarded through the 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.	<b>ESG:</b> 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.	<b>ESG:</b> 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.

<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p><b>ESG:</b> 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 &amp; Rural Nevada Continuum of Care Written Standards.” This document reflects goals, measures, and expected outcomes for all projects funded through the CoC and State ESG-funded programs. The combined Program Performance Evaluation Tool located within the Written Standards is available at <a href="http://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/ESG/2015RNCOCandESGPerformanceEvaluation.pdf">http://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/ESG/2015RNCOCandESGPerformanceEvaluation.pdf</a></p>
<p><b>3. State Program Name:</b></p>	<p><b>HOME Program</b></p>
<p>Funding Sources:</p>	<p>HOME</p>
<p>Describe the state program addressed by the Method of Distribution.</p>	<p><b>HOME:</b> The HOME funds are allocated to all participating jurisdictions (PJs) and non-entitled areas in the State. The State allocates the HOME funds based on population to ensure that each Nevadan receives an equitable amount of funding. 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.</p> <p>The HUD allocations for other PJs in the State are as follows:</p> <ul style="list-style-type: none"> <li>• Clark County HOME Consortium – \$4,021,097</li> <li>• City of Henderson – \$671,315</li> <li>• City of Las Vegas – \$2,195,209</li> <li>• City of Reno – \$1,330,958</li> </ul> <p>Program income received within each jurisdiction will be allocated back to the respective PJ in the subsequent year’s funding agreement. Old program income, EN, and/or recaptured funds remaining from previous funding years originally slotted for a certain PJ or non-entitlement area can be opened through the normal application process for projects statewide.</p> <p>In the non-entitlement areas, NHD will facilitate a competitive application. If older funds are released for statewide applications, these applications will go through the same competitive application process.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><b>HOME:</b> 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 ZoomGrants. 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.</p>

	<p>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, 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.</p> <p>Competitive applications are evaluated on need and ability to complete the project in a timely manner. The criteria are available within ZoomGrants and include the following:</p> <ul style="list-style-type: none"> <li>• Forty (40) points for applicant capacity and experience.</li> <li>• Forty-five (45) points for project need, readiness, and viability.</li> <li>• Five (5) points for projects where 80% or more of the HOME-assisted units are targeted for extremely low-income households.</li> <li>• Five (5) points for projects providing supportive services.</li> <li>• Five (5) points when applicant has comparable experience in target geography for at least 5 years.</li> </ul> <p>This list is not intended to be an exhaustive list of rules and requirements that may be applicable.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria. (CDBG only)</p>	<p>Not applicable.</p>
<p>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)</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable.</p>

Describe how resources will be allocated among funding categories.	<b>HOME:</b> HOME program and Low-Income Housing Tax Credit program will prioritize multifamily rental projects, whether they be 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.	<b>HOME:</b> 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. The average amount of HOME funds that it takes to fund a tax credit project is approximately \$400,000. The State often allocates \$175,000 to a homeowner rehabilitation assistance program.
What are the outcome measures expected as a result of the method of distribution?	<b>HOME:</b> 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.  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.
<b>4. State Program Name:</b>	<b>HOPWA</b>
Funding Sources:	HOPWA
Describe the state program addressed by the Method of Distribution.	<b>HOPWA:</b> The HOPWA program is designed to assist HIV-positive individuals at risk of homeless with rental, mortgage, and utility assistance, as well as assistance with move-in costs associated with securing permanent housing.  HOPWA funds are administered by the DHHS, Division of Public and Behavioral Health. Funds are allocated to local for-profit and non-profit organizations only in northern Nevada. Clark County (Las Vegas) receives funding from HUD HOPWA, and Las Vegas Transitional Grant Area receives Ryan White Part A program. Currently, Northern Nevada HOPES, the project sponsor, receives the entire HOPWA grant minus three percent that is retained for State administration.  The HOPWA program will issue a Request for Application (RFA) during the 2025-2029 Consolidated Plan process.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><b>HOPWA:</b> 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 NHD and HUD.</p> <p>Funds may be used in the following focus areas:</p> <ol style="list-style-type: none"> <li>1. Provide short-term rental and mortgage assistance for 21 weeks out of a 52-week calendar year.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria. (CDBG only)</p>	<p>Not applicable.</p>
<p>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)</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p><b>HOPWA:</b> 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.</p> <p>Each proposal submitted must contain the following sections:</p>

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.

Project Data Sheet: This section includes identifying information about the applicant, project information, project funding formula, contact information and signature authority.

Project Outline: This section includes general information and a description of the project being proposed.

- The applicant will respond to a set of statements and provide responses that clearly state the goals and major activities of the proposed project and the impact it will have on fulfilling the goals and objectives of the RWPB.
- A description of the organization’s qualifications to implement the proposed project.
- A detailed narrative about the proposed project, including specific information on the methodology to be used.
- An overview of project activities.
- The expected accomplishments of the project; and a timeline for completion.

In addition to the above criteria, the applicant must project outline plans for community collaboration and identify any key organizations that may be involved in the coordination of services, interagency policy development, comprehensive networking, or system integration. The applicant must also provide a brief summary of how their project would be sustained in future years if the project were to continue.

Project Work Plan: This section details the Objectives, Activities, Benchmarks, Performance Measures and Evaluation for the project. Applicants should enter as many objectives and activities, including detailed performance measures, as necessary to support expected outcomes of the project.

Project Budget Request & Justification Form: This section includes a summary and itemized section containing projections of costs for personnel, travel, equipment, and supplies, as well as contractual or other direct and indirect costs.

Successful applicants will be required to complete RWPB program forms, signed assurances of compliance with federal and state laws, and original signatures of individuals authorized to accept grants on behalf of the organization.

Supplemental Information, Attachments: The applicant can include up to 5 pages of relevant support materials, including samples of newspaper articles, letters of support, etc. In addition, any charts, graphs, statistical information or substantiating documentation of statements listed in the text of the proposal should be included in the list of attachments.

	<p>Applicants shall be consistently evaluated and scored based upon a two-step evaluation process. Each application will be evaluated and scored using the following criteria:</p> <ul style="list-style-type: none"> <li>• Applicant’s understanding of background, need for, and scope of services/project.</li> <li>• Adequacy of proposed project approach.</li> <li>• Adequacy of proposed plan of action.</li> <li>• Adequacy of proposed evaluation.</li> <li>• Qualification and experience with similar work.</li> <li>• Reasonableness of cost.</li> </ul> <p>Such other factors deemed relevant in determination of the best value for the State.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p><b>HOPWA:</b> HOPWA funds will be passed through the DHHS, 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 are solely allocated to northern Nevada and the rural areas. Northern Nevada HOPES, the project sponsor, receives the entire HOPWA grant minus three percent that is retained for State administration.</p>
<p>Describe threshold factors and grant size limits.</p>	<p><b>HOPWA:</b> 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.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p><b>HOPWA:</b> 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 and diversity 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.</p> <p>Specific outcomes to housing include:</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• increasing percentage of clients in stable housing,</li> <li>• increasing percentage of clients retained in care.</li> </ul>



<b>5. State Program Name:</b>	<b>National Housing Trust Fund</b>
Funding Sources:	HTF
Describe the state program addressed by the Method of Distribution.	<p><b>HTF:</b> NHD solicits projects through a statewide competitive application process for HTF funding.</p> <p>The HTF will be 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.</p> <ul style="list-style-type: none"> <li>• 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, 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.</li> </ul>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p><b>HTF:</b> 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.</p> <p>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.</p> <p>Competitive applications are evaluated on need and ability to complete the project in a timely manner. Scoring criteria is available in ZoomGrants and includes the following:</p> <ul style="list-style-type: none"> <li>• Six (6) points available for projects serving extremely low-income households.</li> <li>• Eleven (11) points available for special needs supportive housing.</li> <li>• Twenty-five (25) points available for projects providing supportive housing services.</li> <li>• Five (5) points available for project readiness.</li> <li>• Ten (10) points available for projects providing housing for families.</li> <li>• Five (5) points available for projects providing geographic diversity.</li> <li>• Five (5) points available for projects serving Section 811 PRA.</li> </ul>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria. (CDBG only)</p>	<p>Not applicable.</p>
<p>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)</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p><b>HTF:</b> The State of Nevada will use HTF funds exclusively for the construction or rehabilitation of 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.</p> <p>NHD has elected not to allow HTF funds to be used for homeownership activities given the extremely low-income targeting requirements of the program.</p> <p>NHD does not permit refinancing of existing debt with HTF.</p>
<p>Describe threshold factors and grant size limits.</p>	<p><b>HTF:</b> 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:</p> <ul style="list-style-type: none"> <li>• Eligible uses</li> <li>• Income eligibility</li> <li>• Maximum rent</li> <li>• Compliance with HTF rules and regulations</li> </ul>

	<ul style="list-style-type: none"> <li>• Active SAM.gov registration</li> <li>• Registration with Nevada Secretary of State</li> <li>• Low-income housing experience</li> <li>• Site control</li> <li>• Zoning, codes, ordinances, and environmental review documentation</li> <li>• Compliance history</li> <li>• Financial feasibility</li> <li>• Financial capacity</li> <li>• Experience/qualifications of project participants</li> <li>• Project plans</li> <li>• Project reserves</li> <li>• Mandatory fair housing, accessibility, and general use requirements</li> <li>• Participation in NHD data surveys and reports</li> </ul>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p><b>HTF:</b> 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 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.</p>

**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 currently has open entitlement and competitive applications for AAHTF, HOME, ESG and HTF. NHD anticipates announcing funding determinations by September 2024. 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 following projects have been selected for the 2024 Program Year.

**Table 9 – Project Information**

#	Project Name
1	2024 Affordable Housing
2	2024 Public Facility and Infrastructure
3	2024 Economic Development
4	2024 Homelessness
5	2024 Public Services
6	2024 Community Planning and Capacity Building
7	2024 Community Stabilization and Development

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 the rural and geographically isolated communities.

**HOME:** HOME funds allocated to PJs and to non-entitled areas of the State prioritize new construction and rehabilitation of multifamily rental projects throughout rural areas of 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 lower 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 funds are allocated 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.

## AP-38 Project Summary

### Project Summary Information

1. Project Name	2024 Affordable Housing
<b>Target Area</b>	Statewide Housing
<b>Goals Supported</b>	Affordable Housing
<b>Needs Addressed</b>	Increase supply and access to affordable housing. Provide housing assistance
<b>Funding</b>	HOME: \$2,856,000 HTF: \$3,144,833
<b>Description</b>	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 the annual Qualified Allocation Plan process.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME funds will be used to preserve affordable housing through homeowner rehabilitation, serving an estimated 15 low- and very-low-income households. HOME and HTF funds will be used to produce rental housing for approximately 40 extremely low- and very-low income households.
<b>Location Description</b>	HOME and HTF are allocated statewide
<b>Planned Activities</b>	Production of 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.
<b>2. Project Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions
<b>Goals Supported</b>	Public Facilities and Infrastructure
<b>Needs Addressed</b>	Community improvement
<b>Funding</b>	CDBG: \$2,665,875
<b>Description</b>	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.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activities under Public Facilities and Infrastructure will benefit low- to moderate-income persons at or below 80% AMI. It is estimated that 6,500 individuals will benefit from Public Facilities and Infrastructure activities.
<b>Location Description</b>	CDBG funds are allocated to non-entitlement jurisdiction based on project needs.
<b>Planned Activities</b>	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.
<b>3. Project Name</b>	<b>Economic Development</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions
<b>Goals Supported</b>	Economic Development
<b>Needs Addressed</b>	Create/retain jobs; create/expand businesses
<b>Funding</b>	CDBG: \$0
<b>Description</b>	Develop opportunities to improve the economic environment by creating or retaining businesses, which will create and retain jobs, providing employment opportunities for low-income and diverse Nevadans.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Economic Development activities will benefit low- to moderate-income persons at or below 80% AMI. It is estimated that 0 jobs and 0 businesses will benefit from Economic Development activities.
<b>Location Description</b>	CDBG funds are allocated to non-entitlement jurisdiction based on project needs.
<b>Planned Activities</b>	Economic Development activities may include technical assistance to businesses, microenterprise development, job training, job retention activities.
<b>4. Project Name</b>	<b>Homelessness</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions

<b>Goals Supported</b>	Homelessness
<b>Needs Addressed</b>	Services to homeless and at-risk-of-homelessness individuals and families
<b>Funding</b>	ESG: \$487,812
<b>Description</b>	ESG funds will assist homeless individuals and families in addition to preventing homelessness for those who are at imminent risk of becoming homeless.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Nevada will allocate funding statewide to subrecipients who will serve an estimated 100 individuals and families in preventing homelessness and help 70 homeless individuals obtain shelter or permanent housing.
<b>Location Description</b>	Statewide
<b>Planned Activities</b>	ESG funds will shelter and rapidly rehouse households that are homeless or prevent those who are at imminent risk of homelessness from becoming homeless.
<b>5. Project Name</b>	<b>Public Services</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions
<b>Goals Supported</b>	Non-Homeless Special Needs
<b>Needs Addressed</b>	Housing and supportive service needs of people living with HIV/AIDS and their families.
<b>Funding</b>	HOPWA: \$539,919
<b>Description</b>	Provide housing and supportive services for people living with HIV/AIDS and their families.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The HOPWA program serves the needs of people living with HIV/AIDS and their families. It is estimated that 25 households will be assisted.
<b>Location Description</b>	Northern Nevada and rural areas
<b>Planned Activities</b>	HOPWA activities may include short-term rental and mortgage assistance, tenant-based rental assistance, supportive services, and permanent housing placement assistance.
<b>6. Project Name</b>	<b>Community Planning and Capacity Building</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions
<b>Goals Supported</b>	Community Planning and Capacity Building
<b>Needs Addressed</b>	Health and safety
<b>Funding</b>	CDBG: \$250,000

<b>Description</b>	Encourage local and regional planning activity 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.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG-funded projects are required to benefit low- to moderate-income individuals or areas. It is estimated that 170 low- to moderate-income individuals will benefit from the Community Planning and Capacity Building activities.
<b>Location Description</b>	CDBG funds are allocated to non-entitlement jurisdictions based on project needs.
<b>Planned Activities</b>	Activities may include water/sewer feasibility studies, development of a comprehensive Community Economic Development Plan, and Preliminary Engineering Reports (PER) required for larger projects.
<b>7. Project Name</b>	<b>Community Stabilization and Development</b>
<b>Target Area</b>	Non-Entitlement Jurisdictions
<b>Goals Supported</b>	Community Stabilization and Development
<b>Needs Addressed</b>	Health and safety
<b>Funding</b>	CDBG: \$0
<b>Description</b>	Prevent and arrest the decline of Nevada neighborhoods and promote revitalization.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG-funded projects are required to benefit low- to moderate-income individuals or areas. It is estimated that 5,489 low- to moderate-income individuals will benefit from the Community Planning and Capacity Building activities.
<b>Location Description</b>	CDBG funds are allocated to non-entitlement jurisdictions based on project needs.
<b>Planned Activities</b>	Support targeted code enforcement. Demolish vacant, blighted buildings. Clean up contaminated properties. Support strategic acquisition and disposition activities. Support development and maintenance of the affordable housing stock throughout Nevada.

**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 of and rehabilitation to 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 all PJs and non-entitlement communities throughout the State.

**ESG:** ESG makes funding available through competition, with funding geared toward rural communities but flexibility for applicants throughout the State.

**HTF:** HTF makes funding available through competition, with no regional targeting of funds but with a goal of distributing funds throughout the State.

**HOPWA:** The HOPWA program funds are distributed to northern Nevada only. Las Vegas is an entitlement community receiving HOPWA funding directly from HUD, which covers the southern portion of the State.

**Table 10 - 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 that each Nevadan receives an equitable amount of funding. 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. Ten percent (10%) of the award is used for administration of the grant.

**HTF:** NHD prioritizes funding the multifamily new construction and rehabilitation of rental properties receiving LIHTC. NHD allows statewide access to these funds to reach all populations at thirty percent (30%) of AMI and lower throughout Nevada. HTF funding priority goes to projects that are awarded Low Income Housing Tax Credits.

**ESG:** The ESG funds prioritize programs in the rural areas of the State; however, entitlement areas may receive funding. 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.

**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 new construction of rental housing, rehabilitation of rental housing, homeowner housing added, homeowner housing rehabilitated and direct financial assistance to homebuyers.

Nevada’s AAHTF 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 based on applications submitted. HOME/HTF are expected to assist 50 households through 2024 funding. NHD will not target specific areas of the State for funding.

**HOPWA:** The HOPWA program provides tenant-based rental assistance and is expected to assist 25 people through 2024 funding.

**ESG:** The ESG Program is expected to provide rapid re-housing assistance to 100 people through 2024 funding.

**Table 11: One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	25
Total	175

**Table 12: One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	125
The Production of New Units	10
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	175

**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 provides services for the homeless and at-risk-of-homelessness populations. When possible, NHD will leverage AAHTF to ensure there is an adequate amount of funding made available to rural counties. NHD provides 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.

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

### Introduction:

This section pertains to grantees who also oversee public housing authority activities.

These activities are administered by Nevada Rural Housing Authority (NRHA), Reno Housing Authority (RHA) and the Southern Nevada Regional Housing Authority (SNRHA). Each Authority is responsible for submitting an Annual Action Plan. Please refer to the following links for additional information regarding actions that will occur at Public Housing Authorities in the State of Nevada.

NRHA: <http://nvrural.org/about-us/resources/>

RHA: <http://www.renoha.org>

SNRHA: <http://www.snvrha.org/agency-plans.htm>

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

NHD will continue to provide State trust funds to NRHA 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 NRHA 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, NRHA oversees the "Home at Last" program for first-time homebuyers and provides up to 4% of the loan amount for down payment assistance. In addition, the Housing Authority oversees the Mortgage Credit Certificate program, which provides a dollar-for-dollar federal income tax credit equal to 20% or 50% of the interest paid on a mortgage loan. The tax credit is provided to the homebuyer every year, and annual savings are estimated to average \$2,000 per year. Finally, the Housing Authority works with eligible Housing Choice Voucher recipients to set aside funding for first-time homebuyers.

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

The public housing authority is not troubled.

### Discussion:

No additional discussion.

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

### **Introduction**

NHD works very closely with the local CoC to ensure 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.

NHD is investing \$5,209,828 in HOME-ARP funds to build 205 units of affordable housing, 79 of which will serve the extremely low-income qualifying populations, including homeless and chronically homeless individuals.

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

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 funded with AAHTF through NRHA. NRHA 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.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

HOPWA funding continues to support rural emergency shelters and domestic violence shelters. In 2024, NHD's ESG Program is expected to help 300 homeless persons gain access to emergency and domestic violence shelters. Additionally, ESG and AAHTF funds are used to secure motel vouchers to ensure that

homeless individuals and families have access to a safe and secure environment when shelter services are not available/accessible.

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-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 CoC Coordinated Entry meetings and provides input 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. Agencies will continue to utilize funding sources such as ESG and AAHTF to ensure individuals and families most at risk of homelessness are assisted.

**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) –**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	50
Tenant-based rental assistance	26
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
Total	76

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

**Introduction:**

The State’s strategy to remove barriers to affordable housing is shown in Table AP-75.1, including in the attached Action Plan.

**Table AP-75.1**

Fair Housing Goal	Impediments to Fair Housing Choice/Contributing Factors	Fair Housing Issue	Recommended Actions
Promote homeownership and rental opportunities in high-opportunity areas	Moderate to high levels of segregation Limited/no access to low-poverty areas Insufficient affordable housing in a range of unit sizes Black, Pacific Islander, American Indian, and Hispanic households have disproportionate rates of housing problems  Discriminatory patterns in lending	Segregation R/ECAPs Disproportionate housing need	Continue to promote homeownership and affordable rental opportunities in high-opportunity areas with the use of HOME and HTF funds. Over the 2024 program year: Production of New Units: 10 rental units Rehab of Existing Units: 40 units Total: 50 units Track activities annually in the State’s PER.

Fair Housing Goal	Impediments to Fair Housing Choice/Contributing Factors	Fair Housing Issue	Recommended Actions
Promote community and service provider knowledge of ADA laws	Insufficient access to affordable housing	Disability and access	Increase outreach and education for housing providers in the State, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations. Record activities annually.

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

The State’s strategy to remove barriers to affordable housing is shown in Table AP-75.1, including in the attached Action Plan.

Enhance community services in R/ECAPs	Limited/no access to low poverty areas Access to job proximity Access to school proficiency	Disparities in access to opportunity	Encourage increased public services and public investment in poverty areas in the State. Record activities annually.
Increase outreach and education for housing providers in the State	Moderate to high levels of segregation Access to low-poverty areas and concentrations of poverty Moderate to high levels of segregation Discriminatory patterns in lending	Fair housing enforcement and outreach	Continue to raise awareness and educate buyers through enhanced home purchase and credit education, seminars, webinars and other outreach efforts. Record activities annually. Enhance outreach and education to units of local government, as well as housing consumers, as it relates to affirmatively furthering fair housing and the duty to affirmatively further fair housing. Record activities annually. 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.) Record activities annually. Continue to partner with the Silver State Fair Housing Council and conduct outreach and education with managers of new and existing rental housing complexes. Record activities annually.

**Discussion:**



## AP-85 Other Actions – 91.320(j)

### Introduction:

Other actions of the four 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 increase the availability of housing affordable to extremely low-income individuals paired with wrap-around supportive services. Once fully developed, this 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, NRHA 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 will also receive additional State AAHTF 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 Trust Funds (AAHTF) – 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. AAHTF 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. 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.

## **Actions planned to reduce lead-based paint hazards**

The following are strategies and possible resources available to the State to combat dangers of lead-based paint hazards. Nevada's resources to reduce the lead-based paint hazard include:

- Lead hazard abatement is an eligible activity under the CDBG, HOME, and HTF programs for projects involving repair, rehabilitation, or demolition of housing. All programs provide guidance regarding required steps to evaluate, address and/or abate lead; safe work practices; and notification procedures.
- Lead hazard requirements/guidelines consist of written notification via brochure notifying tenants and potential homebuyers of dangers of lead-based paint poisoning. All beneficiaries must read and sign the documentation prior to occupying the unit.
- Recipients of CDBG, HOME, and HTF 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, and ESG funds.
- Continue to require notifications regarding the hazards of lead-based paint for residents and owners of all houses receiving CDBG, HOME, and HTF 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 in order 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 HHS. 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 2024 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 Strengthening Economies Together (SET) 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:**

1. Staff from NRHA, which oversees the Housing Choice Voucher and HUD VASH Voucher programs.
2. County social services agencies, a few whom are also recipients of HUD Supportive Housing Program and Shelter Plus Care Program funds.
3. Staff from the Division of Public and Behavioral Health, which oversees a Shelter Plus Care program for mentally ill homeless persons.
4. Developers of housing for low-income and homeless.

5. Staff from NHD. In northern and southern Nevada many of the same types of agencies participate in the local CoC initiatives.

In 2024, 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 2024 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 AAHTF and the federal Coronavirus State and Local Fiscal Recovery Funds within the 2024 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 2023 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 2023, 2024, and 2025 of the current Consolidated Plan of the 2020-2024 plan.

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 2024 is \$2,898,567. Deducting \$157,908 for State administration and \$28,954 for technical assistance allowed \$2,708,537 to be available to allocate for projects. The allocation recommendation meeting was held May 1, 2024, 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.

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 not yet been 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)

1. 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.

2. 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.

3. 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.

4. 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.

5. 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

6. 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

7. 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)**

8. 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 document may be viewed at: <http://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/ESG/2015-4ESGRNCoCWrittenStandardsrev.pdf>.

9. 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 utilize HMIS to complete the VI-SPDAT tool to ensure that the most vulnerable clients are given priority for receiving 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 AAHTF; 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 sorted by the score of the VI-SPDAT. Agencies enter the VI-SPDAT into HMIS for other agencies to review should the applicant present themselves in another community.

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.

10. 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. Entitlement areas are eligible to apply for the State ESG program. 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 local 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.

11. 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)

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

Applications submitted by eligible recipients

2. 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

3. 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.
  - i. Be able to make acceptable assurance they will comply with all HTF requirements during the entire affordability period.
  - ii. Demonstrate ability and financial capacity to undertake, comply and manage eligible activity.
  - iii. Demonstrate familiarity with requirements of federal, state, and any other housing programs used in conjunction with HTF funds to ensure compliance.
  - iv. 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:
  - i. 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.
  - ii. 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").

- iii. 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.
  - i. Provide preliminary site plans, evaluations, and floor plans.
  - ii. 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).
  - iii. 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.
  - iv. 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.
  - v. 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](http://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”.

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. 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 on need and ability to complete the project in a timely manner. Scoring criteria is available in ZoomGrants and includes the following:

- Six (6) points available for projects serving extremely low-income households.
- Eleven (11) points available for special needs supportive housing.
- Twenty-five (25) points available for projects providing supportive housing services.
- Five (5) points available for project readiness.
- Ten (10) points available for projects providing housing for families.
- Five (5) points available for projects providing geographic diversity.
- Five (5) points available for projects serving Section 811 PRA.

- 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 equity 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.

4. 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

5. 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

6. 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

7. 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). With the discontinuation of the Section 221(d)(3) mortgage insurance program HUD published CPD-15-003 Notice establishing an interim policy that PJs must use the Section 234-Condominium Housing basic mortgage limits, for elevator-type projects. Similar to the Section 221(d)(3) program, the Section 234-Condominium Housing Insurance Program uses statutory per-unit mortgage limits that vary according to the size of the unit, the type of structure, and the location of the project. The State is recognized as being high-cost area. 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.hudexchange.info/resource/2315/home-per-unit-subsidy/>.

8. 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.

9. 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

10. 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

11. 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.

12. 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:**

# Grantee Unique Appendices

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**2024 AAP Public Hearing Back Up**



## NOTICE of PUBLIC HEARING FOR THE STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN

In accordance with 24 CFR 91.105, the State of Nevada has made its draft U.S. Department of Housing and Urban Development (HUD) 2024 Annual Action Plan available for public review and comment. The State has been allocated a total of \$10,071,131 in funding from HUD for the Community Development Block Grant (\$2,898,567), HOME Investment Partnerships (\$3,000,000), Housing Trust Fund (\$3,144,833), Emergency Solutions Grant (\$487,812), and Housing Opportunities for Persons With AIDS (\$539,919) programs. The Action Plan summarizes actions and activities to be undertaken to address the priority needs and goals identified within the State's Consolidated Plan.

Copies of the plan are available for public review and comment beginning May 15, 2024 in the Governor's Office of Economic Development (GOED), the Nevada Housing Division, all City and County Administration offices (except Reno, Sparks, and city and county offices within Clark County), and at [www.goed.nv.gov](http://www.goed.nv.gov). To be incorporated into the State's plan to HUD, all comments must be submitted to the Nevada Governor's Office of Economic Development, Attention Jessica Sanders, 808 West Nye Lane, Carson City, NV 89703, or e-mailed to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov), no later than June 14, 2024.

Public comments will also be accepted at the public hearings at the following times and locations:

No public comment  
received at locations  
Jessica Sanders

### MAY 30, 2024, 12:00 PM

Governor's Office of Economic Development  
808 W Nye Lane  
Carson City, NV 89703  
(775) 433-9464

### JUNE 6th, 2024, 12:00 PM

Nye County  
2100 E. Walt Williams Drive  
Pahrump, NV 89048  
(775) 433-9464

### JUNE 13, 2024, 12:00 PM

Elko County  
540 Court St Suite 102.  
Elko, NV 89801  
(775) 433-9464

Information on the public hearing and other opportunities to provide input on planned development will be posted on the Nevada Governor's Office of Economic Development website: [www.goed.nv.gov](http://www.goed.nv.gov).

Comments by interested citizen and organizations can be made via mail to Governor's Office of Economic Development, 808 West Nye Lane, Carson City, NV 89703 or via email to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov).

The location of the public hearing is accessible to people with disabilities. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request. If written notice is given at least seven days before hearing date, the state will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request.

Anyone requiring special accommodations should contact the Section 504 Coordinator, at (775) 687-9919. People with impaired speech or hearing using TDD devices may reach us at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.





## AVISO de AUDIENCIA PÚBLICA PARA EL PLAN DE ACCIÓN ANUAL DEL ESTADO DE NEVADA 2024

De acuerdo con 24 CFR 91.105, el Estado de Nevada ha puesto a disposición del público para revisión y comentarios el borrador del Plan de Acción Anual 2024 del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD). Al Estado se le ha asignado un total de \$10,071,131 en fondos de HUD para la Subvención en Bloque para el Desarrollo Comunitario (\$2,898,567), Asociaciones de Inversión HOME (\$3,000,000), Fondo Fiduciario de Vivienda (\$3,144,833), Subvención para Soluciones de Emergencia (\$487,812) y Oportunidades de Vivienda para Personas con Programas contra el SIDA (\$539,919). El Plan de Acción resume las acciones y actividades que se llevarán a cabo para abordar las necesidades y objetivos prioritarios identificados dentro del Plan Consolidado del Estado.

Copias del plan están disponibles para revisión y comentarios públicos a partir del 15 de mayo de 2024 en la Oficina de Desarrollo Económico del Gobernador (GOED), la División de Vivienda de Nevada, todas las oficinas administrativas de la ciudad y el condado (excepto Reno, Sparks y las oficinas de la ciudad y el condado dentro del Condado de Clark) y en [www.goed.nv.gov](http://www.goed.nv.gov). Para ser incorporados al plan estatal ante HUD, todos los comentarios deben enviarse a la Oficina de Desarrollo Económico del Gobernador de Nevada, a la atención de Jessica Sanders, 808 West Nye Lane, Carson City, NV 89703, o enviarse por correo electrónico a [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov), a más tardar el 14 de junio de 2024.

También se aceptarán comentarios públicos en las audiencias públicas en los siguientes horarios y lugares:

**30 DE MAYO DE 2024, 12:00 p.m.**

Oficina de Desarrollo Económico del Gobernador  
808 W Nye Lane  
Carson City, NV 89703  
(775) 433-9464

**6 DE JUNIO DE 2024, 12:00 p.m.**

Condado de Nye  
2100 E. Walt Williams Drive  
Pahrump, NV 89048  
(775) 433-9464

**13 DE JUNIO DE 2024, 12:00 p.m.**

Condado de Elko  
540 Court St Suite 102.  
Elko, NV 89801  
(775) 433-9464

La información sobre la audiencia pública y otras oportunidades para brindar opiniones sobre el desarrollo planificado se publicarán en el sitio web de la Oficina de Desarrollo Económico del Gobernador de Nevada: [www.goed.nv.gov](http://www.goed.nv.gov).

Los comentarios de ciudadanos y organizaciones interesados pueden enviarse por correo a la Oficina de Desarrollo Económico del Gobernador, 808 West Nye Lane, Carson City, NV 89703 o por correo electrónico a [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov).

El lugar de la audiencia pública es accesible para personas con discapacidad. Se pondrán a disposición adaptaciones para residentes discapacitados o que no hablan inglés previa solicitud con antelación razonable. Si se envía una notificación por escrito al menos siete días antes de la fecha de la audiencia, el estado proporcionará materiales, equipos y servicios de interpretación adecuados para facilitar la participación de personas que no hablan inglés y personas con discapacidades visuales y/o auditivas. Se pondrán a disposición adaptaciones para residentes discapacitados o que no hablan inglés previa solicitud con antelación razonable.

Cualquier persona que requiera adaptaciones especiales debe comunicarse con el Coordinador de la Sección 504 al (775) 687-9919. Las personas con problemas del habla o de la audición que utilizan dispositivos TDD pueden comunicarse con nosotros al (775) 687-9900 o a través del Servicio de retransmisión de Nevada al (800) 326-6868.





\*\*\* Proof of Publication \*\*\*

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GOED/Nevada Governors Off of Economic Development  
JESSICA SANDERS  
1 STATE OF NEVADA WAY FL 4TH  
LAS VEGAS NV 89119

ORDER NUMBER 90137

I, Robin Nelson, the Legals Clerk of the Elko Daily Free Press, published daily at Elko, Nevada, do solemnly swear that a copy, per clipping attached, was published in the regular and entire issue of the said newspaper, with general circulation of Elko and Lander counties, and not in any supplement thereof.

**NOTICE OF PUBLIC HEARING FOR THE STATE OF NEVADA 2024 ACTION PLAN**

In accordance with 24 CFR 91.105, the State of Nevada has made its draft U.S. Department of Housing and Urban Development (HUD) 2024 Annual Action Plan available for public review and comment. The State has been allocated a total of \$10,071,131 in funding from HUD for the Community Development Block Grant (\$2,898,567), HOME Investment Partnerships (\$3,000,000), Housing Trust Fund (\$3,144,833), Emergency Solutions Grant (\$487,812), and Housing Opportunities for Persons With AIDS (\$539,919) programs. The Action Plan summarizes actions and activities to be undertaken to address the priority needs and goals identified within the State's Consolidated Plan.

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Public comments will also be accepted at the public hearings at the following times and locations:

**MAY 30, 2024, 12:00 PM**  
Governor's Office of Economic Development  
808 W Nye Lane  
Carson City, NV 89703  
(775) 433-9464

**JUNE 6th, 2024, 12:00 PM**  
Nye County  
2100 E. Walt Williams Drive  
Pahrump, NV 89048  
(775) 433-9464

**JUNE 13, 2024, 12:00 PM**  
Elko County  
540 Court St Suite 102.  
Elko, NV 89801  
(775) 433-9464

The locations of the public hearings are accessible to people with disabilities. Accommodations for disabled or non-English speaking persons and persons with visual and/or hearing impairments will be made available upon reasonable advance request at least seven business days before hearing date. Anyone requiring special accommodation should contact the Section 504 Coordinator at (775) 687-9919. People with impaired speech or hearing using TDD devices may contact GOED at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.  
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[Signature]  
Legals Clerk

State of Indiana )  
County Of Lake )

Subscribed and sworn to before me, on May 14, 2024

Christina Palma  
Notary Public



**NOTICE OF PUBLIC HEARING  
FOR THE STATE OF NEVADA  
2024 ACTION PLAN**

In accordance with 24 CFR 91.105, the State of Nevada has made its draft U.S. Department of Housing and Urban Development (HUD) 2024 Annual Action Plan available for public review and comment. The State has been allocated a total of \$10,071,131 in funding from HUD for the Community Development Block Grant (\$2,898,567),

HOME Investment Partnerships (\$3,000,000), Housing Trust Fund (\$3,144,833), Emergency Solutions Grant (\$487,812), and Housing Opportunities for Persons With AIDS (\$539,919) programs. The Action Plan summarizes actions and activities to be undertaken to address the priority needs and goals identified within the State's Consolidated Plan. Copies of the plan are available for public review and comment beginning May 15, 2024 in the Governor's Office of Economic Development (GOED), the Nevada Housing Division, all City and County Administration offices (except Reno, Sparks, and city and county offices within Clark County), and at [www.goed.nv.gov](http://www.goed.nv.gov). To be incorporated into the State's plan to HUD, all comments must be submitted to the Nevada Governor's Office of Economic Development, Attention Jessica Sanders, 808 West Nye Lane, Carson City, NV 89703, or e-mailed to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov), no later than June 14, 2024. Public comments will also be accepted at the public hearings at the following times and locations:

**MAY 30, 2024, 12:00 PM**

Governor's Office of Economic  
Development  
808 W Nye Lane  
Carson City, NV 89703  
(775) 433-9464

**JUNE 6th, 2024, 12:00 PM**

Nye County  
2100 E. Walt Williams Drive  
Pahrump, NV 89048  
(775) 433-9464

**JUNE 13, 2024, 12:00 PM**

Elko County  
540 Court St Suite 102.  
Elko, NV 89801  
(775) 433-9464

The locations of the public hearings are accessible to people with disabilities. Accommodations for disabled or non-English speaking persons and persons with visual and/or hearing impairments will be made available upon reasonable advance request at least seven business days before hearing date. Anyone requiring special accommodation should contact the Section 504 Coordinator at (775) 687-9919. People with impaired speech or hearing using TDD devices may contact GOED at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.

PUBLISH: May 15, 2024.

## Govt Public Notices

Originally published at rgj.com on 05/13/2024

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2024 Nevada Annual Action Plan

### NOTICE OF PUBLIC HEARING FOR THE STATE OF NEVADA 2024 ACTION PLAN

In accordance with 24 CFR 91.105, the State of Nevada has made its draft U.S.

Department of Housing and Urban Development (HUD) 2024 Annual Action Plan available for public review and comment. The State has been allocated a total of \$10,071,131 in funding from HUD for the Community Development Block Grant (\$2,898,567), HOME Investment Partnerships (\$3,000,000), Housing Trust Fund (\$3,144,833), Emergency Solutions Grant (\$487,812), and Housing Opportunities for Persons With AIDS (\$539,919) programs. The Action Plan summarizes actions and activities to be undertaken to address the priority needs and goals identified within the State's Consolidated Plan.

Copies of the plan are available for public review and comment beginning May 15, 2024 in the Governor's Office of Economic Development (GOED), the Nevada Housing Division, all City and County Administration offices (except Reno, Sparks, and city and county offices within Clark County), and at [www.goed.nv.gov](http://www.goed.nv.gov). To be incorporated into the State's plan to HUD, all comments must be submitted to the Nevada Governor's Office of Economic Development, Attention Jessica Sanders, 808 West Nye Lane, Carson City, NV 89703, or e-mailed to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov), no later than June 14, 2024.

Public comments will also be accepted at the public hearings at the following times and locations:

MAY 30, 2024, 12:00 PM

Governor's Office of Economic Development

808 W Nye Lane

Carson City, NV 89703

(775) 433-9464

JUNE 6th, 2024, 12:00 PM

Nye County

2100 E. Walt Williams Drive

Pahrump, NV 89048

(775) 433-9464

JUNE 13, 2024, 12:00 PM

Elko County

540 Court St Suite 102.

Elko, NV 89801

(775) 433-9464

The locations of the public hearings are accessible to people with disabilities.

Accommodations for disabled or non-English speaking persons and persons with visual and/or hearing impairments will be made available upon reasonable advance request at least seven business days before hearing date. Anyone requiring special accommodation should contact the Section 504 Coordinator at (775) 687-9919. People with impaired speech or hearing using TDD devices may contact GOED at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.

Publication Dates

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# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

In promoting and facilitating Community Development in rural Nevada, the Rural Community and Economic Development Division administers the State and Small Cities Community Development Block Grant (CDBG) Program. Established in 1982 and administered by the US Department of Housing and Urban Development (HUD), CDBG funds are spent on projects that help achieve one or more of the following goals:

- Development of suitable living environments.
- Supply decent housing.
- Creation of economic opportunities in rural parts of the state.

Program funds must be spent on projects which primarily serve low- and moderate income persons.

### CDBG Resources

[Annual Action Plan \(AAP\) 2024](#)

[Public Hearing Notice - AAP 2024](#)

[Public Hearing Notice - AAP 2024 \[Spanish\]](#)

[2024 CDBG Application Checklist](#)

[2024 CDBG Method Of Distribution](#)

[2024 CDBG Application Handbook](#)

[2024 CDBG Application Workshop](#)

[2022 Draft Caper Public Notice](#)

[Draft Caper Full Report](#)

[Forms And Guidelines](#)



SB450			
NOTICE of PUBLIC HEARING			
06/13/2024 12:00 PM	- Elko County, 540 Court St Suite 102 - Elko, NV 89801		
STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN			
Notice of Public Meeting			
06/10/2024 11:30 AM	- <a href="https://meet.goto.com/717804533">https://meet.goto.com/717804533</a> - +1 (571) 317-3122 Access Code: 717-804-533 -  - TDD Number is 800-326-6868 -		
Assembly Bill 310			
NOTICE of PUBLIC HEARING			
06/06/2024 12:00 PM	- Nye County, 2100 E. Walt Williams Drive - Pahrump, NV 89048		
STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN			
TEFRA Notice Silverada			
06/06/2024 9:00 AM	- Telephone: 1-866-434-5269 Participant Code: 58012768		
TEFRA Notice Sage by Vintage			
06/06/2024 8:45 AM	- Telephone: 1-866-434-5269 Participant Code: 58012768		
TEFRA Notice Torrey Pines			
06/06/2024 08:30 AM	- Telephone: 1-866-434-5269 Participant Code: 58012768		
NOTICE of PUBLIC HEARING			
05/30/2024 12:00 PM	- Governor's Office of Economic Development, 808 W Nye Lane - Carson City, NV 89703		
STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN			



## HOPWA Documents and Links

Open the toggles below to view important links and documents.

- Program Guidance
- Five-year Consolidated Plans
- Annual Action Plans**
  - 2024 Notice of Public Hearing
    - [English](#)
    - [Spanish](#)
  - 2023 Notice of Public Hearing
    - [Annual Action Plan \(DRAFT\)](#) – close date: April 30, 2023
  - [2022](#)
  - [2021](#)
  - [2020](#)
  - [2019](#)
  - [2018](#)
- Consolidated Annual Performance and Evaluation Report (CAPER)
- HOPWA Archives

Subrecipient	Industry	Email
4th Street Plaza		<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Accessible Space, Inc.		<a href="mailto:jhansen@accessiblespace.org">jhansen@accessiblespace.org</a>
Advocates to End Domestic Violence		<a href="mailto:director@aedv.org">director@aedv.org</a>
Archie Grant LLC		<a href="mailto:hilary@praxisreno.com">hilary@praxisreno.com</a>
Caridad Charity		<a href="mailto:Anna@CaridadCharity.com">Anna@CaridadCharity.com</a>
Carson City Fish		<a href="mailto:megan@nvfish.com">megan@nvfish.com</a>
Carson City Health & Human Services		<a href="mailto:mostrander@carson.org">mostrander@carson.org</a>
Catholic Charities of Northern Nevada		<a href="mailto:lgenasci@ccsnn.org">lgenasci@ccsnn.org</a>
Chicano Por Las Casa Highland Manor Gold Country		
Churchill County Social Services		<a href="mailto:ssdirector@churchillcounty.org">ssdirector@churchillcounty.org</a>
City of Henderson		<a href="mailto:stacy.dinicola@cityofhenderson.com">stacy.dinicola@cityofhenderson.com</a>
City of Henderson		<a href="mailto:Gilbert.Medina@cityofhenderson.com">Gilbert.Medina@cityofhenderson.com</a>
City of Las Vegas		<a href="mailto:Tyler.Garland@cityofhenderson.com">Tyler.Garland@cityofhenderson.com</a>
City of Las Vegas		<a href="mailto:ppetriezoomgrants@lasvegasnevada.gov">ppetriezoomgrants@lasvegasnevada.gov</a>
City of Las Vegas		<a href="mailto:zoomgrant@lasvegasnevada.gov">zoomgrant@lasvegasnevada.gov</a>
City of Reno		<a href="mailto:wheelert@reno.gov">wheelert@reno.gov</a>
City of Reno		<a href="mailto:litzj@reno.gov">litzj@reno.gov</a>
City of Reno		<a href="mailto:readh@reno.gov">readh@reno.gov</a>
City of Reno		<a href="mailto:scarbrough@reno.gov">scarbrough@reno.gov</a>
City of Reno Washoe County HOME Consortium AAHTF		<a href="mailto:wisemane@reno.gov">wisemane@reno.gov</a>
Clark County		Catherine Huang Hara
Clark County		<a href="mailto:Melissa.Tate@clarkcountynv.gov">Melissa.Tate@clarkcountynv.gov</a>
Clark County Social Service		<a href="mailto:claudia.young@clarkcountynv.gov">claudia.young@clarkcountynv.gov</a>
Clark County Social Service		<a href="mailto:Karen.Schneider@ClarkCountyNV.gov">Karen.Schneider@ClarkCountyNV.gov</a>
Clark County: AAHTF Funds		<a href="mailto:C3H@clarkcountynv.gov">C3H@clarkcountynv.gov</a>
Clark County: AAHTF Funds		<a href="mailto:Melissa.Tate@ClarkCountyNV.Gov">Melissa.Tate@ClarkCountyNV.Gov</a>
Clark County: HOME Funds		<a href="mailto:Deanna.Judkins@ClarkCountyNV.gov">Deanna.Judkins@ClarkCountyNV.gov</a>
Common Place Development		<a href="mailto:alex@commonplacedevelopment.com">alex@commonplacedevelopment.com</a>
Community Foundation of Northern Nevada		<a href="mailto:mduggan@nevadafund.org">mduggan@nevadafund.org</a>
Consolidated Agencies of Human Services		<a href="mailto:cahs@cahsnv.org">cahs@cahsnv.org</a>
Coordinated Living S. NV, Inc		<a href="mailto:aaina@praxisreno.com">aaina@praxisreno.com</a>
Corporation for Supportive Housing		<a href="mailto:brooke.page@csh.org">brooke.page@csh.org</a>
DAM Properties, LLC		<a href="mailto:dt.allen@yahoo.com">dt.allen@yahoo.com</a>
Decatur & Alta		<a href="mailto:dpaul@nevadahand.org">dpaul@nevadahand.org</a>
Douglas County		<a href="mailto:DSwickard@douglasnv.us">DSwickard@douglasnv.us</a>
Eastern Land Senior Apartments		<a href="mailto:jessica@praxisreno.com">jessica@praxisreno.com</a>
Economic Opportunity Board (EOB)		<a href="mailto:tcollinsgolden@eobcapsnv.org">tcollinsgolden@eobcapsnv.org</a>
Eddy House		<a href="mailto:grants@eddyhouse.org">grants@eddyhouse.org</a>



Eddy House	<a href="mailto:ryan.g@eddyhouse.org">ryan.g@eddyhouse.org</a>
Edward Kline Memorial Homeless Veterans Fund Inc.	<a href="mailto:stephanie@klineveteransfund.org">stephanie@klineveteransfund.org</a>
El Centro Apartments (Joseph's Inn)	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Elko County-WSAP	<a href="mailto:aosborne@elkocountynv.net">aosborne@elkocountynv.net</a>
Elko F.I.S.H.	<a href="mailto:ssmith@fishelko.org">ssmith@fishelko.org</a>
Emergency Aid of Boulder City	<a href="mailto:eabcgrants@gmail.com">eabcgrants@gmail.com</a>
FISH Emergency Referral Services Program Inc.*	<a href="mailto:renee@nvfish.com">renee@nvfish.com</a>
FISH Emergency Referral Services Program Inc.*	<a href="mailto:Jim@nvfish.com">Jim@nvfish.com</a>
Gold Country Manor	<a href="mailto:megan@nvfish.com">megan@nvfish.com</a>
Gregory Development Group, LLC (Nye County Communitites Housing	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Habitat for Humanity Las Vegas Inc.	<a href="mailto:adassist@weststates.org">adassist@weststates.org</a>
Henderson	<a href="mailto:angelap@lasvegashabitat.org">angelap@lasvegashabitat.org</a>
HopeLink of Southern Nevada	<a href="mailto:stacy.dinicola@cityofhenderson.com">stacy.dinicola@cityofhenderson.com</a>
Humboldt County	<a href="mailto:aaron@link2hope.org">aaron@link2hope.org</a>
Humboldt County (Frontier Community Action Agency)	<a href="mailto:denni.byrd@hcdcnv.com">denni.byrd@hcdcnv.com</a>
Lincoln County- WSAP	<a href="mailto:dave.mendiola@humboldtcountynv.gov">dave.mendiola@humboldtcountynv.gov</a>
Lyon County Human Services	<a href="mailto:fcaafinance@gmail.com">fcaafinance@gmail.com</a>
Lyon County Human Services	<a href="mailto:dbrown@lincolnv.com">dbrown@lincolnv.com</a>
Marvel Way	<a href="mailto:sholmes@lyon-county.org">sholmes@lyon-county.org</a>
Minnie Street 2020 LLC	<a href="mailto:hbenson@lyon-county.org">hbenson@lyon-county.org</a>
Monai Village	<a href="mailto:brittany@communitydevpartners.com">brittany@communitydevpartners.com</a>
Nevada H.A.N.D., Inc.	<a href="mailto:officeamericancovenant@gmail.com">officeamericancovenant@gmail.com</a>
Nevada HAND	<a href="mailto:dpaul@nevadahand.org">dpaul@nevadahand.org</a>
Nevada Peacemakers Community Foundation	<a href="mailto:kwoods@nevadahand.org">kwoods@nevadahand.org</a>
Nevada Rural Housing Authority	<a href="mailto:dishikawa@nevadahand.org">dishikawa@nevadahand.org</a>
Nevada Rural Housing Authority: Hafen Village I	<a href="mailto:gcalma@nevadahand.org">gcalma@nevadahand.org</a>
No To Abuse - Nevada Outreach Training Organization (NOTO)	<a href="mailto:firstlasvegashealthcare@yahoo.com">firstlasvegashealthcare@yahoo.com</a>
Northern Nevada Community Housing	<a href="mailto:lfrias@nvrural.org">lfrias@nvrural.org</a>
Northern Nevada Community Housing Truckee Heights	<a href="mailto:bdunning@nvrural.org">bdunning@nvrural.org</a>
Northern Nevada Community Housing: Truckee Heights	<a href="mailto:exedir@nevadaoutreach.org">exedir@nevadaoutreach.org</a>
Northern Nevada Dream Center	<a href="mailto:mflaming@nnch.org">mflaming@nnch.org</a>
Northern Nevada HOPES	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Nye County Health and Human Services	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Oikos Development Corp.: Sierra Flats Family	<a href="mailto:dclife@nndreamcenter.org">dclife@nndreamcenter.org</a>
Orvada St Senior	<a href="mailto:ftowner@nnhopes.org">ftowner@nnhopes.org</a>
	<a href="mailto:ksmith@co.nye.nv.us">ksmith@co.nye.nv.us</a>
	<a href="mailto:msnodgrass.odc@gmail.com">msnodgrass.odc@gmail.com</a>
	<a href="mailto:c.hobson@silversagemanor.org">c.hobson@silversagemanor.org</a>

Pahrump Family		<a href="mailto:gmf@acshf.com">gmf@acshf.com</a>
Parkway Plaza Associates, LP		<a href="mailto:dkirkpatrick@thedesolagroup.com">dkirkpatrick@thedesolagroup.com</a>
Pinion Apartments, LLC/ NRHA		<a href="mailto:bdunning@nvrural.org">bdunning@nvrural.org</a>
Rebuilding Together Northern Nevada (RTNNV)		<a href="mailto:home@rtnnv.org">home@rtnnv.org</a>
Rebuilding Together Southern Nevada		<a href="mailto:bcleveland@rtsnv.org">bcleveland@rtsnv.org</a>
Rural Center for Independent Living Inc		<a href="mailto:fearlessforemaster@gmail.com">fearlessforemaster@gmail.com</a>
Rural Nevada Development Corporation		<a href="mailto:bj@rndcnv.org">bj@rndcnv.org</a>
Safe Embrace		<a href="mailto:afshan@safeembrace.org">afshan@safeembrace.org</a>
Shelter Resources, Inc.		<a href="mailto:mattc@shelterresourcesinc.com">mattc@shelterresourcesinc.com</a>
Silver Sage Manor, Inc.: Orovada St. Senior Apts.		<a href="mailto:c.hobson@silversagemanor.org">c.hobson@silversagemanor.org</a>
StreeHeat-Ministries, Inc		<a href="mailto:geovaughn@hotmail.com">geovaughn@hotmail.com</a>
The Children's Cabinet		<a href="mailto:jstocking@childrenscabinet.org">jstocking@childrenscabinet.org</a>
The Reno Initiative for Shelter and Equality		<a href="mailto:Ben@renoinitiative.org">Ben@renoinitiative.org</a>
True Beginnings		<a href="mailto:vera@trubeginnings.org">vera@trubeginnings.org</a>
United Way of Northern Nevada and the Sierra (UWNNS); United Way of Southern Nevada (UWSN)		<a href="mailto:kelly.stevens@uwnns.org">kelly.stevens@uwnns.org</a>
Washoe Affordable Housing Corporation		<a href="mailto:bfreestone@renoah.org">bfreestone@renoah.org</a>
Washoe County		<a href="mailto:genfield@washoecounty.gov">genfield@washoecounty.gov</a>
Washoe County Health and Human Services-WSAP		<a href="mailto:ipeeks@washoecounty.us">ipeeks@washoecounty.us</a>
Washoe County Housing and Homeless Services Department		<a href="mailto:cpeters@washoecounty.gov">cpeters@washoecounty.gov</a>
White Pine County Social Services		<a href="mailto:Dbarnson@whitepinecountynv.gov">Dbarnson@whitepinecountynv.gov</a>
White Pine- WSAP		<a href="mailto:dbarnson@whitepinecountynv.gov">dbarnson@whitepinecountynv.gov</a>
Winnemucca Domestic Violence Services		<a href="mailto:wdsboard@gmail.com">wdsboard@gmail.com</a>
Winnemucca DVS		<a href="mailto:administrativedirector@winnemuccadv.org">administrativedirector@winnemuccadv.org</a>
Yerington Village		<a href="mailto:jim@weststates.org">jim@weststates.org</a>
Churchill County	Civic Leaders/ CDBG Grantees	<a href="mailto:ssdirector@churchillcounty.org">ssdirector@churchillcounty.org</a>
Douglas County	Civic Leaders/ CDBG Grantees	<a href="mailto:LRao@douglasnv.us">LRao@douglasnv.us</a>
Elko County	Civic Leaders/ CDBG Grantees	<a href="mailto:sstierman@elkocountynv.net">sstierman@elkocountynv.net</a>
Esmeralda County	Civic Leaders/ CDBG Grantees	<a href="mailto:mglennen@esmeraldacountynv.org">mglennen@esmeraldacountynv.org</a>
Humboldt County	Civic Leaders/ CDBG Grantees	<a href="mailto:Rachael.Piquet@hcnv.us">Rachael.Piquet@hcnv.us</a>
Lander County	Civic Leaders/ CDBG Grantees	<a href="mailto:assessor@landercountynv.org">assessor@landercountynv.org</a>
Lincoln County	Civic Leaders/ CDBG Grantees	<a href="mailto:dbrown@lincolnnv.com">dbrown@lincolnnv.com</a>
Lyon County	Civic Leaders/ CDBG Grantees	<a href="mailto:elopez@lyon-county.org">elopez@lyon-county.org</a>
Mineral County	Civic Leaders/ CDBG Grantees	<a href="mailto:aburke@mineralcountynv.org">aburke@mineralcountynv.org</a>
Nye County	Civic Leaders/ CDBG Grantees	<a href="mailto:sdelliott@co.nye.nv.us">sdelliott@co.nye.nv.us</a>
Pershing County	Civic Leaders/ CDBG Grantees	<a href="mailto:kwesner@pershingcounty.net">kwesner@pershingcounty.net</a>
Storey County	Civic Leaders/ CDBG Grantees	<a href="mailto:lmather@storeycounty.org">lmather@storeycounty.org</a>
Washoe County	Civic Leaders/ CDBG Grantees	<a href="mailto:genfield@washoecounty.us">genfield@washoecounty.us</a>
White Pine County	Civic Leaders/ CDBG Grantees	<a href="mailto:thamilton@whitepinecountynv.gov">thamilton@whitepinecountynv.gov</a>

City of Caliente	Civic Leaders/ CDBG Grantees	<a href="mailto:cityclerk@cityofcaliente.com">cityclerk@cityofcaliente.com</a>
City of Elko	Civic Leaders/ CDBG Grantees	<a href="mailto:cityclerk@elkocitynv.gov">cityclerk@elkocitynv.gov</a>
City of Ely	Civic Leaders/ CDBG Grantees	<a href="mailto:jlee@elycity.com">jlee@elycity.com</a>
City of Fallon	Civic Leaders/ CDBG Grantees	<a href="mailto:dzimney@fallonnevada.gov">dzimney@fallonnevada.gov</a>
City of Fernley	Civic Leaders/ CDBG Grantees	<a href="mailto:laltick@cityoffernley.org">laltick@cityoffernley.org</a>
City of Lovelock	Civic Leaders/ CDBG Grantees	<a href="mailto:twilcox@cityoflovelock.com">twilcox@cityoflovelock.com</a>
City of Wells	Civic Leaders/ CDBG Grantees	<a href="mailto:welscitymanager@frontier.com">welscitymanager@frontier.com</a>
City of West Wendover	Civic Leaders/ CDBG Grantees	<a href="mailto:cmelville@westwendovercity.com">cmelville@westwendovercity.com</a>
City of Winnemucca	Civic Leaders/ CDBG Grantees	<a href="mailto:wmcalth@winnemuccacity.org">wmcalth@winnemuccacity.org</a>
City of Yerington	Civic Leaders/ CDBG Grantees	<a href="mailto:angelam@yerington.net">angelam@yerington.net</a>

# Nevada 2024 Annual Action Plan

May 30, 2024

# Agenda

- Review 2024 Annual Action Plan
- Public Hearings
- Public Comment Period
- Questions & Answers

# What is the 2024 Annual Action Plan?

- Annual Action Plan (AAP) provides summary of projects, activities, and resources expected to be used in the upcoming program year
- AAP provides framework for HUD funding for:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnerships (HOME)
  - Housing Trust Fund (HTF)
  - Emergency Solutions Grant (ESG)
  - Housing Opportunities for Persons With AIDS (HOPWA)

# Purpose of Today's Meeting

- Review the State's draft U.S. Department of Housing and Urban Development (HUD) 2024 Annual Action Plan
- Copy of the plan is available at:  
<https://goed.nv.gov/programs/community-development-block-grant-cdbg/>
- State is available to accept comments during to today's hearing

# 2024 HUD Allocation to Nevada

- State has been allocated \$10,071,131 in HUD funding:
  - CDBG \$2,898,567
  - HOME \$3,000,000
  - HTF \$3,144,833
  - ESG \$487,812
  - HOPWA \$539,919
- Program year from July 1, 2024 – June 30, 2025



# 2024 Allocation Priorities

Goal Name	Funding
Affordable Housing	HOME: \$3,000,000 HTF: \$3,144,833
Public Facilities & Infrastructure Improvements	CDBG: \$2,665,875
Community Planning and Capacity Building	CDBG: \$250,000
Homelessness	ESG: \$487,812
Public Services	HOPWA: \$539,919
	Total: \$10,071,131

Next Steps

# Public Hearings & Locations

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**May 30, 2024, 12:00 PM**

Governor's Office of Economic Development

808 W Nye Lane

Carson City, NV 89703

(775) 433-9464

---

**June 6, 2024, 12:00 PM**

Nye County

2100 E. Walt Williams Dr

Pahrump, NV 89048

(775) 433-9464

---

**June 13, 2024, 12:00 PM**

Elko County

540 Court St, Suite 102

Elko, NV 89801

(775) 433-9464

# Public Comments

- Public comment period May 15, 2024 – June 14, 2024
- All comments will be reviewed and considered
- Comment submissions:

Nevada Governor's Office of Economic Development

Attention: Jessica Sanders

808 West Nye Lane

Carson City, NV 89703

Or email to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov)

# Post Comment Period

At completion of comment period, the State will:

- Finalize the 2024 Annual Action Plan
  - Comments will be incorporated, where applicable
  - All comments will be acknowledged
- Submit the 2024 Annual Action Plan to HUD
  - HUD has 45 days to review and consider the State's plan for approval



# Questions and Comments

Contact: Jessica Sanders  
808 West Nye Lane  
Carson City, NV 89703

Or email [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov)

## NOTICE of PUBLIC HEARING FOR THE STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN

The State of Nevada will hold a public hearing to obtain input on housing and community development needs for the development of the 2024 Annual Action Plan. The Annual Action Plan describes how the State will use funding from the U.S. Department of Housing and Urban Development (HUD) in the 2024-2025 program year. The State estimates it will receive \$10,910,451 in funding from HUD for the Community Development Block Grant (\$2,895,399), HOME (\$3,000,000), Housing Trust Fund (\$3,992,365), Emergency Solutions (\$484,826) and HOPWA (\$537,861) Grant Programs. The overall goal of these programs is to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for low – and moderate-income persons.

The public hearing will be held as follows:

**February 29<sup>th</sup>, 2024, 2:00 PM**  
Nevada Housing Division  
3300 West Sahara Ave, Suite 300  
Las Vegas, NV 89102  
(702) 486-5990

Information on the public hearing and other opportunities to provide input on planned development will be posted on the Nevada Governor's Office of Economic Development website: [www.goed.nv.gov](http://www.goed.nv.gov).

Comments by interested citizen and organizations can be made via mail to Governor's Office of Economic Development, 808 West Nye Lane, Carson City, NV 89703 or via email to [jsanders@goed.nv.gov](mailto:jsanders@goed.nv.gov).

The location of the public hearing is accessible to people with disabilities. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request. If written notice is given at least seven days before hearing date, the state will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request.

Anyone requiring special accommodations should contact the Section 504 Coordinator, at (775) 687-9919. People with impaired speech or hearing using TDD devices may reach us at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.

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Passcode: aX8pCV

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## AVISO DE AUDIENCIA PÚBLICA PARA EL PLAN DE ACCIÓN ANUAL 2024 DEL ESTADO DE NEVADA

El Estado de Nevada llevará a cabo una audiencia pública para obtener información sobre las necesidades de vivienda y desarrollo comunitario para el desarrollo del Plan de Acción Anual 2024. El Plan de Acción Anual describe cómo el Estado utilizará los fondos del Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos en el año del programa 2024-2025. El Estado estima que recibirá \$10,910,451 en fondos de HUD para El Programa de Subsidio Globales para el Desarrollo Comunitario (\$2,895,399), HOME (\$3,000,000), el Fondo Fiduciario de Vivienda (\$3.992.365 dólares), Solución de Emergencia (\$484.826 dólares) y el HOPWA (\$537,861). El objetivo general de estos programas es desarrollar comunidades urbanas viables para proporcionar viviendas dignas, proveyendo viviendas adecuadas y ampliando las oportunidades económicas, principalmente para personas de ingresos bajos y moderados.

La audiencia pública se llevará a cabo de la siguiente manera:

**29 de febrero de 2024, 2:00 PM**  
División de Vivienda de Nevada  
3300 West Sahara Ave, Suite 300  
Las Vegas, NV 89102  
(702) 486-5990

La información sobre la audiencia pública y otras oportunidades para brindar información sobre el desarrollo planificado se publicará en el sitio web de la Oficina de Desarrollo Económico del Gobernador de Nevada: [www.goed.nv.gov](http://www.goed.nv.gov).

La información sobre la audiencia pública y otras oportunidades para brindar información sobre el desarrollo planificado se publicará en el sitio web de la Oficina de Desarrollo Económico del Gobernador de Nevada: [www.goed.nv.gov](http://www.goed.nv.gov).

El lugar de la audiencia pública es accesible para las personas con discapacidades. Las adaptaciones para residentes discapacitados o que no hablen inglés estarán disponibles con previa solicitud razonable. Si se notifica por escrito al menos siete días antes de la fecha de la audiencia, el estado proporcionará los materiales, el equipo y los servicios de interpretación adecuados para facilitar la participación de personas que no hablen inglés y de personas con discapacidades visuales y/o auditivas. Las adaptaciones para residentes discapacitados o que no hablen inglés estarán disponibles con previa solicitud razonable.

Cualquier persona que necesite adaptaciones especiales debe comunicarse con el coordinador de la Sección 504 al (775) 687-9919. Las personas con problemas del habla o la audición que utilizan dispositivos TDD pueden comunicarse con nosotros al (775) 687-9900 o a través del Servicio de Retransmisión de Nevada al (800) 326-6868.

### Microsoft Teams meeting

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## Govt Public Notices

Originally published at rgj.com on 02/14/2024

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2024 Annual Action Plan Kickoff Hearing

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Nevada Housing Division

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Las Vegas, NV 89102

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The location of the public hearing is accessible to people with disabilities.

Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request. If written notice is given at least seven days before hearing date, the state will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request.

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Publication Dates

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\*\*\* Proof of Publication \*\*\*

Elko Daily Free Press  
www.elkodaily.com  
3720 Idaho Street Elko, Nevada 89801

GOED/Nevada Governors Off of Economic Development  
JESSICA SANDERS  
1 STATE OF NEVADA WAY FL 4TH  
LAS VEGAS NV 89119

ORDER NUMBER 87954

I, Robin Nelson, the Legals Clerk of the Elko Daily Free Press, published daily at Elko, Nevada, do solemnly swear that a copy, per clipping attached, was published in the regular and entire issue of the said newspaper, with general circulation of Elko and Lander counties, and not in any supplement thereof.

**NOTICE OF PUBLIC HEARING FOR THE STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN**

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Category: 50 Legals & Public Notices  
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TOTAL AD COST: 108.68

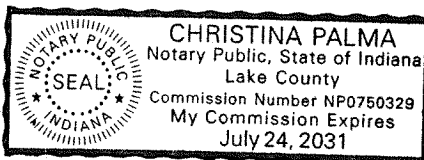
FILED ON: 2/15/2024

[Signature]  
Legals Clerk

State of Indiana )  
County Of Lake )

Subscribed and sworn to before me, on February 15  
2024

[Signature]  
Notary Public





# PAHRUMP VALLEY TIMES

Pahrump Valley Times  
 1570 East Highway 372  
 Pahrump, Nevada 89048

NV COMMISSION ON ECONOMIC DEV  
 808 W NYE LN  
 CARSON CITY, NV 89703

### Order Confirmation

Order No.:	309198
Order Po.:	
Date:	2/12/2024
Account No.:	104014
Account Manager:	Suzanne Cochrell scochrell@pvtimes.com

Start-End Date	# of Ads	PO Number	Description	Ad Size
2/14/2024- 2/14/2024	2		Pahrump Valley Times NOTICE OF PUBLIC HEARING 2024 ACTION PLAN	1col (1.49) x 116 lines

### Summary

<b>Total Net Amount</b>	\$ 88.16
<b>Total Amount</b>	\$ 88.16

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(702) 486-5990

















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## Public Meetings and Agendas

👤 Originating Site | 📞 Teleconference remote site | 🖥️ Video Conference remote site | 📡 View Online

Date	Location	Agenda	Minutes	Attachments
Notice of Public Hearing				
02/29/2024 02:00 PM	👤 - 3300 West Sahara Ave, Suite 300 Las Vegas, NV 89102 - 🖥️ - Meeting ID: 275 988 793 441 Passcode: aX8pCV - 📞 Conf ID: 141 442 245# - +1 775-321-6111 Passcode141442245# -	   		
TEFRA Notice Decatur and Rome				
02/16/2024 08:45 AM	📞 - Telephone: 1-866-434-5269 Participant Code: 58012768 -	 		
TEFRA Notice Southern Pines 2				
02/16/2024 08:30 AM	📞 - Telephone: 1-866-434-5269 Participant Code: 58012768 -	 		
Programmatic Agreement Public Notice				
02/12/2024 EOD	- See Attachment for Contact Information -	 		
Advisory Committee on Housing Meeting				
02/12/2024 02:30 PM	🖥️ - <a href="https://meet.goto.com/541263029">https://meet.goto.com/541263029</a> - 📞 - Dial In Number: +1 (312) 757-3121 Access Code: 541-263-029 -	 	 	
PAC Meeting				
02/01/2024 03:00 PM	🖥️ - <a href="#">Teams Meeting ID: 278 542 947 931 Passcode: Qik2VL</a> - 📞 - +1 775-321-6111 Access Code: 96682556# -	 		

# NOTICES & AGENDAS

## FILTER

### TYPE

- All
- Board Meetings
- CDBG Meeting
- GOED Board Meeting
- HUD Program
- Knowledge Fund
- Nevada Film Office
- Nevada Mainstreet
- NIAS Board Meeting
- SNSEC
- SNTIC
- Southern NV Infrastructure
- Startups & Venture Capital Meeting

## NOTICES

Enter the Notices & Agendas info...

**2024 STATE OF NEVADA'S 2024 ANNUAL ACTION PLAN – PUBLIC NOTICE** 02/29/2024 2:00 pm

### Attachments

[2024 ANNUAL ACTION PLAN - PUBLIC NOTICE - ENGLISH;](#)

[2024 ANNUAL ACTION PLAN - PUBLIC NOTICE - SPANISH;](#)

**GOED BOARD MEETING – JANUARY 25, 2024** 01/25/2024 2:00 pm

### Attachments

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HOPWA - End HIV Nevada

https://endhivnevada.org/hopwa/

END HIV NEVADA

Home Living with HIV HIV Surveillance & Prevention Plans Contact Us English

## HOPWA Documents and Links

Open the toggles below to view important links and documents.

- ▼ **Program Guidance**
- ▼ **Five-year Consolidated Plans**
- ▲ **Annual Action Plans**
  - 2024 Notice of Public Hearing
    - [English](#)
    - [Spanish](#)
  - [2023 Notice of Public Hearing](#)
    - [Annual Action Plan \(DRAFT\)](#) – close date: April 30, 2023
  - [2022](#)
  - [2021](#)
  - [2020](#)
  - [2019](#)
  - [2018](#)
- ▼ **Consolidated Annual Performance and Evaluation Report (CAPER)**
- ▼ **HOPWA Archives**

8:26 AM 2/16/2024



Meeting title 2024 Annual Action Plan Kickoff Public Hearing  
 Attended participants  
 Start time 2/29/24, 1:59:24 PM  
 End time 2/29/24, 3:02:22 PM  
 Meeting duration 1h 2m 57s  
 Average attendance time 42m 49s

7

2. Participants

Name	First Join	Last Leave	In-Meeting Email	Participant ID (UPN)	Role
Jessica Sanders	2/29/24, 1:59:32 PM	2/29/24, 3:02:21 PM	1h 2m 48s jsanders@goed.nv.gov	jsanders@goed.nv.gov	Organizer
Jazzmine Betancourt	2/29/24, 2:00:54 PM	2/29/24, 3:02:22 PM	1h 1m 27s jbetancourt@housing.nv.gov	jbetancourt@housing.nv.gov	Presenter
Mae Worthey-Thomas	2/29/24, 2:01:17 PM	2/29/24, 3:02:18 PM	1h 1m 1s mwortheythomas@housing.nv.gov	mwortheythomas@housing.nv.gov	Presenter
Nikki Rudelbach - Douglas County	17757202661 2/29/24, 2:01:35 PM	2/29/24, 2:26:30 PM	24m 54s		Attendee
Tory Johnson	2/29/24, 2:01:36 PM	2/29/24, 2:16:03 PM	14m 26s		Presenter
Tapia, Roberta	2/29/24, 2:02:02 PM	2/29/24, 3:02:20 PM	1h 18s ToJohnson@health.nv.gov	ToJohnson@health.nv.gov	Presenter
	2/29/24, 2:02:41 PM	2/29/24, 2:26:31 PM	14m 48s RTapia@washoecounty.gov	RTapia@washoecounty.gov	Presenter

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Jessica Sanders	2/29/24, 1:59:32 PM	2/29/24, 3:02:21 PM	1h 2m 48s	jsanders@goed.nv.gov	Organizer
Jazzmine Betancourt	2/29/24, 2:00:54 PM	2/29/24, 3:02:22 PM	1h 1m 27s	jbetancourt@housing.nv.gov	Presenter
Mae Worthey-Thomas	2/29/24, 2:01:17 PM	2/29/24, 3:02:18 PM	1h 1m 1s	mwortheythomas@housing.nv.gov	Presenter
Nikki Rudelbach - Douglas County	17757202661 2/29/24, 2:01:35 PM	2/29/24, 2:26:30 PM	24m 54s		Attendee
Tory Johnson	2/29/24, 2:01:36 PM	2/29/24, 2:16:03 PM	14m 26s		Presenter
Tapia, Roberta	2/29/24, 2:02:02 PM	2/29/24, 3:02:20 PM	1h 18s	ToJohnson@health.nv.gov	Presenter
Tapia, Roberta	2/29/24, 2:02:41 PM	2/29/24, 2:04:18 PM	1m 36s	RTapia@washoecounty.gov	Presenter
Tapia, Roberta	2/29/24, 2:13:19 PM	2/29/24, 2:26:31 PM	13m 12s	RTapia@washoecounty.gov	Presenter

Eddy House	<a href="mailto:ryan.g@eddyhouse.org">ryan.g@eddyhouse.org</a>
Edward Kline Memorial Homeless Veterans Fund Inc.	<a href="mailto:stephanie@klineveteransfund.org">stephanie@klineveteransfund.org</a>
El Centro Apartments (Joseph's Inn)	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Elko County-WSAP	<a href="mailto:aosborne@elkocountynv.net">aosborne@elkocountynv.net</a>
Elko F.I.S.H.	<a href="mailto:ssmith@fishelko.org">ssmith@fishelko.org</a>
Emergency Aid of Boulder City	<a href="mailto:eabcgrants@gmail.com">eabcgrants@gmail.com</a>
FISH Emergency Referral Services Program Inc.*	<a href="mailto:renee@nvfish.com">renee@nvfish.com</a>
FISH Emergency Referral Services Program Inc.*	<a href="mailto:Jim@nvfish.com">Jim@nvfish.com</a>
Gold Country Manor	<a href="mailto:megan@nvfish.com">megan@nvfish.com</a>
Gregory Development Group, LLC (Nye County Communitites Housing	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Habitat for Humanity Las Vegas Inc.	<a href="mailto:adassist@weststates.org">adassist@weststates.org</a>
Henderson	<a href="mailto:angelap@lasvegashabitat.org">angelap@lasvegashabitat.org</a>
HopeLink of Southern Nevada	<a href="mailto:stacy.dinicola@cityofhenderson.com">stacy.dinicola@cityofhenderson.com</a>
Humboldt County	<a href="mailto:aaron@link2hope.org">aaron@link2hope.org</a>
Humboldt County (Frontier Community Action Agency)	<a href="mailto:denni.byrd@hcdcnv.com">denni.byrd@hcdcnv.com</a>
Lincoln County- WSAP	<a href="mailto:dave.mendiola@humboldtcountynv.gov">dave.mendiola@humboldtcountynv.gov</a>
Lyon County Human Services	<a href="mailto:fcaafinance@gmail.com">fcaafinance@gmail.com</a>
Lyon County Human Services	<a href="mailto:dbrown@lincolnv.com">dbrown@lincolnv.com</a>
Marvel Way	<a href="mailto:sholmes@lyon-county.org">sholmes@lyon-county.org</a>
Minnie Street 2020 LLC	<a href="mailto:hbenson@lyon-county.org">hbenson@lyon-county.org</a>
Monai Village	<a href="mailto:brittany@communitydevpartners.com">brittany@communitydevpartners.com</a>
Nevada H.A.N.D., Inc.	<a href="mailto:officeamericancovenant@gmail.com">officeamericancovenant@gmail.com</a>
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Nevada Peacemakers Community Foundation	<a href="mailto:kwoods@nevadahand.org">kwoods@nevadahand.org</a>
Nevada Rural Housing Authority	<a href="mailto:dishikawa@nevadahand.org">dishikawa@nevadahand.org</a>
Nevada Rural Housing Authority: Hafen Village I	<a href="mailto:gcalma@nevadahand.org">gcalma@nevadahand.org</a>
No To Abuse - Nevada Outreach Training Organization (NOTO)	<a href="mailto:firstlasvegashealthcare@yahoo.com">firstlasvegashealthcare@yahoo.com</a>
Northern Nevada Community Housing	<a href="mailto:lfrias@nvrural.org">lfrias@nvrural.org</a>
Northern Nevada Community Housing Truckee Heights	<a href="mailto:bdunning@nvrural.org">bdunning@nvrural.org</a>
Northern Nevada Community Housing: Truckee Heights	<a href="mailto:exedir@nevadaoutreach.org">exedir@nevadaoutreach.org</a>
Northern Nevada Dream Center	<a href="mailto:mflaming@nnch.org">mflaming@nnch.org</a>
Northern Nevada HOPES	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Nye County Health and Human Services	<a href="mailto:daytonassoc@gmail.com">daytonassoc@gmail.com</a>
Oikos Development Corp.: Sierra Flats Family	<a href="mailto:dclife@nndreamcenter.org">dclife@nndreamcenter.org</a>
Orvada St Senior	<a href="mailto:ftowner@nnhopes.org">ftowner@nnhopes.org</a>
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	<a href="mailto:msnodgrass.odc@gmail.com">msnodgrass.odc@gmail.com</a>
	<a href="mailto:c.hobson@silversagemanor.org">c.hobson@silversagemanor.org</a>

Pahrump Family		<a href="mailto:gmf@acshf.com">gmf@acshf.com</a>
Parkway Plaza Associates, LP		<a href="mailto:dkirkpatrick@thedesolagroup.com">dkirkpatrick@thedesolagroup.com</a>
Pinion Apartments, LLC/ NRHA		<a href="mailto:bdunning@nvrural.org">bdunning@nvrural.org</a>
Rebuilding Together Northern Nevada (RTNNV)		<a href="mailto:home@rtnnv.org">home@rtnnv.org</a>
Rebuilding Together Southern Nevada		<a href="mailto:bcleveland@rtsnv.org">bcleveland@rtsnv.org</a>
Rural Center for Independent Living Inc		<a href="mailto:fearlessforemaster@gmail.com">fearlessforemaster@gmail.com</a>
Rural Nevada Development Corporation		<a href="mailto:bj@rndcnv.org">bj@rndcnv.org</a>
Safe Embrace		<a href="mailto:afshan@safeembrace.org">afshan@safeembrace.org</a>
Shelter Resources, Inc.		<a href="mailto:mattc@shelterresourcesinc.com">mattc@shelterresourcesinc.com</a>
Silver Sage Manor, Inc.: Orovada St. Senior Apts.		<a href="mailto:c.hobson@silversagemanor.org">c.hobson@silversagemanor.org</a>
StreeHeat-Ministries, Inc		<a href="mailto:geovaughn@hotmail.com">geovaughn@hotmail.com</a>
The Children's Cabinet		<a href="mailto:jstocking@childrenscabinet.org">jstocking@childrenscabinet.org</a>
The Reno Initiative for Shelter and Equality		<a href="mailto:Ben@renoinitiative.org">Ben@renoinitiative.org</a>
True Beginnings		<a href="mailto:vera@trubeginnings.org">vera@trubeginnings.org</a>
United Way of Northern Nevada and the Sierra (UWNNS); United Way of Southern Nevada (UWSN)		<a href="mailto:kelly.stevens@uwnns.org">kelly.stevens@uwnns.org</a>
Washoe Affordable Housing Corporation		<a href="mailto:bfreestone@renoaha.org">bfreestone@renoaha.org</a>
Washoe County		<a href="mailto:genfield@washoecounty.gov">genfield@washoecounty.gov</a>
Washoe County Health and Human Services-WSAP		<a href="mailto:ipeeks@washoecounty.us">ipeeks@washoecounty.us</a>
Washoe County Housing and Homeless Services Department		<a href="mailto:cpeters@washoecounty.gov">cpeters@washoecounty.gov</a>
White Pine County Social Services		<a href="mailto:Dbarnson@whitepinecountynv.gov">Dbarnson@whitepinecountynv.gov</a>
White Pine- WSAP		<a href="mailto:dbarnson@whitepinecountynv.gov">dbarnson@whitepinecountynv.gov</a>
Winnemucca Domestic Violence Services		<a href="mailto:wdsboard@gmail.com">wdsboard@gmail.com</a>
Winnemucca DVS		<a href="mailto:administrativedirector@winnemuccadv.org">administrativedirector@winnemuccadv.org</a>
Yerington Village		<a href="mailto:jim@weststates.org">jim@weststates.org</a>
Churchill County	Civic Leaders/ CDBG Grantees	<a href="mailto:ssdirector@churchillcounty.org">ssdirector@churchillcounty.org</a>
Douglas County	Civic Leaders/ CDBG Grantees	<a href="mailto:LRao@douglasnv.us">LRao@douglasnv.us</a>
Elko County	Civic Leaders/ CDBG Grantees	<a href="mailto:sstierman@elkocountynv.net">sstierman@elkocountynv.net</a>
Esmeralda County	Civic Leaders/ CDBG Grantees	<a href="mailto:mglennen@esmeraldacountynv.org">mglennen@esmeraldacountynv.org</a>
Humboldt County	Civic Leaders/ CDBG Grantees	<a href="mailto:Rachael.Piquet@hcnv.us">Rachael.Piquet@hcnv.us</a>
Lander County	Civic Leaders/ CDBG Grantees	<a href="mailto:assessor@landercountynv.org">assessor@landercountynv.org</a>
Lincoln County	Civic Leaders/ CDBG Grantees	<a href="mailto:dbrown@lincolnnv.com">dbrown@lincolnnv.com</a>
Lyon County	Civic Leaders/ CDBG Grantees	<a href="mailto:elopez@lyon-county.org">elopez@lyon-county.org</a>
Mineral County	Civic Leaders/ CDBG Grantees	<a href="mailto:aburke@mineralcountynv.org">aburke@mineralcountynv.org</a>
Nye County	Civic Leaders/ CDBG Grantees	<a href="mailto:sdelliott@co.nye.nv.us">sdelliott@co.nye.nv.us</a>
Pershing County	Civic Leaders/ CDBG Grantees	<a href="mailto:kwesner@pershingcounty.net">kwesner@pershingcounty.net</a>
Storey County	Civic Leaders/ CDBG Grantees	<a href="mailto:lmather@storeycounty.org">lmather@storeycounty.org</a>
Washoe County	Civic Leaders/ CDBG Grantees	<a href="mailto:genfield@washoecounty.us">genfield@washoecounty.us</a>
White Pine County	Civic Leaders/ CDBG Grantees	<a href="mailto:thamilton@whitepinecountynv.gov">thamilton@whitepinecountynv.gov</a>

City of Caliente	Civic Leaders/ CDBG Grantees	<a href="mailto:cityclerk@cityofcaliente.com">cityclerk@cityofcaliente.com</a>
City of Elko	Civic Leaders/ CDBG Grantees	<a href="mailto:cityclerk@elkocitynv.gov">cityclerk@elkocitynv.gov</a>
City of Ely	Civic Leaders/ CDBG Grantees	<a href="mailto:jlee@elycity.com">jlee@elycity.com</a>
City of Fallon	Civic Leaders/ CDBG Grantees	<a href="mailto:dzimney@fallonnevada.gov">dzimney@fallonnevada.gov</a>
City of Fernley	Civic Leaders/ CDBG Grantees	<a href="mailto:laltick@cityoffernley.org">laltick@cityoffernley.org</a>
City of Lovelock	Civic Leaders/ CDBG Grantees	<a href="mailto:twilcox@cityoflovelock.com">twilcox@cityoflovelock.com</a>
City of Wells	Civic Leaders/ CDBG Grantees	<a href="mailto:welscitymanager@frontier.com">welscitymanager@frontier.com</a>
City of West Wendover	Civic Leaders/ CDBG Grantees	<a href="mailto:cmelville@westwendovercity.com">cmelville@westwendovercity.com</a>
City of Winnemucca	Civic Leaders/ CDBG Grantees	<a href="mailto:wmcalth@winnemuccacity.org">wmcalth@winnemuccacity.org</a>
City of Yerington	Civic Leaders/ CDBG Grantees	<a href="mailto:angelam@yerington.net">angelam@yerington.net</a>

# State of Nevada Consultation Survey - Annual Action Plan 2024-2025

40 Responses

20:06 Average time to complete

Closed Status

1. Name/Title:

39 Responses

Latest Responses

"Jennifer Lee/City Clerk"

"Lydia Altick Deputy City Manager"

"Rachel Holt, CDBG Contact, County Commissioner"

[Update](#)

4 respondents (11%) answered **Executive Director** for this question.



2. Phone Number:

37 Responses

Latest Responses

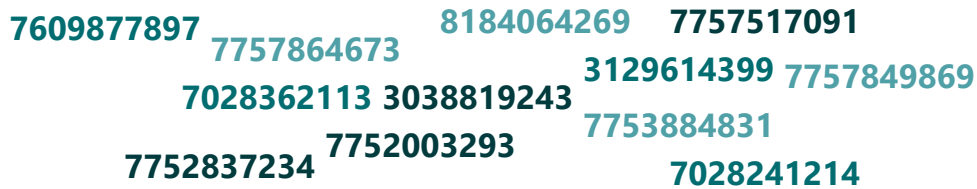
"775-289-2430"

"7757849869"

"775-277-0717"

[Update](#)

1 respondents (3%) answered **3038819243** for this question.



3. Email Address:

39 Responses

Latest Responses

"CityClerk@cityofelynv.gov "

"laltick@cityoffernley.org"

"rholt@esmeraldacountyynv.org"

4. Organization Represented:

36  
Responses

Latest Responses

"City of Ely"

"City of Fernley"

"Esmeralda County"

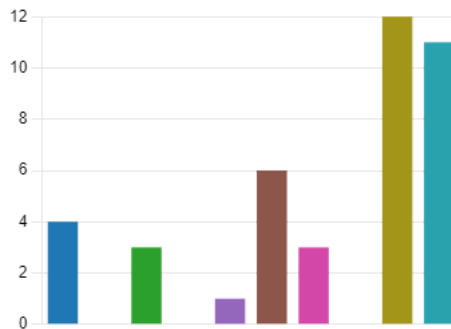
[Update](#)

12 respondents (34%) answered **County** for this question.



5. Individual/Type of Organization Represented:

Program beneficiary	4
Neighborhood group	0
Continuum of Care member	3
Business owner	0
Developer	1
Non-Profit organization	6
Social Service/Philanthropic/Co...	3
Advocacy group	0
Individual/Self	12
Other	11



6. Please provide more information if you chose "other" above or if would like to provide any additional input relating to question #5.

18  
Responses

Latest Responses

"CDBG funding has made it possible for the City of Ely to replace century-old..."

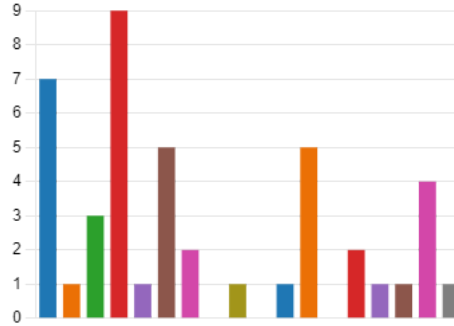
[Update](#)

6 respondents (35%) answered **local government** for this question.

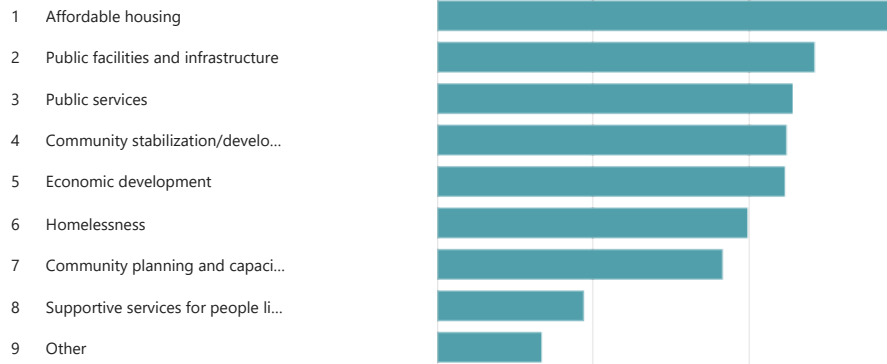


7. Please indicate which area of the state your responses are in reference to.

● Entire State of Nevada	7
● Carson City	1
● Churchill County	3
● Clark County	9
● Douglas County	1
● Elko County	5
● Esmeralda County	2
● Eureka County	0
● Humboldt County	1
● Lander County	0
● Lincoln County	1
● Lyon County	5
● Mineral County	0
● Nye County	2
● Pershing County	1
● Storey County	1
● Washoe County	4
● White Pine County	1



8. Please prioritize the following Community Development goals.



9. Please provide more information on the goal(s) you have in mind if you ranked "other" higher than any of the specified options in question #8.

11  
Responses

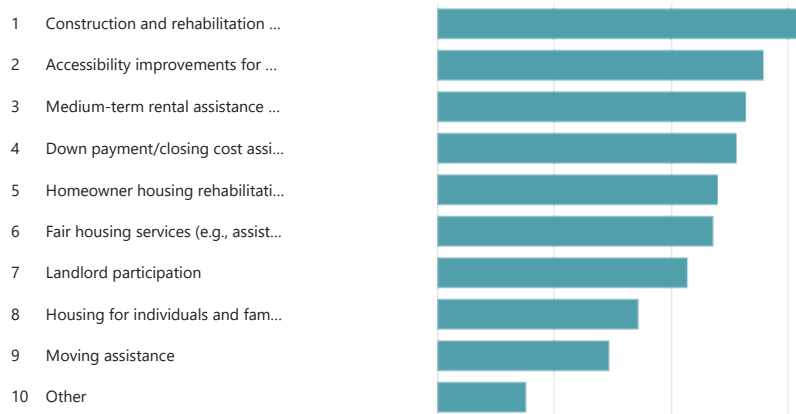
Latest Responses  
"The City of Ely has a lot of aged housing inventory."

Update

3 respondents (30%) answered **need** for this question.



10. Please rank the following Affordable Housing needs.



11. Please provide more information on the Affordable Housing need(s) you have in mind if you ranked "other" higher than any of the specified options in question #10.

8  
Responses

Latest Responses  
"A lot of up-to-standard housing could be provided in Ely if existing older str..."  
"Housing to accommodate community-focused senior population; and multig..."

Update

5 respondents (71%) answered **Housing** for this question.





12. Please rank the following Community Stabilization & Development needs.



13. Please provide more information on the Community Stabilization & Development need(s) you have in mind if you ranked "other" higher than any of the specified options in question #12.

2

Responses

Latest Responses

14. Please rank the following Public Facilities and Improvements needs.



15. Please provide more information on the Public Facilities and Improvements need(s) you have in mind if you ranked "other" higher than any of the specified options in question #14.

3

Responses

Latest Responses

16. Please rank the following Public Service needs.



17. Please provide more information on the Public Service need(s) you have in mind if you ranked "other" higher than any of the specified options in question #16.

2  
Responses

Latest Responses

18. Please rank the following Economic Development needs.



19. Please provide more information on the Economic Development need(s) you have in mind if you ranked "other" higher than any of the specified options in question #18.

5  
Responses

Latest Responses  
*"support business incubator (co-working spaces)"*

2 respondents (40%) answered **new businesses** for this question.

business incubator assistance  
**new businesses**  
Business and economic economic development

20. Please rank the following Community Planning and Capacity Building needs.



21. Please provide more information on the Community Planning and Capacity Building need(s) you have in mind if you ranked "other" higher than any of the specified options in question #20.

4  
Responses

Latest Responses  
*"funding for preliminary engineering studies for infrastructure projects so tha..."*

22. Please rank the following Homelessness needs.



23. Please provide more information on the Homelessness need(s) you have in mind if you ranked "other" higher than any of the specified options in question #22.

3  
Responses

Latest Responses

24. Please provide any additional information that you would like to convey to the State of Nevada regarding the state's housing and community development needs.

14  
Responses

Latest Responses

*"Nevada needs to remove the 3% tax abatement temporarily (3-5 years) and..."*

8 respondents (57%) answered **need** for this question.



# Nevada 2024 Annual Action Plan

February 29, 2024

# What is the 2024 Annual Action Plan?

- Annual Action Plan (AAP) provides summary of projects, activities, and resources expected to be used in the upcoming program year
- AAP provides framework for HUD funding for:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnerships (HOME)
  - Housing Trust Fund (HTF)
  - Emergency Solutions Grant (ESG)
  - Housing Opportunities for Persons With AIDS (HOPWA)

# Purpose of Today's Meeting

- Obtain input on Housing and Community Development needs for the development of the 2024 Annual Action Plan
  - Annual Action Plan Survey available at <https://forms.office.com/r/ZBaQu0AQuL>
- State estimates \$10,910,451 in HUD funding
  - CDBG \$2,895,399
  - HOME \$3,000,000
  - HTF \$3,992,365
  - ESG \$484,826
  - HOPWA \$537,861
- Program year from July 1, 2024 – June 30, 2025

# What type of individual/organization do you represent?

- Local jurisdiction
- Program beneficiary
- Neighborhood group
- Continuum of Care member
- Business owner
- Developer
- Non-profit organization
- Social service/ Philanthropic/ Community based/ Faith based organization
- Advocacy Group
- Individual/Self
- Other

# Which area of the State your responses are regarding?

- Entire State of Nevada
- Carson City
- Churchill County
- Clark County
- Douglas County
- Elko County
- Esmeralda County
- Eureka County
- Humboldt County
- Lander County
- Lincoln County
- Lyon County
- Mineral County
- Nye County
- Pershing County
- Storey County
- Washoe County
- White Pine County



# Prioritize the following Community Development goals

- Affordable housing
- Community stabilization/development
- Public facilities and infrastructure
- Public services
- Economic development
- Homelessness
- Community planning and capacity building
- Supportive services for people living with HIV/AIDS
- Other

# Rank the following Affordable Housing needs

- Accessibility improvements for persons with disabilities
- Housing for individuals and families living with HIV/AIDS
- Fair housing services (e.g., assistance to individuals experiencing housing related discrimination)
- Down payment/closing cost assistance for first time homebuyers
- Construction and rehabilitation of affordable housing units
- Homeowner housing rehabilitation
- Landlord participation
- Medium-Term Rental Assistance + Services to prevent homelessness
- Moving Assistance
- Other

# Rank the following Community Stabilization & Development needs

- Support targeted code enforcement
- Demolish vacant, blighted buildings
- Clean up contaminated properties
- Support strategic property acquisition and disposition activities
- Support development and maintenance of affordable housing stock throughout Nevada
- Other

# Rank the following Public Facilities and Improvements needs

- Streets and sidewalk improvements
- Creation/Rehab of parks, recreation, youth, senior, and community centers
- Healthcare/medical clinic facilities
- Creation/rehab of facilities for persons with special needs such as homeless or domestic violence shelters, nursing homes, or group homes for the disabled.
- Increase access to broadband infrastructure
- Other

# Rank the following Public Service needs

- Employment services (e.g., job training)
- Crime prevention and public safety
- Childcare
- Health/mental health services
- Substance abuse services (e.g., counseling and treatment)
- Fair housing counseling
- Family Law/Legal Services
- Services for senior citizens
- Other

# Rank the following Economic Development needs

- Job training
- Technical assistance to microenterprises (businesses with 5 or fewer employees)
- Create and retain jobs.
- Create and expand businesses.
- Other

# Rank the following Community Planning and Capacity Building needs

- 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 with identifying achievable goals to further community needs.
- Align community goals with funding opportunities to meet those goals
- Other

# Rank the following Homelessness needs

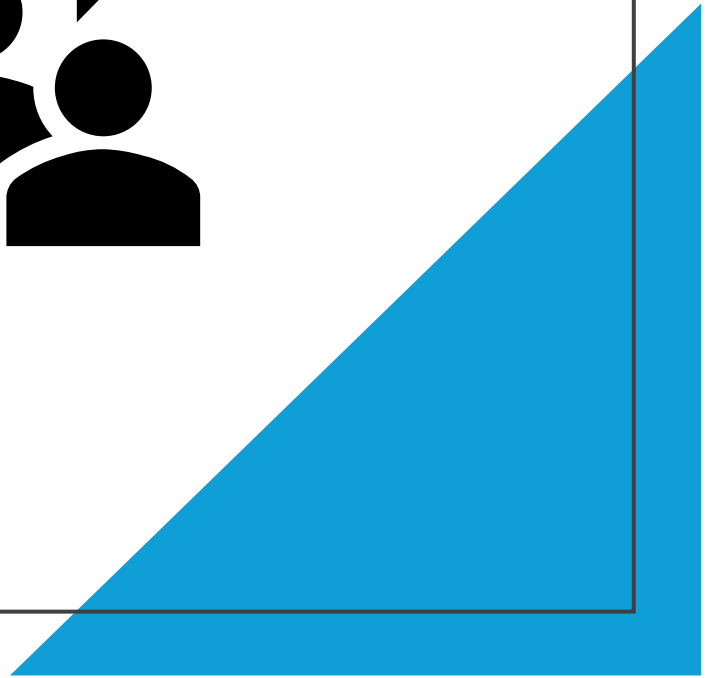
- Street Outreach (including engagement, case management, emergency health services, emergency mental health services, transportation, and services for special populations)
- Emergency shelter (including essential services to people in emergency shelter and renovation/rehab/conversion of buildings to be used as emergency shelter)
- Housing relocation and stabilization services
- Short term and medium term rental assistance
- Other



# Additional Information

- Any additional information that you would like to convey to the State of Nevada regarding the state's housing and community development needs?

# Questions & Answers



# Next Steps

- Survey available through March 15, 2024
- Finalize & publish 2024 Annual Action Plan
- Public hearing & comment period, TBD
- Information on the public hearing and other opportunities to provide input on planned development will be posted on the Nevada Governor's Office of Economic Development website:  
[www.goed.nv.gov](http://www.goed.nv.gov).

## AP-10 Consultation - 91.110, 91.300(b); 91.315(I) Tables

**Table 1: Summary of Responses**

Group Type	Number of People Consulted	Number of Organizations Consulted	Number of Responses Received	Summary of Responses
Advocacy Group	21	15	0	-
Business owner	1	1	0	-
Continuum of Care (CoC) Member	5	3	3	Affordable housing and homelessness are the top two priorities for all 3 CoCs who responded to the survey.
Developer	54	41	1	Affordable housing deeply needed for vulnerable community members.
Fair Housing Provider	1	1	0	-
Former subrecipient	24	22	4	All responses also represent county or city governments. Cities selected community planning/capacity building as their top priority while county governments selected public facilities/infrastructure.
Individual/self	32	32	12	The top choice for individual respondents was affordable housing with public facilities/infrastructure and public services tied for second. The free responses varied widely from sharing a concern for affordable housing in rural NV, caring for aging populations, and a lack of public services (including education).
Local government	90	27	0	Please see "Other" below.
Neighborhood group	2	2	0	-
Non-profit organization	75	43	6	Affordable housing was one of the top two priorities for 5 of the 6 respondents. There was a range of responses after affordable housing from homelessness to economic development. Other comments stress the need for investment in rural Nevada.

Group Type	Number of People Consulted	Number of Organizations Consulted	Number of Responses Received	Summary of Responses
Social Service/Philanthropic/Community Based/Faith Based Organization	32	15	3	No clear pattern exists in priority selections for this organization type.
Other	24	20	11	<p>These responses include 8 local governments from across the State.</p> <p>9 of the 11 responses included affordable housing as a #1 or #2 priority. Economic development was also tied with affordable housing as a first priority.</p>

**Table 1: Agencies, groups, organizations who participated**

<b>1. Agency/Group/Organization</b>	<b>Northern Nevada HOPES</b>
<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Northern Nevada HOPES is the sole HOPWA project sponsor for northern Nevada. Consultation occurred via email program staff to discuss priorities and goals for the 2024 Annual Action Plan.
<b>2. Agency/Group/Organization</b>	<b>City of Wells, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>3. Agency/Group/Organization</b>	<b>Pershing County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>4. Agency/Group/Organization</b>	<b>Elko County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>5. Agency/Group/Organization</b>	<b>Carlin Open Door Seniors Center</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>6. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>7. Agency/Group/Organization</b>	<b>Lincoln County Regional Development Authority</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>8. Agency/Group/Organization</b>	<b>Humboldt County/City of Winnemucca/NV 95 80 Regional Development Authority/Humboldt Development Authority</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>9. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>10. Agency/Group/Organization</b>	<b>The Gathering Place</b>
<b>Agency/Group/Organization Type</b>	Non-profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>11. Agency/Group/Organization</b>	<b>The Reno Initiative for Shelter and Equality</b>
<b>Agency/Group/Organization Type</b>	Non-profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>12. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>13. Agency/Group/Organization</b>	<b>Accessible Space Inc.</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization/Developer
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>14. Agency/Group/Organization</b>	<b>Nevada Division of Welfare and Supportive Services</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>15. Agency/Group/Organization</b>	<b>City of Carlin, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>16. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.



<b>17. Agency/Group/Organization</b>	<b>City of Carlin, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>18. Agency/Group/Organization</b>	<b>HELP of Southern Nevada</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>19. Agency/Group/Organization</b>	<b>Northern Nevada HOPES Clinic</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>20. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>21. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>22. Agency/Group/Organization</b>	<b>Washoe County/NV 501 CoC</b>
<b>Agency/Group/Organization Type</b>	Continuum of Care member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>23. Agency/Group/Organization</b>	<b>Carson City Health and Human Services and Rural Nevada CoC (Nevada Balance of State CoC [NV 502])</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>24. Agency/Group/Organization</b>	<b>Churchill County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>25. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>26. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>27. Agency/Group/Organization</b>	<b>Douglas County Social Services</b>
<b>Agency/Group/Organization Type</b>	Social Service/Philanthropic/Community Based/Faith based organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>28. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>29. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>30. Agency/Group/Organization</b>	<b>Individual</b>
<b>Agency/Group/Organization Type</b>	Individual
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>31. Agency/Group/Organization</b>	<b>Clark County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>32. Agency/Group/Organization</b>	<b>Clark County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>33. Agency/Group/Organization</b>	<b>Clark County Social Services</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>34. Agency/Group/Organization</b>	<b>Winged Wolf Innovations</b>
<b>Agency/Group/Organization Type</b>	Technical Assistance/Consulting, CoC and State Interagency Council on Homelessness to Housing
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

<b>35. Agency/Group/Organization</b>	<b>Nye County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-55 Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>36. Agency/Group/Organization</b>	<b>Clark County Social Services</b>
<b>Agency/Group/Organization Type</b>	CoC member
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-65 Homeless and Other Special Needs Activities
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>37. Agency/Group/Organization</b>	<b>Southwest Central Regional Economic Development Authority</b>
<b>Agency/Group/Organization Type</b>	Non-Profit Organization
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>38. Agency/Group/Organization</b>	<b>Esmeralda County, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>39. Agency/Group/Organization</b>	<b>City of Fernley, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>40. Agency/Group/Organization</b>	<b>City of Ely, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.
<b>41. Agency/Group/Organization</b>	<b>City of Fernley, Nevada</b>
<b>Agency/Group/Organization Type</b>	Other government – Local Civic Leaders
<b>What section of the Plan was addressed by Consultation?</b>	AP-25 Allocation Priorities AP-45 Community Revitalization Strategies
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in consultation survey and invited to participate in public meetings. Outcomes of the consultation are reflected in the above Summary Responses table above.

**Table 2: Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Reno, Nevada 2023-2024 Annual Action Plan AP (reno.gov)	The City of Reno is the lead agency in the Washoe County HOME Consortium (WCHC). The WCHC is a consortium between Washoe County, Reno, and Sparks for the purpose of receiving and managing HOME funds only. The City of Reno also receives a direct allocation of CDBG and ESG funds.	The City of Reno’s Annual Action Plan stipulates public infrastructure, homeless rapid re-housing assistance, and affordable housing as goals. Those goals align with the goals outlined in this Annual Action Plan.
Las Vegas 2023-2024 Annual Action Plan AP (lasvegasnevada.gov)	The City of Las Vegas Department of Neighborhood Services	Goals #4 and #5 of the Las Vegas 2023 Annual Action Plan are affordable housing and community facilities/infrastructure, which align with the State of Nevada’s 2024 Annual Action Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<p>Nevada Interagency Council on Homelessness 2018 Strategic Plan Strategic Plan (helphopehome.org)</p>	<p>Nevada’s Governor’s Interagency Council on Homelessness</p>	<p>Strategic Issue #1 is to counter two trends that are identified as leading to homelessness: a growing shortage of affordable housing and an increase in poverty. The #1 goal of 2024 State of Nevada funding, as identified through survey results for this plan, is to support the creation/rehabilitation of affordable housing.</p>
<p>Truckee Meadows Regional Strategy for Housing Affordability (2019)  RSHA 2019 Executive Summary</p>	<p>Truckee Meadows Regional Planning Agency (TMRPA)</p>	<p>The Truckee Meadows Regional Strategy for Housing Affordability identifies a shortage of affordable housing and limited types of housing in the region as the top two key regional issues. This Annual Action Plan identifies the need for additional affordable housing and identifies ways that additional housing stock will be created, multifamily housing will be prioritized, and housing assistance options such as tenant-based rental assistance will be provided.</p>

## **NV Broadband Strategy**

### **HTF Multi Family Housing Rehab Standards**



# Nevada State Broadband Connectivity Strategy



Nevada Governor's  
Office of Science,  
Innovation and  
Technology



**Universal  
Access**

**Digital  
Equity**

## Authors

This paper was researched and written by Joe Freddoso at Mighty River, LLC, and Brian Mitchell, at the Nevada Governor's Office of Science, Innovation and Technology. The authors would like to acknowledge contributions from Eric Flock of E-Rate Central and many staff from across State government and the Nevada System of Higher Education.





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**VISION** | Universal Access to Broadband in Nevada

**MISSION** | To Connect Nevadans to Affordable Broadband Service so They Can Connect with Others



# EXECUTIVE SUMMARY



## Executive Summary

Our world is becoming ever increasingly connected. Today, students in Nevada can access educational opportunities previously only available to a select few in the most urban areas while their parents work from home or the office with colleagues around the world to tackle big problems. Small businesses in Nevada have access to a global marketplace to sell services and goods. And, Nevadans have access to healthcare specialists previously only available after hours or days of travel. Endless possibilities are made possible by high-speed broadband.

While broadband is becoming as vital to our life today as electricity, not all Nevadans have access to it for a variety of reasons. For example, residents of rural areas in Nevada lack broadband service with the same speeds and reliability as their urban counterparts. Many Nevadans that live in areas with access to readily available broadband service are unable to afford it or a device to access it. Other Nevadans do not access the internet because they lack the digital literacy to do so. In the future, both access to broadband and the knowledge of how to use it will increasingly determine Nevadans' ability to learn, earn, and live well. As such, universal access is our goal and nothing short of it should be acceptable. In this sense, universal access means all Nevadans have access to affordable broadband service and the tools to help them utilize it.

Although Nevada's broadband gaps predate the pandemic, COVID-19 has put a shining spotlight on both the need for broadband and the need for specific strategies to close those gaps. For many Nevadans during the pandemic, a broadband connection was the essential connection to school, work, healthcare, higher education and workforce training, assistance programs, government services, worship, and, most importantly, family and friends. For too many Nevadans during the pandemic, the lack of broadband meant being disconnected from school, work, and society. Communities throughout our state that were already hit harder by the pandemic were less resilient and have been slower to recover without broadband. Nevada cannot become truly connected without connecting its most underserved and vulnerable communities.

While Nevada has made significant progress during the last five years to close the digital divide and deploy additional broadband infrastructure, more work is needed<sup>1</sup>. Unprecedented federal funding for broadband infrastructure will come to Nevada and it is the State's belief that these funds must be put to work to move Nevada closer to universal access to broadband. In his *Every Nevadan Recovery Framework*<sup>2</sup>, Governor Sisolak and other state leaders outlined the State's priorities and categories of strategic enhancement to ensure Nevada recovers and becomes more resilient. Access to affordable and reliable broadband service will play an important role in achieving the goals of each category as outlined in the table below.

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<sup>1</sup> A more thorough discussion of the connectivity gaps in Nevada is found below.

<sup>2</sup> [https://nvhealthresponse.nv.gov/wp-content/uploads/2021/04/Every-Nevadan-Recovery-Framework\\_final.pdf](https://nvhealthresponse.nv.gov/wp-content/uploads/2021/04/Every-Nevadan-Recovery-Framework_final.pdf)



Category of Strategic Enhancement	The Role of Broadband in Advancing the Governor’s Recovery Agenda
<b>Increasing Access to Health Care and Community-based Services</b>	Broadband provides greater accessibility to telehealth or telemedicine visits for many different services including routine wellness visits, post procedure checkups and mental and behavioral health services for Nevadans in rural areas and Nevadans in urban areas without access to a personal vehicle. In addition, State and local governments and community non-profits are now offering more services online, including services addressing food and housing insecurity, employment, and workforce training.
<b>Strengthening Public Education</b>	A home broadband service, along with a connected device, such as a laptop or Chromebook, is a key part in closing the homework gap and ensuring that all students have the resources they need to succeed. For rural students and low-income urban students in particular, broadband is the connection to the outside that makes available a world of educational resources previously only available to the most privileged students in urban areas. Access to broadband is a necessary component to the efforts of the State and school districts to ensure equity in education.
<b>Supporting Disadvantaged Communities</b>	National and local data outlined below show that diverse and underserved communities, particularly those that are economically vulnerable, are more likely to experience the digital divide. Without reliable and affordable broadband service, these communities risk falling further behind as access to the Internet and digital skills are increasingly necessary tools for communication, education, access to services, and access to employment.
<b>Strengthening the Workforce, Supporting Small Businesses and Revitalizing the Economy</b>	<p>The need for expanded job training and retraining programs has been amplified in the aftermath of the pandemic. Many displaced workers are unable to travel to participate in workforce training due to lack of transportation, lack of availability of services nearby, or childcare responsibilities. Online and virtual training options are a necessary part of the solution for many hard-hit Nevadans.</p> <p>As tourism begins to resume, visitors to Nevada expect reliable and robust connectivity. Broadband service is key efforts to attract people to live, work, and play in rural Nevada.</p> <p>Modern, reliable broadband infrastructure supports economic development and diversification efforts, including recruiting new employers and remote workers, supports jobs in export industries, and helps small businesses to find new customers. Growing broadband infrastructure is a key to growing Nevada’s economy.</p>
<b>Investing in Infrastructure</b>	The pandemic has shown that redundant and resilient broadband and telecommunications infrastructure is important to employment, commerce, education, healthcare, and wellbeing like other critical transportation and utilities infrastructure. Investing in broadband infrastructure aligns with the Governor’s goals of creating high-paying short-term and long-term jobs.

Category of Strategic Enhancement	The Role of Broadband in Advancing the Governor’s Recovery Agenda
<b>Modernizing and Enhancing State Government Services</b>	Nevadans are increasingly accessing government services online. Increased access to online services particularly benefits citizens in rural, low-income, and other underserved areas that are not located near government buildings.
<b>Addressing Budget Shortfalls</b>	Online government services can be more efficient and cost effective in some circumstances. For example, using telemedicine where appropriate for inmate healthcare as opposed to transporting inmates across the state will save the Nevada Department of Corrections a significant amount of money each year.

Beyond leveraging or continuing to leverage one-time and ongoing federal funding programs, closing the digital divide and moving toward universal access will require policy and programmatic changes in some areas and doubling down on existing policies and programs in other areas. Cooperation among State agencies and between the State, local governments, telecommunications providers, philanthropy, and economic development, business, healthcare, public safety, and community stakeholders will be essential. Universal access will require strong partnerships and alignment around shared objectives.

To that end, Nevada Comprehensive Connectivity Strategy focuses on achieving five long-term goals:

**Goal 1:** By 2029 (a year after deployment deadline for RDOF funds) every Nevadan has access to affordable broadband service at home, school and work that scales to levels above the FCC’s minimum standard for broadband. Community Anchor Institutions (Libraries, Schools, Universities, Colleges, 2-year Colleges, and Healthcare Providers) will also have adequate broadband service to support community needs.

**Goal 2:** Every student has access to a connected device (Laptop, Tablet or Chromebook) and a broadband connection at school and at home capable of supporting virtual learning.

**Goal 3:** By 2025, develop and implement a plan that provides broadband infrastructure access to all hospitals, clinics, tribal clinics, and prison systems in the state.

**Goal 4:** Make access to broadband infrastructure and access to a workforce skilled in broadband infrastructure construction an economic development competitive advantage for Nevada.

**Goal 5:** By 2023, a statewide coordinated effort exists to expand the reach of digital equity and inclusion programming.

Undergirding each goal are a number of strategies and actions that if taken can serve to advance Nevada closer to universal access. The COVID-19 pandemic brought together State and local governments, school districts, telecommunications providers, and philanthropy in an unprecedented effort to connect kids. Together, we ensured that every student in the state engaging in virtual learning had a connectivity solution and a connected device. We hope to harness and continue that collaborative spirit to continue this important work to ensure that all Nevadans are able to access, afford, and use the Internet to learn, earn, and live well.



A large, gnarled, weathered tree trunk in the foreground, surrounded by green pine trees, overlooking a valley and mountains. The tree trunk is light brown and has a complex, twisted structure. The background shows a valley with a river and mountains under a clear blue sky.

# THE STATE OF BROADBAND IN NEVADA



## The State of Broadband in Nevada

Nevada ranks as the 35<sup>th</sup> most connected state in the US<sup>3</sup>. Access to broadband service, however, differs based on location. Nevada's urban counties generally have better access to wired broadband service, low-cost plans, and greater competition in the marketplace. Connectivity varies widely between and within Nevada's rural counties.

Data from the 2021 Federal Communications Commission's (FCC) annual broadband report sheds light on the state of connectivity throughout the state<sup>4</sup>. Before diving in, it is important to note that the FCC's data does have some significant limitations that overstate the level of access to broadband in Nevada and across the country. FCC data is based on internet service providers' self-reported coverage. If the provider offers service to one household in a census tract, the entire tract is considered covered. This overstatement is principally a rural problem but also affects low-income urban areas as well. For years, states and providers alike have voiced concerns with federal broadband availability maps and now both the FCC and the NTIA are undertaking efforts to improve the accuracy of federal maps.

FCC data show that in urban areas, over 99 percent of residents have access to broadband service at or above 25Mbps download and 3Mbps upload, which is the current FCC standard. In contrast, just 66 percent of rural areas have access to the same level of service. The table below shows broadband access by county.

State/County	Population	% of Population with Fixed 25/3 Mbps	Population Density	Per Capita Income (2018)
<b>Nevada</b>	3,079,822	97.1%	28.1	\$31,604
<b>Carson City</b>	55,916	99.5%	386.5	\$29,767
<b>Churchill County</b>	24,909	88.9%	5.1	\$26,606
<b>Clark County</b>	2,266,703	99.4%	287.2	\$29,256
<b>Douglas County</b>	48,905	96.5%	68.9	\$36,390
<b>Elko County</b>	52,460	78.4%	3.1	\$33,091
<b>Esmeralda County</b>	873	23.3%	0.2	\$24,713
<b>Eureka County</b>	2,029	6.2%	0.5	\$34,590
<b>Humboldt County</b>	16,831	90.7%	1.7	\$30,516
<b>Lander County</b>	5,532	0.2%	1.0	\$33,329
<b>Lincoln County</b>	5,183	87.0%	0.5	\$25,304
<b>Lyon County</b>	57,509	82.3%	28.7	\$26,855
<b>Mineral County</b>	4,405	71.5%	1.2	\$22,897
<b>Nye County</b>	46,522	85.9%	2.6	\$25,092
<b>Pershing County</b>	6,725	17.7%	1.1	\$19,330
<b>Storey County</b>	4,121	69.1%	15.7	\$35,887
<b>Washoe County</b>	471,519	97.2%	74.8	\$33,546
<b>White Pine County</b>	9,580	0.9%	1.1	\$26,412

<sup>3</sup> <https://broadbandnow.com/Nevada>

<sup>4</sup> <https://docs.fcc.gov/public/attachments/FCC-21-18A1.pdf>

Broadband accessibility on tribal lands is generally worse than in Nevada as a whole and worse when compared to tribal lands in the US as a whole.

Total Population	Population with Fixed 25/3 Mbps	Percentage of Nevada Population	Percentage of US Population
14,680	7,483	51.0%	79.1%

Digging deeper into the FCC data, 31,620 of Nevada’s approximately 1.285 Million households<sup>5</sup> lack access to the FCC’s current minimum broadband service levels of 25Mbps download and 3Mbps upload service. Five Broadband Service (Anthem Broadband, Connect Everyone, Cox Communications, GeoLinks, StarLink) providers successfully bid to serve 30,584 of the 31,620 unserved locations through the FCC Rural Digital Opportunity Fund (RDOF) in late 2020. This will enhance their ability to serve these locations. As of the publishing date of this report, the FCC has not approved distributions to any of the five providers.

When FCC data is combined with Census Data and survey data from the US Department of Commerce’s National Telecommunications and Information Administration (NTIA) and data from other Federal agencies, the stark challenge facing rural Nevada becomes even more evident. This data is combined in an effort called the I3 Connectivity Explorer. I3 Connectivity Explorer pulls data from U.S. Government agencies — FCC, Census, EPA, NTIA, USDA — and public sources including the Measurement Lab and the Pro Publica Congress API. Here are some interesting statistics about Internet Access in NV:

- A total of 678 Census tracts in NV track broadband access/broadband subscription data. This represents the entire State of NV.
- 78 Census tracts (almost all rural) in NV have 1/3 of homes with no Internet Access
- 4 Census tracts (all rural) in NV have ½ of homes with no Internet Access

Eight predominantly rural counties in NV, score above 50 what I3 Connectivity Explorer terms the digital distress index (highest distress score is 100 and the higher the score, the higher the distress). The 8 counties and their digital distress scores are: Pershing (100); Mineral (80.37); Eureka (77.76); Esmeralda (66.22); Lander (64.48); White Pine (53.02); Nye (51.46); Humboldt (50.45). The digital distress index measures the following:

- Percent of homes with a cellular data only subscription
- Percent of homes with no internet access (not subscribing)
- Percent of homes relying only on mobile devices
- Percent of homes not owning a computing device

### Nevada’s Urban Markets

Finally, even in high density metropolitan areas like Las Vegas and Reno, the latest service statistics show that there is currently one dominant competitor offering a broadband service that scales to meet the expected minimum broadband services outlined in current draft broadband stimulus bills that have been introduced in Congress. The Accessible, Affordable Internet for All Act sets minimum broadband

<sup>5</sup> <https://www.fcc.gov/auction/904>

speeds at 50Mbps symmetrical scaling to 100Mbps symmetrical service.<sup>6</sup> Currently only the cable modem broadband service provider (the cable company) offers this level of service in Las Vegas and Reno markets and cable modem service typically offers lower than 50Mbps upload speeds. Fiber to the home is available to less than 25% of the homes in each market.<sup>7</sup>

With high speed, scalable, future-proof Internet access becoming more and more important in daily lives, the State of Nevada must focus State, County and Local government efforts on broadband investments that not only address those communities that lack today's minimum level of access but also address future needs for residential and business broadband service that go well beyond the current 25Mbps download/3Mbps upload minimum broadband definition of the current FCC.

### **The Impact of COVID-19**

This document would be incomplete without the mention of the pandemic. The COVID-19 pandemic has exposed further Nevada's (NV) lack of broadband service availability particularly in rural, tribal lands and frontier parts of the State. This lack of access creates divides in access to education, access to healthcare, economic vitality for individuals and economic development opportunities for large parts of rural NV. A couple of statistics display the increased reliance on broadband service as a result of the COVID-19 pandemic.

The average daily in-home data usage in the United States has increased significantly during the coronavirus (COVID-19) outbreak in March 2020. Compared to the same time in March 2019 the daily average in-home data usage has increased by 38 percent to 16.6 gigabytes, up from 12 gigabytes in March 2019. The increase can be observed across almost all device categories with the data usage of gaming consoles and smartphones increasing the most.<sup>8</sup>

Virtual Private Network (VPN) (dedicated, secure connectivity paths from one site to another) usage in the United States has surged during the coronavirus crisis, increasing 124 percent during the two weeks between March 8 and March 22, 2020. The United States reported an increase of over 33,000 confirmed COVID-19 cases during these first two weeks in March 2020. Increased VPN usage can have many reasons, the most popular ones being access to other digital media content and social networks, and most importantly, access to different news sources. As some countries restrict access to many news and media outlets, users frequently use VPN to stay up to date with crucial developments.<sup>9</sup>

Education application usage increased by 124% year over year in this period.

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<sup>6</sup> <https://www.congress.gov/bill/116th-congress/house-bill/7302>

<sup>7</sup> <https://broadbandnow.com/Nevada/Reno?zip=89504>

<sup>8</sup> <https://www.statista.com/statistics/1106863/covid-19-daily-in-home-data-usage-change-us-2020/>

<sup>9</sup> <https://www.statista.com/statistics/1106137/vpn-usage-coronavirus/>



# CHALLENGES ON THE ROAD TO UNIVERSAL ACCESS



## Challenges on the Road to Universal Access

Nevada faces a number of different challenges in providing universal access to broadband services.

**Geography:** Nevada is a geographically large state with 90 percent of its population living in its urban areas<sup>10</sup>. Nevada's rural cities and towns are isolated, surrounded by rugged, mountainous, and arid terrain. Even though it consistently ranks as one of the five fastest growing states, Nevada ranks in the bottom 10 states in terms of population density<sup>11</sup>. The combination of distance, difficult terrain, and low population density make private investment in broadband infrastructure expensive and often unattractive to private broadband service providers as there is often no path to a return on investment.

**Distance:** Communities in Nevada are isolated; on average, distances between cities on Nevada's major rural corridors is greater than 50 miles.

**Terrain:** Due to Nevada's terrain, the cost per mile of fiber installation is in the range of \$22-\$35 per foot for buried fiber compared to the national average of \$15-\$20 per foot of buried fiber.<sup>12</sup>

**Density:** fewer potential subscribers makes it difficult to attract new providers to a community or to entice an incumbent to upgrade its infrastructure without significant public investment.

**Redundancy and Resiliency:** During the last decade, connectivity has become an important factor in the State's economic development efforts to attract, retain, and expand companies. Connectivity is important to large, new and expanding data center companies like Switch, Google, and Apple; to healthcare providers expanding coverage through telemedicine; to legacy industries like gaming and mining; and to smaller employers seeking to compete in a global marketplace. One key to successfully connecting communities and businesses alike is diverse fiber paths along key middle mile fiber routes. Route diversity or redundancy is important so that a single fiber cut does not result in a broadband outage.

Fiber routes often follow rights of way along major freeways and highways in order to minimize environmental disturbance and costs. In Nevada, important fiber routes exist along I-80, I-15, US 50, US 95, and US 6. Two problems exist in many places in Nevada that contribute to a lack of redundancy and resiliency. First, key fiber routes are single pathed, meaning that a single fiber pathway serves large areas. Second, these pathways often lack interconnect facilities in rural areas. Interconnect facilities are like off-ramps that can facilitate last-mile connections in communities.

An example of the key corridor challenges in Nevada comes from the City of Elko. Recently service providers interested in deploying last mile fiber and wireless service in the City of Elko and the Spring Creek development had difficulty getting quotes for Internet Service on diverse pathways between Reno and Salt Lake City. If a last mile provider relies on only one upstream pathway to reach an Internet on-ramp in a major city, one fiber cut, or equipment interruption causes a complete service outage. Last mile providers strongly prefer multiple pathways of upstream service to enhance the resiliency of their

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<sup>10</sup> [https://med.unr.edu/Documents/med/statewide/reports/2017FINAL\\_DATABOOK\\_ADA\\_introduction.pdf](https://med.unr.edu/Documents/med/statewide/reports/2017FINAL_DATABOOK_ADA_introduction.pdf)

<sup>11</sup> [https://www.states101.com/populations/nevada#:~:text=The%20population%20density%20in%20Nevada,\(48th%20out%20of%2056\).](https://www.states101.com/populations/nevada#:~:text=The%20population%20density%20in%20Nevada,(48th%20out%20of%2056).)

<sup>12</sup> <https://ops.fhwa.dot.gov/publications/fhwahop09021/03cost.htm>

last mile service. If the I-80 corridor in NV is challenged in this manner, imagine the challenges in other routes.

**Affordability:** It is important to note that access to broadband infrastructure does not equate to access to broadband service or broadband adoption as many households in Nevada do not subscribe to a home broadband service even when one is available to them for a variety of reasons including cost and lack of digital literacy. According to the Pew Research Center, cost was the top reason cited for not subscribing to a home broadband service.<sup>13</sup> Many individuals instead substitute their smartphone for their internet needs. Home broadband subscription rates are 10 percentage points or more lower for Blacks, Hispanics, those with a high school education or less, those earning less than \$30,000 per year, those over 65, and those living in rural areas.<sup>14</sup> Looking at broadband adoption for education, a recent US Census Bureau survey provides some insights into internet availability in households in Nevada with children during the pandemic.<sup>15</sup> 76 percent of the 536,000 households surveyed in Nevada reported always having internet available with generally lower internet availability rates for households with lower levels of education, lower levels of income, and households aged 65 and above. These same households are also less likely to own a computer, tablet, or other connected device and are more likely to rely solely on a smartphone for internet access.

**Digital Literacy:** In Nevada, senior citizens are 10 percent less likely to have home broadband service as those in the 18-64 age cohort, based on data from the 2018 American Community Survey (ACS).<sup>16</sup> As with the general population, ACS data indicate that senior citizens with low incomes, low educational attainment, that live in rural areas, are Black, Latino, female, or single, or have a disability are all more likely to not have a home broadband service. Low broadband adoption rates among seniors are both caused by and contribute to digital illiteracy. Low broadband adoption rates contribute to increasing inequities and have implications for seniors in many areas, including lack of access to information, connection to family and community, access to healthcare, and access to government services.

Given these challenges, Nevada ranks as the 35<sup>th</sup> most connected state in the US<sup>17</sup>. Population growth and greater needs for connectivity for work, education, healthcare, commerce, and entertainment mean an ever-increasing need for more broadband infrastructure. For rural cities in particular, access to reliable broadband service is now increasingly critical to attracting and retaining residents and industries.

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<sup>13</sup> <https://www.pewresearch.org/internet/2019/06/13/mobile-technology-and-home-broadband-2019/>

<sup>14</sup> Ibid.

<sup>15</sup> <https://www.census.gov/data/tables/2021/demo/hhp/hhp22.html>

<sup>16</sup> [https://agingconnected.org/wp-content/uploads/2021/05/Aging-Connected\\_Exposing-the-Hidden-Connectivity-Crisis-for-Older-Adults.pdf](https://agingconnected.org/wp-content/uploads/2021/05/Aging-Connected_Exposing-the-Hidden-Connectivity-Crisis-for-Older-Adults.pdf)

<sup>17</sup> <https://broadbandnow.com/Nevada>



# UNPRECEDENTED FEDERAL FUNDING FOR BROADBAND





## Unprecedented Federal Funding for Broadband

While this document is intended to be a long-term strategy to guide the growth of broadband access in Nevada, it comes at a unique time for the state. In response to the COVID-19 pandemic, the federal government has appropriated billions of dollars in funding that could be used for broadband infrastructure.

Some of these funds, such as the US Treasury Coronavirus Capital Fund and the US Treasury State and Local Coronavirus Recovery Fund are formula funds. Nevada's share of the funding for both broadband and infrastructure more broadly, counting the State and local governments, is over \$400 million.

Other funds, such as the National Telecommunications and Information Administration's (NTIA) Broadband Infrastructure Program grant, the NTIA Tribal Broadband Connectivity Program, and the Economic Development Authority's (EDA) Public Works and Economic Assistance Adjustment grant are competitive grants.

Recent non-pandemic-related federal funding streams for broadband infrastructure include the Rural Digital Opportunity Fund, the 5G Fund for Rural America, and the Connect America Fund II. These grant funds flow directly to telecommunications service providers who win territories in reverse auction.

These funding streams supplement existing federal funding streams like E-rate and the Rural Healthcare Program (RHP) that the State and other entities have targeted for some time. A more detailed summary of these programs can be found in Appendix 3.

These large federal allocations represent a once-in-a-lifetime opportunity to make lasting and life-changing investments to broadband infrastructure throughout the state. A thoughtful, coordinated, and cohesive effort is required to effectively leverage these funds and achieve the Governor's goal of Universal Access. Cooperation across sectors and levels of government will be critical.



# NEVADA'S BROADBAND GOALS





## Nevada's Broadband Goals

This section takes the myriad of Nevada's challenges, opportunities and best practices and wraps them into specific goals that are proposed to guide Nevada's work in broadband in the next five to ten years. The goals are detailed with specific tasks and with organizations who are expected to be involved in carrying out the tasks. Five main goals are outlined and explained below. As plans to realize these goals and objectives are made, equity should be the north star guiding public and private partners' actions and investments.

**Goal 1: By 2029 (a year after deployment deadline for RDOF funds) every Nevadan has access to affordable broadband service at home, school and work that scales to levels above the FCC's minimum standard for broadband. Community Anchor Institutions (Libraries, Schools, Universities, Colleges, 2-year Colleges, and Healthcare Providers) will also have adequate broadband service to support community needs.**

- **Lead Organizations:** OSIT; Tribal Government; County Government; Local Government; Broadband Service Providers; NV Broadband Task Force; Nevada Indian Commission
- **Definition:** The last mile service type and technology is preferred to be fiber, but in frontier areas with densities below Nevada's median density of 25.6 persons per square mile, last mile Wireless with nearby fiber backhaul and proven satellite technologies will be considered as meeting the goal. Affordability will be defined using FCC and other cost data information.
- **Task 1:** OSIT coordinates and assists State Government, Local Government, Economic Development and Service Provider efforts to pursue funding for broadband Infrastructure. The focus should be on reoccurring FCC programs including RDOF, Lifeline and E-rate, USDA and EDA grant programs as well as one-time funds from sources such as the American Rescue Plan.
- **Task 2:** OSIT, with input from relevant stakeholders and the public, develops a list of priority middle mile and last mile broadband projects.
- **Task 3:** OSIT, with input from relevant stakeholders and the public, develops equity-focused criteria and a process for allocating public broadband infrastructure funds to priority broadband projects that lead to Universal Access.
- **Task 4:** OSIT, with input from relevant stakeholders in local government, develops and awards a Broadband Ready Communities designation to encourage local governments to adopt policies that increase broadband infrastructure development, with Universal Access a key criterion in awarding the designation.
- **Task 5:** OSIT assists in the creation of Broadband Action Teams in counties, cities and Tribal Reservations and Colonies where none currently exist and facilitates a Whole Community Connectivity Program<sup>18</sup> process leveraging Community Anchor Institution broadband infrastructure as a launching point for improved home and business broadband access.

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<sup>18</sup> [https://osit.nv.gov/Broadband/Community\\_Connectivity/](https://osit.nv.gov/Broadband/Community_Connectivity/)

- **Related policy Initiatives:** Nevada Connect Kids-State E-rate Match; State Level Coordination; Public Private Partnerships; Nevada Universal Service Fund; Nevada State Infrastructure Bank; NV DOT Dig Once and Fiber Trade; Broadband Adoption.

**Goal 2: Every student has access to a connected device (Laptop, Tablet or Chromebook) and a broadband connection at school and at home capable of supporting virtual learning.**

- **Lead Organizations:** OSIT; The Nevada Department of Education; Nevada Indian Commission; Tribal Government; School Districts; Charter Schools; NevadaNet; The Nevada State Library; Local Library Systems/Districts
- **Definition:** Over the last three years significant improvement has been realized in providing mainly fiber-based, scalable, more affordable broadband connections to Nevada K-12 schools, Tribal libraries and Public libraries. The progress has been made possible through increased leverage of the FCC E-rate program. With new, increased standards for school and library connectivity taking effect in the near future, Nevada should continue its efforts to scale these connections.
- **Task 1:** OSIT continues to provide State E-rate planning and technical support to E-rate applicants with the goal that each school and library where appropriate is connected to a fiber connection that scales.
- **Task 2:** OSIT gathers annual information on student home connectivity and access to connected devices as part of Nevada's effort to define its broadband gap and provides a gaps analysis and recommendations to the legislature.
- **Task 3:** OSIT will continue to encourage service providers who receive E-rate funding to (by following E-rate rules on cost allocation) deploy new infrastructure to consider expanding their service area beyond the E-rate funded facility and serve the greater community.
- **Related Policy Initiatives:** Nevada Connect Kids- State E-rate Match; Broadband Adoption; Broadband Mapping; Broadband Ready Communities

**Goal 3: By 2025, develop and implement a plan that provides broadband infrastructure access to all hospitals, clinics, tribal clinics, and prison systems in the state.**

- **Lead Organizations:** OSIT; NV Hospital Association; State Office of Rural Health; Nevada Rural Hospital Partners; Nevada Health Centers; Nevada Rural Hospital Association; For Profit Hospitals; Nevada Indian Commission; Tribal Governments; Nevada Department of Corrections; NevadaNet
- **Definition:** Nevada's rural healthcare clinics, tribal healthcare clinics and prison systems currently rely on low bandwidth and marginally scalable connectivity that currently does not support robust telehealth services in rural and remote areas. The goal of access to a full suite of telehealth services is achievable if coordination among various entities takes place.
- **Task 1:** OSIT continues to provide FCC Rural Healthcare Program planning and technical support to eligible healthcare providers.

- **Task 2:** Use existing public and private middle mile infrastructure to cost effectively implement the statewide telehealth network. This could include:
  - Exploring using E-rate funded infrastructure that has been properly cost allocated.
  - Leveraging the NevadaNet research and education network as the foundation for a Statewide Telehealth Network.
  - Potentially expanding the reach of existing healthcare networks to interconnect with NevadaNet to reach additional healthcare providers.
- **Task 3:** Expand efforts to seek and secure Federal and private foundation funding to bring Telehealth equipment to rural public healthcare clinics and Tribal healthcare clinics.
- **Related Policy Initiatives:** Public/Private Partnerships; State Level Coordination; Nevada USF; Nevada State Infrastructure Bank; NV DOT Dig Once and Fiber Trades; Broadband Ready Communities

**Goal 4: Make access to broadband infrastructure and access to a workforce skilled in broadband infrastructure construction an economic development competitive advantage for NV.**

- **Lead Organizations:** GOED; NV DOT; OSIT; Regional Economic Development Agencies; County and Local Government; NV Treasurer; NV State Broadband Task Force
- **Definition:** Work to attract investment in key corridor fiber paths (major highways) in NV. Identify specific opportunities where more localized investment in broadband infrastructure can attract incubation, expansion or relocation of jobs.
- **Task 1:** State Workforce Development Agencies collaborate to evaluate existing broadband-related workforce supply and demand and develop policies and programs to ensure the availability of a skilled workforce that meets the needs of employers.
- **Task 2:** Where possible, add broadband infrastructure to other infrastructures being built to attract economic development opportunities. Broadband infrastructure is often a logical and cost effective add on to a road, water/sewer, electric grid or natural gas project.
- **Task 3:** Coordinate State, Federal and Private investments to align with priority middle mile, last mile broadband projects and State economic development priorities.
- **Task 4:** Create a map of Broadband Ready Communities and recent and planned State infrastructure investments that can serve as a resource to companies looking to expand or relocate to Nevada.
- **Related Policy Initiatives:** Public/Private Partnerships; NV DOT Dig Once and Fiber Trade; Broadband Ready Communities; Broadband Mapping; State Level Coordination; Nevada Broadband Workforce

**Goal 5: By 2023, a statewide coordinated effort exists to expand the reach of digital equity and inclusion programming.**

- **Lead Organizations:** OSIT, NTIA (advice); Local and County Government; Nevada Indian Commission; Tribal Government; Nevada Department of Education; Nevada State Library; Nevada System of Higher Education
- **Definition:** The NTIA has published and updated standards that define effective and efficient digital equity and broadband adoption programs. The State of Nevada, led by the lead organizations listed, should use the NTIA best practice outlines to assess localized digital equity and broadband adoption programs and offer assistance in helping these programs scale their reach and effectiveness.
- **Task 1:** Inventory, assess and help to promote local digital equity and broadband adoption programs that show promising results and reach.
- **Task 2:** Develop and regularly convene a network of digital equity stakeholders to identify barriers and needs, share promising practices, coordinate efforts and develop a digital equity and digital literacy plan.
- **Task 3:** Invite local and national experts (NTIA) to assist the lead organizations and local programs to improve the effectiveness of programs. Stage trainings or webinars that will help local programs improve their scalability and reach.
- **Related Policy Initiatives:** Broadband Adoption; Broadband Mapping; State Level Coordination; Broadband ready communities

A landscape photograph showing a mountain valley. The upper portion of the image features snow-capped mountain peaks under a hazy sky. The middle section shows a valley with rugged, rocky slopes and some snow patches. The foreground is a wide, flat area covered in dry, yellowish-brown grass and low-lying shrubs. A fence line is visible in the lower part of the foreground.

# APPENDICIES



## Appendix 1: Definitions

To understand the opportunities the broadband landscape and Nevada's opportunities to enhance broadband infrastructure, a brief explanation of the broadband infrastructure ecosystem is provided for context.

Broadband Infrastructure is also defined by three general geographic locations that define the broadband delivery system. These are Last Mile, Middle Mile and Long Haul:

**Last Mile**-The portion of the broadband/Internet Access delivery system (delivery system) that reaches individual residences, multi-dwelling apartments/high rises, mobile wireless devices, and small businesses. Last mile service technologies vary from fiber, copper, coaxial cable, fixed wireless, and mobile wireless technologies. Last mile connections flow upstream to small neighborhood interconnect points (telecommunications cabinets) and eventually to ward/district central offices that often serve thousands of connections.

**Nevada's Last Mile Landscape.** The focus of many State broadband efforts is to get service to the unserved or underserved in the State. However, a look at the available data shows that Nevada may have both a rural and urban underserved issue.

**Nevada's Rural Broadband Issue:** The scope of Nevada's rural broadband challenge is partially uncovered with a search of last mile connectivity data in the State from various sources. Current Federal Communications Commission (FCC), Microsoft and BroadbandNow data differ significantly on the status of last mile access in NV.

There is a discrepancy within the data collected by the FCC. Data from the Fixed Broadband Deployment map<sup>19</sup> published by the FCC, which is collected by FCC form 477 filings from service providers, shows on its national broadband map that every address in NV has access to 25 Mbps download/3 Mbps (25/3) upload service over Cable, DSL, Fiber, Fixed Wireless or Satellite Connections. The 25/3 service is the FCC's current definition of minimum residential broadband service.

However, the FCC, in its Rural Digital Opportunity Fund (RDOF) subsidy program eligibility maps<sup>20</sup>, shows that 31,620 residential locations in NV (out of 1.285 million households<sup>21</sup>) are eligible for RDOF program subsidies, meaning that these locations are not currently served by 25/3 service. The large majority of these locations are in rural NV, which, when the approximately 1 million households in the Las Vegas and Reno Metropolitan areas are removed, this shows that about 25% of Nevada's rural households lack 25/3 service according to the RDOF eligibility statistics.

**Nevada's Urban Broadband Issue:** BroadbandNow tracks availability of service in NV<sup>22</sup>. BroadbandNow survey and data gathering from broadband providers show that, without regard to speed, 96.8% of Nevadans have access to a wireline broadband

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<sup>19</sup> <https://broadbandmap.fcc.gov/#/>

<sup>20</sup> <https://www.fcc.gov/auction/904>

<sup>21</sup> <https://www.census.gov/quickfacts/NV>

<sup>22</sup> <https://broadbandnow.com/Nevada#:~:text=it%20revealed%20that%2093%25%20of,access%20to%201%2Dgiga-bit%20broadband.>



service (either DSL over copper, cable modem service or fiber). However, a relatively small percentage of Nevadans, 20.9%, have access to fiber last mile connections and only 24.6% of residential locations have access to gigabit broadband service. This represents about 268,565 households of NV's 1.285 Million households with access to fiber and 316,110 households with access to gigabit service.

With the number of households in the Las Vegas and Reno metro areas being in the range of 1 million households, this means that large areas of Las Vegas and Reno have no access to fiber last mile service. While cable modem service penetration across the state is high, measuring 92.9% availability, the lack of a fiber option, particularly in major metropolitan areas could lead to a lack of scalability in services in the future and a gradual degradation of service from a sole cable provider over time, with higher oversubscription rates and lack of upgrades. County and municipal officials should work with the Nevada Governor's Office of Science, Innovation and Technology to monitor service and work with existing service providers to address capacity and availability issues.

**Middle Mile**-This is the portion of the broadband delivery system that connects the series of central offices to a large, regional interconnect site. These central offices or regional interconnect sites can be owned by a single telecommunications carrier or be more neutral Interconnect sites with ownership by a third party or by several telecommunications carriers. Several Internet Service Providers often create a presence in neutral interconnect sites and sell last mile providers Internet access capacity from these sites. The middle mile network is mostly fiber in cities over 15,000 residences. In small rural towns the middle mile may still be copper or in NV, millimeter wave or other high-bandwidth wireless technologies.

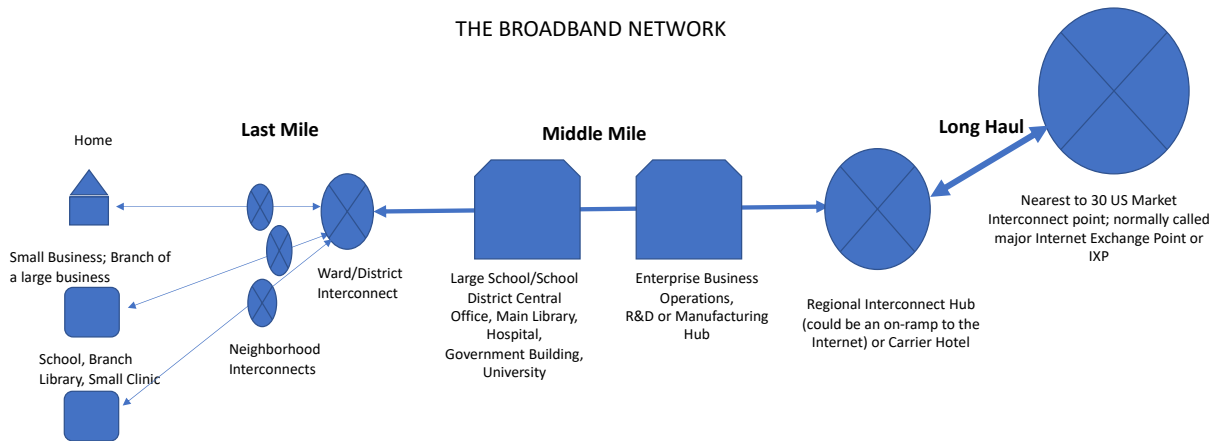
Along key corridors in NV, such as I-80, I-15, US-50, US-93, US-95, US-6, existing fiber paths are present but as work with the owner/provider has shown the last three years, these pathways often lack interconnect facilities in rural areas and are single pathed, meaning fiber feeding a site from only one direction along one path of fiber.

Economic development projects and last mile broadband deployments are now dependent on accessing multiple, diverse paths of fiber along these key trunk or middle mile routes because most companies require fiber from different directions to serve their sites so a single fiber cut does not cause a broadband service interruption.

**Long Haul**-The long-haul routes are the Interstate Highway Systems of the Internet. These are main fiber routes that connect major telecommunications interconnect points in large cities. The most valuable long-haul routes connect the neutral Internet Exchange Points in the 12 largest cities in the US (Atlanta, Boston, Dallas, Chicago, Houston, Las Vegas, Los Angeles, Miami, Seattle, San Francisco/Santa Clara, Washington DC). The next 18 largest cities continue to build value in their neutral Internet Exchange points. Owners of complete fiber or portions of fiber runs between major metro locations participate in the long-haul market.

The following diagram depicts the last mile, middle mile and long-haul portions of the broadband network.

**Figure 1: Diagram of Last Mile, Middle Mile and Long-haul Sections of the Broadband Network**



Current and future generation broadband infrastructure takes and will take four general forms: Fiber optic infrastructure; Fixed and Mobile Wireless Infrastructure, Satellites and Interconnect Infrastructure.

**Fiber Optic Infrastructure – Fiber optic cables are made of micro-sized strands of glass.** Fiber optic cable is the fastest and highest capacity broadband infrastructure. Fiber optic cable is also secure and has limited potential for signal interference. Fiber optic cable makes up nearly 100% of the long haul national, international and undersea broadband networks. Fiber optic cable is the medium for the vast majority of the middle mile portion of broadband networks and is emerging as the second most common (next to coaxial cable) infrastructure in last mile home broadband networks. Currently approximately 11 million of 126 million last mile connections in the United States are fiber connections.<sup>23</sup>

The maximum capacity of fiber optic cable to carry voice, video and data traffic has not yet been reached. The capacity is limited by the routers, switches and optics used to provision service over the fiber. Right now, speeds in excess of 1 TB are being deployed in long haul networks. Many last mile markets in the US offer 10Gbps home connections over fiber. Other countries including South Korea and Japan have standardized on fiber connections.<sup>24</sup>

**Mobile and Fixed Wireless-**Wireless infrastructure –communications towers, water towers, electric poles, other vertical assets (buildings); antennas; spectrum are all critical in the delivery of wireless broadband service. Wireless connectivity is mainly a last mile technology that is highly dependent on the wireless signal finding fiber quickly to reduce latency, spectrum conflicts and capacity overloads. In rural and remote areas, wireless signals can be regenerated and strengthened over several (3 or 4) hops, but in higher density areas the closer the fiber backhaul the better. This applies to both the fixed wireless (connectivity to a stationary device) and mobile wireless space.

<sup>23</sup> <http://blog.yalebooks.com/2020/03/30/fiber-connectivity-in-the-united-states/>

<sup>24</sup> <http://blog.yalebooks.com/2020/03/30/fiber-connectivity-in-the-united-states/>

New technologies are emerging in the wireless space. 5G is the latest generation of mobile wireless technology. 5G delivers last mile speeds in the gigabit range using several bands of different spectrums. 5G service is dependent upon a higher density of shorter towers and antennas<sup>25</sup> and more available fiber backhaul routes with greater strand counts<sup>26</sup>.

Mesh technologies are also emerging in the wireless space. A mesh network can be compared to an outdoor version of a home wi-fi network. Hundreds of outdoor outfitted wireless access points are placed around a geographic area and these wireless access points form an area of contiguous high bandwidth Wi-Fi connectivity. These mesh networks easily route around wireless access points that malfunction, lose power or are impacted by an outage. While individual connectivity to the Internet is one mesh network application, the emerging world of Internet of Things sensors, Smart City applications and other emerging applications are also improved in the mesh network environment.<sup>27</sup>

**Satellites**-Satellite broadband connectivity is usually reserved for very rural and remote areas. A signal is beamed from a satellite to a receiving dish on a customer premise. Internet traffic travels both upload and download with a fairly significant delay (latency) especially when compared to fiber or fixed wireless last mile networks. Recently, Elon Musk's SpaceX and Starlink<sup>28</sup> divisions have been testing higher satellite bandwidth speeds through the use of thousands of **low orbiting small satellites** linked by lasers to form a "mesh network in space"<sup>29</sup>. This is an exciting advancement particularly for rural area broadband and should be monitored closely.

**Interconnect facilities**-One of the issues identified as hinderance to rural broadband deployment is the investment in rural interconnect facilities.<sup>30</sup> These are physical facilities, often shipping container sized huts, that connect the middle mile or long-haul segment of a network with last mile connections. As you will read later in the feasibility study, Nevada lacks interconnect facilities on rural highways like US-50, US-93, US-95 and US-6. The lack of interconnect facilities in rural and frontier areas of NV is directly related to the lack of last mile wired and wireless broadband service in these areas. The lack of interconnect facilities makes fiber paths along these routes inaccessible to provide local service.

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<sup>25</sup> <http://www.emfexplained.info/?ID=25916#5G%20working%20with%204G>

<sup>26</sup> <https://community.fs.com/blog/5-types-of-optical-fibers-for-5g-networks.html>

<sup>27</sup> <https://www.electronicdesign.com/markets/energy/article/21750433/a-dozen-top-applications-for-mesh-networks#:~:text=Meshes%20also%20help%20tie%20together,monitoring%20and%20managing%20the%20battlefield.&text=Broadband%20wireless%20access%3A%20A%20mesh,DSL%20lines%20aren't%20available.>

<sup>28</sup> <https://www.starlink.com/>

<sup>29</sup> <https://www.theverge.com/2020/9/3/21419841/spacex-starlink-internet-satellite-constellation-download-speeds-space-lasers>

<sup>30</sup> <http://broadbandbreakfast.com/2020/09/strategies-for-interconnecting-middle-mile-and-last-mile-fiber-critical-amid-covid19-pandemic/>

## Appendix 2: Summary of OSIT’s Past and Current Efforts to Increase Connectivity in Nevada

For the last three years, Nevada, through the Nevada Governor’s Office of Science, Innovation and Technology (OSIT), has supported communities across the state in developing and implementing an integrated planning and implementation strategy to improve broadband service. This “Whole Community Connectivity”<sup>31</sup> process has the following elements:

- Organizing Community leaders across government, tribal, business, education, healthcare, transportation, public safety and concerned citizens into a community based “Broadband Action Team”
- Provide K12 Schools (mainly the public schools), libraries, tribal libraries, healthcare providers and tribal health centers with the support needed to pursue reimbursement for construction of modern broadband infrastructure and the costs of monthly broadband service through the FCC’s E-rate and Rural Healthcare Programs<sup>32</sup>
  - There has been a 500% increase in E-rate participation from FY2016 to FY2020.
  - Leveraging the Nevada Connect Kids E-rate special construction match fund appropriated by the Nevada Legislature and signed into law by the Governor. This fund has been sustained since its initial passage in 2017<sup>33</sup>. This fund provides up to 10% funding for the construction of new broadband infrastructure to serve schools and libraries and is matched dollar for dollar with additional E-rate funds.
    - In FY2020 E-rate has approved \$1.3M in special construction funding to build over 630,000 ft of fiber to the Eureka County School District, Shoshone-Paiute Tribal Library and the Austin and Battle Mountain Libraries.
- Monitor other Federal broadband subsidy (Connect America Fund, RDOF and 5G Fund for rural America); grant and loan programs (USDA Community Connect; USDA ReConnect; Economic Development Administration (EDA); and Community Development Block Grant Funding) and assist eligible communities and broadband service providers in pursuing these funds.
- Leverage Federal programs, Nevada Connect Kids E-rate state match, the Nevada Governor’s Office of Science, Innovation and Technology (OSIT) Education Broadband Grants to gain a base of modern broadband infrastructure in a community and then work with the broadband service provider owners of this modern infrastructure to extend broadband service to the remainder of the community.
- Work with the Governor’s Office of Economic Development, Nevada’s Regional Economic Development agencies, the Nevada Department of Transportation and recently, the Nevada State Treasurer to seek other public and private support for community broadband projects.
- Work with NevadaNet, the state’s Research and Education Network that provides broadband access to NSHE institutions, K12 school districts, rural healthcare, correctional facilities, and many state agencies, to extend broadband access to community anchor institutions such as local libraries, museums, and municipal buildings.

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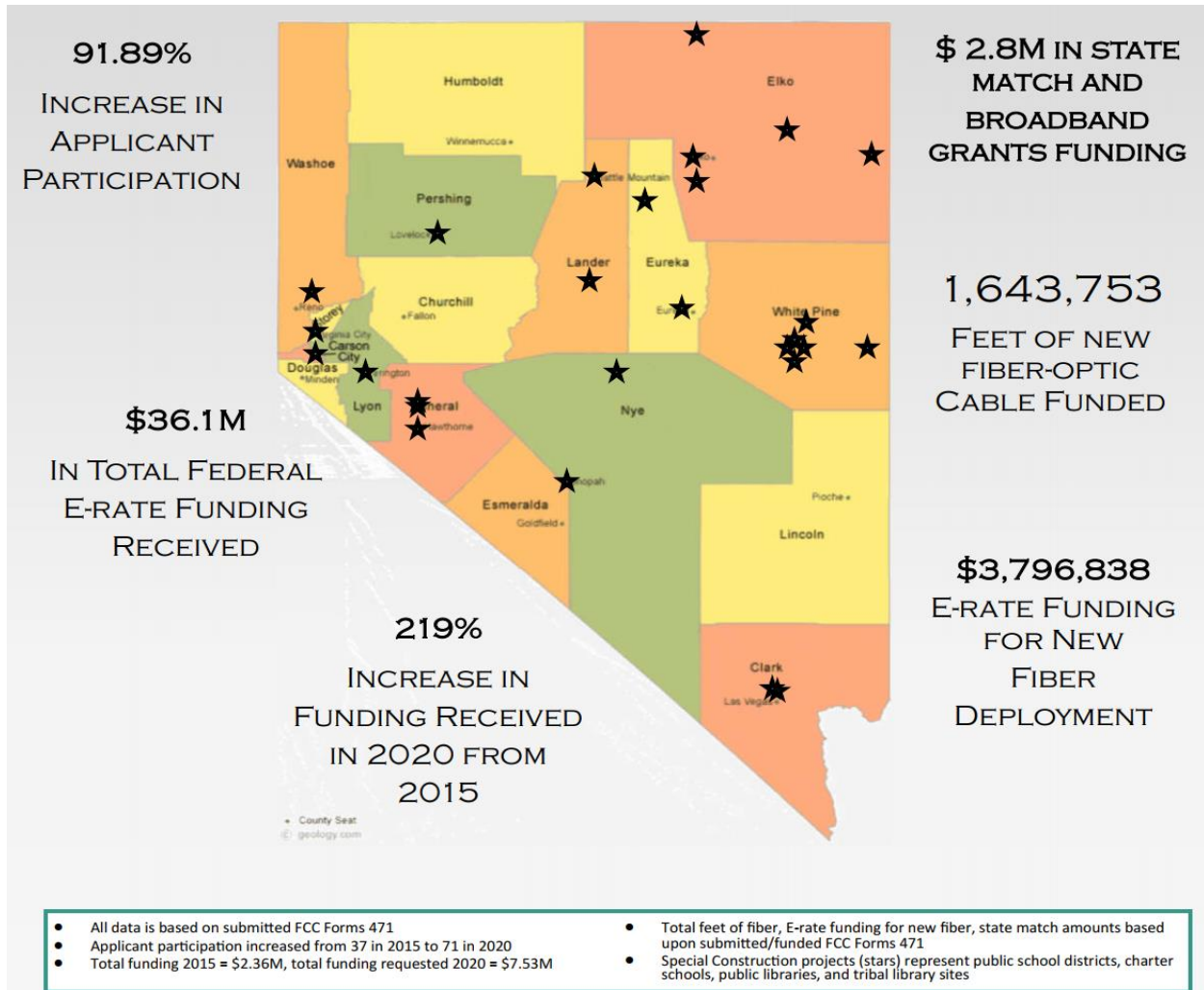
<sup>31</sup> [https://osit.nv.gov/Broadband/Community\\_Connectivity/](https://osit.nv.gov/Broadband/Community_Connectivity/)

<sup>32</sup> [https://osit.nv.gov/Broadband/NV\\_Connect\\_Kids\\_Initiative/](https://osit.nv.gov/Broadband/NV_Connect_Kids_Initiative/)

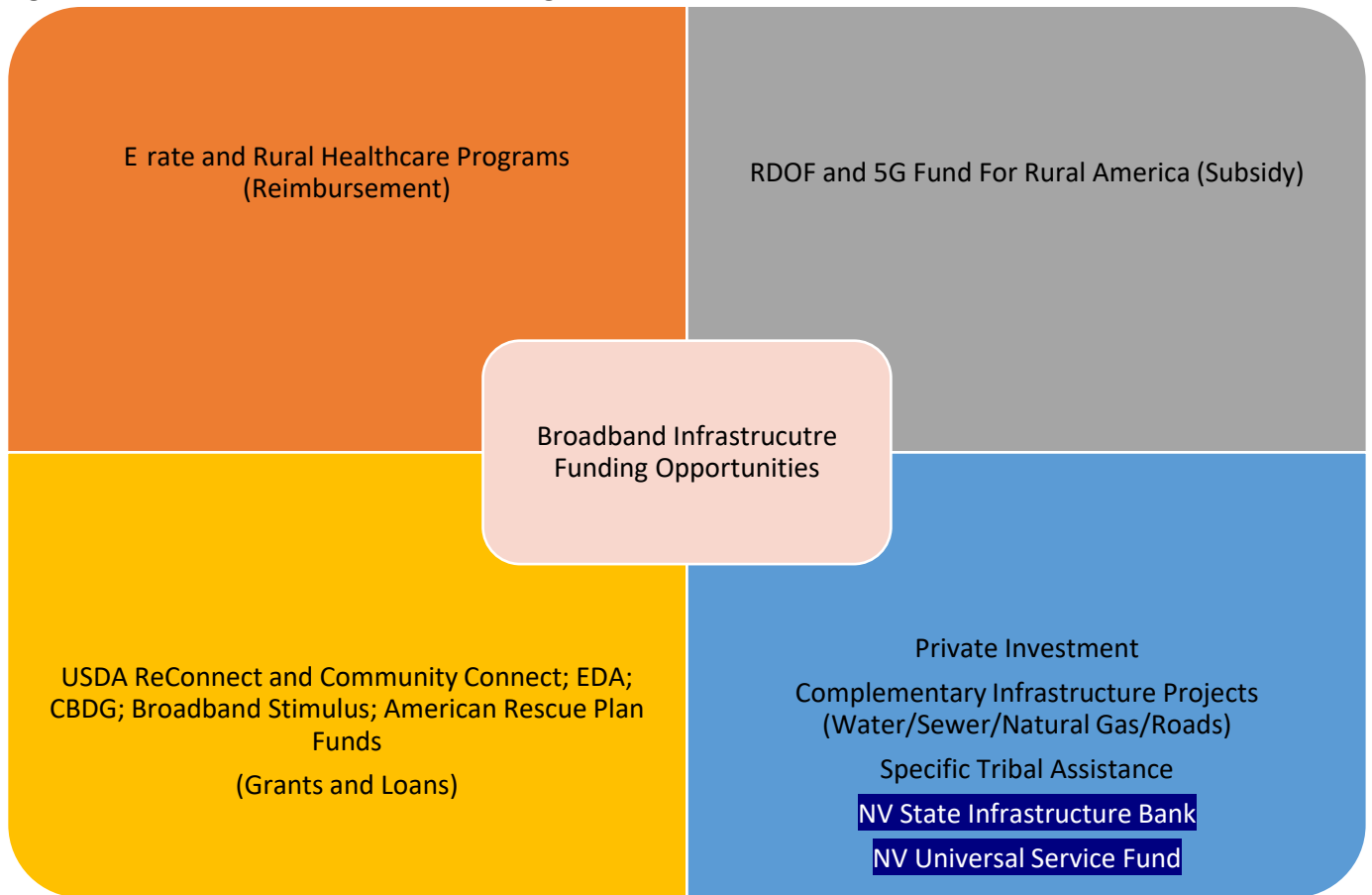
<sup>33</sup> <https://www.leg.state.nv.us/Session/78th2015/Reports/history.cfm?ID=1118>

The following chart displays areas of Nevada where, in the last three years, E-rate funds have led to the deployment of new, modern broadband infrastructure. In Ely and Elko, with assistance from OSIT, these E-rate funded projects are being used to extend robust, scalable, future proof broadband service to the remainder of the community. Other rural communities in Nevada are working to replicate the successes achieved in Ely and Elko.

**Figure 2: E-rate Funded construction projects in NV – 2017-2019**



**Figure 3: Coordination of Broadband Funding Sources**



**Dark Blue Highlights – indicates programs that are still in development**

As the diagram above depicts, broadband infrastructure has disparate and mostly complementary funding sources. Nevada Counties, Cities, Towns and Census Designated places should explore all funding sources in the upper left, upper right and lower left boxes in tandem with developing the State and Private investment opportunities listed in the lower right box.

The details regarding these funding sources were explained in the previous section. The State of Nevada offers planning and application support to Counties, Cities, Towns, Census Designated Places, School Districts, and Libraries in pursuing these funding opportunities through the:

- Governor’s Office of Science, Innovation and Technology (OSIT) (E-rate, Rural Healthcare, RDOF, 5G Fund, USDA Community Connect and ReConnect; Tribal Assistance).
- Governor’s Office of Economic Development (EDA and CBDG)
- Nevada Treasurer’s Office (NSIB and Private Investment)

Unlike many other infrastructures where grants or appropriations of funds from one program disqualify the applicant for other program funding, broadband infrastructure funding is often “stackable.” Current examples are in Elko County and White Pine County, where:

## Elko County

- Elko formed a very active broadband action committee with 20+ Community Leaders from across government, regional and state economic development agencies, business, education (K12 and Higher), healthcare, public safety, transportation and concerned citizens.
- The broadband action committee surveyed business and residential broadband customers in Elko County. A recent survey by the **Elko Daily Press**<sup>34</sup> confirmed the results of the survey the Elko Broadband Action Committee conducted 2 years earlier.
- The broadband action committee compiled a broadband action plan for Elko County based on these needs.
- After making the Elko County broadband action public, the City of Elko and Spring Creek received interest from 4 service providers to improve broadband service in the City of Elko and the Spring Creek Development.
  - This included two providers interested in deploying Fiber to the Home (FTTH) service in the City of Elko and Spring Creek
  - Nevada Gold Mines<sup>35</sup> agreed to provide seed financing to one of the FTTH service providers. Installation of service by this provider is set to begin in Q1 Calendar Year 2021.
- The broadband action committee also assisted the Shoshone-Paiute Tribe bring fiber service to the tribal library in Owyhee, NV leverage FCC E-rate funds. The same fiber plant that serves the tribal library can be leveraged to bring robust, scalable fixed wireless service to the Duck Valley reservation.
- The broadband action committee continues to work with the Te-Moak Tribe of the Western Shoshone Band Colonies in Elko, South Fork and Wells on solutions to improve service. Again, leveraging E-rate reimbursement for fiber service to the Tribal Library in these locations will be an essential element of a broader, community-based solution.
- Elko County School District successfully leveraged E-rate and Nevada Connect Kids Initiative funding to build over 125,000 feet of new fiber. This replaced 100Mbps circuits with service levels of 10Gbps.

## White Pine County

- White Pine County formed a broadband action committee with representatives from government, regional and state economic development agencies, the Ely Shoshone Tribe, education, business, healthcare and concerned citizens in 2017. This broadband action committee surveyed the business community and residential broadband customers to identify needs.
- The broadband action committee compiled a broadband action plan for White Pine County based on these needs.
- E-rate reimbursement funds were used by a for-profit service provider to replace the White Pine County School District fixed wireless network with an all fiber to the school network for the

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<sup>34</sup> [https://elkodaily.com/opinion/editorial/poll-elko-area-residents-unhappy-with-internet-options/article\\_46cfaac8-cacb-5bf2-80df-fb9db5ff4a31.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://elkodaily.com/opinion/editorial/poll-elko-area-residents-unhappy-with-internet-options/article_46cfaac8-cacb-5bf2-80df-fb9db5ff4a31.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

<sup>35</sup> [https://elkodaily.com/mining/community-broadband-project-moving-forward/article\\_2b212f8b-5c8e-5513-9101-2c558914b286.html](https://elkodaily.com/mining/community-broadband-project-moving-forward/article_2b212f8b-5c8e-5513-9101-2c558914b286.html)

School District instructional facilities in Ely, Baker, Lund and McGill. These builds totaled over 337,000 feet of new fiber. This replaced 100Mbps circuits with service levels of 1Gbps.

- A private provider also leveraged E-rate reimbursement funds to build fiber to the White Pine County Library in Ely, the Learning Bridge Charter Academy, and the Ely Shoshone Tribal Library
- A private provider also leveraged Rural Healthcare program reimbursement funds to provide service to the Ely Shoshone Tribal Healthcare Clinic

The OSIT Whole Community Connectivity<sup>36</sup> process, which is offered to every County, City, Town and Census Designated place in NV at no cost, helps broadband action teams formed in Counties/Cities/Towns/Census Designated places work with private sector service providers to logically and systematically pursue these funding sources. Beyond Elko and White Pine counties, the following communities have also participated in the Whole Community Connectivity Program: The Town of Austin; Humboldt County; City of Mesquite; Pershing County; City of Ely; Lander County; Tahoe Transportation Authority; Carson City; Douglas County; Ely Shoshone Reservation; Moapa River Indian Reservation- Moapa Paiutes; Te-Moak- Battle Mountain, South Fork, and Wells bands; Fort McDermitt Indian Reservation- Shoshone and Paiute Tribes.

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<sup>36</sup> [https://osit.nv.gov/Broadband/Community\\_Connectivity/](https://osit.nv.gov/Broadband/Community_Connectivity/)



## Appendix 3: Summary of Federal Broadband Programs

In the coming months, there will be unprecedented levels of Federal Broadband Investments. This will seed investments of private capital from broadband service providers and private equity firms. The Federal Investments will come both from existing program and potential infrastructure stimulus appropriations bills that will be undertaken in the 117<sup>th</sup> Congress.

The existing and planned Federal Sources of Funding are as follows:

Fund Source	Fund Name and Definition	Process/Nevada
<p><b>Federal Communications Commission (FCC)</b></p>	<p><b>Rural Digital Opportunity Fund – (RDOF)</b> the RDOF is the successor to the FCC’s Connect America Fund. It will distribute \$20 Billion via reverse auction to bridge rural broadband gaps. The first phase of the auction will begin in October 2020 and will award \$16 Billion in 10-year broadband subsidies for Service Providers (\$1.6 Billion per year for 10 years). The subsidies are awarded via reverse auction. Reverse auction participants bid against reserve prices for eligible census blocks.</p>	<p>Auction began on October 29<sup>th</sup> and concluded on 12/1/2020.</p> <p>Nevada had 31,623 locations that are identified by the FCC as lacking minimum broadband service. Through the auction 30,584 of these locations will receive service over the next 5 years. Service Providers were awarded \$63.5M over the next 19 years to serve these 30,584 locations.</p> <p>Appendix 4 contains a table of the RDOF awards by County for the State of NV.</p> <p>In addition, the FCC’s predecessor program to RDOF, the Connect America Fund (CAF) awarded \$25.5 Million in broadband subsidies to service providers to deploy 25Mbps download 3 Mbps upload service in rural parts of NV. This money was awarded in 2018 and deployments of service are underway. The CAF awards are also listed in Appendix 4.</p>

Fund Source	Fund Name and Definition	Process/Nevada
<p><b>FCC</b></p>	<p><b>5G Fund for Rural America-</b> \$9 Billion in subsidies awarded via reverse auction to introduce 5G mobile wireless service to most rural</p>	<p>The first round of funding will be \$8 Billion. The first round is expected to begin in late calendar year 2022. Expect</p>

areas of the country. This will be particularly relevant in NV as much of the State lacks mobile wireless service. There is a special allocation for enhancing wireless service on tribal lands in the 5G Fund for Rural America.

significant investments in NV from this program, in the range of \$7.5-8 Million per year for 10 years.

The final rules for the 5G Fund for Rural America will be considered by the FCC Commissioners at their monthly open meeting on October 27, 2020.

First analysis shows that 65% of the land area of NV would be eligible for subsidy funding under this program.

Fund Source	Fund Name and Definition	Process/Nevada
FCC	<p><b>E-rate</b>-The FCC's E-rate program reimburses applicants (School Districts, Schools, Library Systems, Libraries) for the cost of their broadband connections (<a href="#">FCC E-rate Website</a>).</p> <p>Reimbursements range from 20-90% of the total one-time and monthly recurring costs. The reimbursement rate is based on the % of student participation in the National School Lunch Program (NSLP) in the district.</p>	<p>School or library must follow E-rate procurement guidelines.</p> <p>Nevada School Districts; Libraries; Tribal Schools and Tribal Libraries receive about <b>\$12 Million annually</b> in reimbursements for broadband services under the E-rate program and over \$170 Million over the life of the Program.</p>
FCC	<p><b>Rural Healthcare Program (RHP)</b> - The FCC's RHP provides reimbursements for broadband connections to rural healthcare providers and some urban healthcare providers if a member of a consortium that has a majority of rural based members. The RHP has two funding scenarios, the telecommunications program and the healthcare connect fund (HCF). The Healthcare Connect Fund is a flat 65% reimbursement of broadband costs for participants.</p>	<p>Applicants must follow <a href="#">RHP procurement guidelines</a></p> <p>Nevada rural healthcare providers have participated in this reimbursement program for over a decade. Nevada's share of funding however has been below potential.</p>

Fund Source	Fund Name and Definition	Process/Nevada
US Treasury	<p><b>State and Local Coronavirus Recovery Fund-</b> Revenue Replacement for lost state and local revenue; Fund unemployment shortfalls; Fund budget shortfalls; Infrastructure projects and investments in water, sewer, or broadband.</p>	<p>Under the interim final rule, eligible projects are expected to focus on locations that are unserved or underserved. The interim final rule treats users as being unserved or underserved if they lack access to a wireline connection capable of reliably delivering at least minimum speeds of 25 Mbps download and 3 Mbps upload. This threshold is consistent with the FCC’s benchmark for an “advanced telecommunications capability.” This threshold is also consistent with thresholds used in other Federal programs to identify eligible areas to be served by programs to improve broadband services.</p>

Fund Source	Fund Name and Definition	Process/Nevada
US Treasury	<p><b>Coronavirus Capital Fund-</b> Broadband Infrastructure and Broadband Infrastructure Planning are the only eligible expenditures.</p>	<p>A minimum amount of \$100 Million will be allocated to each state with another \$4 Billion being allocated based on population. Treasury guidance for the Coronavirus Capital Fund is expected to stay consistent with the State and Local Fund.</p>

Fund Source	Fund Name and Definition	Process/Nevada
NTIA	<p><b>Broadband Infrastructure Program-</b> \$288 Million competitive grant program for deployment of broadband infrastructure</p>	<p>Must be a covered partnership to be eligible to apply. The Act defines a covered partnership as a partnership between: (A) a State, or one or more political subdivisions of a State; and (B) a provider of fixed broadband service. A</p>

covered partnership must include at least one provider of fixed broadband service and a fixed broadband service provider can be a partner in more than one application. The Governmental Entity must be the lead applicant.

Fund Source	Fund Name and Definition	Process/Nevada
<p><b>NTIA</b></p>	<p><b>Tribal Broadband Connectivity Program-</b> \$980 Million competitive grant program for the deployment of broadband infrastructure and broadband adoption programs, including use and digital equity.</p>	<p>All 27 Tribes, Bands, and Colonies in Nevada are eligible to apply. Projects that promote the adoption and use of broadband services are eligible for funding, including:</p> <ul style="list-style-type: none"> <li>(i) Broadband education, awareness, training, access, equipment and support</li> <li>(ii) affordable broadband programs, such as providing free or reduced-cost broadband service and preventing disconnection of existing broadband service;</li> <li>(iii) distance learning;</li> <li>(iv) telehealth;</li> <li>(v) digital inclusion efforts; and</li> <li>(vi) broadband adoption activities.</li> </ul>

Fund Source	Fund Name and Definition	Process/Nevada
<p><b>US Department of Commerce- Economic Development Authority</b></p>	<p><b>Public Works and Economic Assistance Adjustment Grant-</b> Competitive grant program that funds projects that respond to economic injury as a result of the COVID-19 pandemic.</p>	<p>EDA solicits applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA’s Public Works and EAA programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of</p>

economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities. EDA provides strategic investments on a competitive- merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States.

State and local governments, Tribes, higher education, and other non-profits are eligible recipients of funding.

## Appendix 4: RDOF and CAFII Results

### Rural Digital Opportunity Fund Results – Released 12/7/2020

NV RDOF Results				
State	County	Company	Locations	10 year subsidy
Nevada	Carson City, NV	Connect Everyone LLC	379	\$1,600,375.59
Nevada	Carson City, NV	Space Exploration Technologies Corp.	58	\$256,688.00
Nevada	Carson City, NV Total		437	\$1,857,063.59
Nevada	Clark, NV	Connect Everyone LLC	4,689	\$17,991,475.45
Nevada	Clark, NV	Cox Communications, Inc.	812	\$286,903.30
Nevada	Clark, NV	Space Exploration Technologies Corp.	205	\$264,332.70
Nevada	Clark, NV Total		5,706	\$18,542,711.45
Nevada	Douglas, NV	California Internet, L.P. dba GeoLinks	69	\$406,968.00
Nevada	Douglas, NV	Connect Everyone LLC	1,697	\$2,528,916.00
Nevada	Douglas, NV Total		1,766	\$2,935,884.00
Nevada	Elko, NV	Connect Everyone LLC	2,077	\$9,533,198.18
Nevada	Elko, NV	Safelink Internet LLC	1,244	\$983,934.00
Nevada	Elko, NV	Space Exploration Technologies Corp.	26	\$142,263.00
Nevada	Elko, NV Total		3,347	\$10,659,395.18
Nevada	Esmeralda, NV	Space Exploration Technologies Corp.	568	\$1,035,680.10
Nevada	Esmeralda, NV Total		568	\$1,035,680.10
Nevada	Eureka, NV	Connect Everyone LLC	557	\$2,352,003.17
Nevada	Eureka, NV Total		557	\$2,352,003.17
Nevada	Humboldt, NV	California Internet, L.P. dba GeoLinks	267	\$706,356.00
Nevada	Humboldt, NV	Connect Everyone LLC	2,552	\$844,687.30
Nevada	Humboldt, NV Total		2,819	\$1,551,043.30
Nevada	Lander, NV	California Internet, L.P. dba GeoLinks	175	\$290,316.00
Nevada	Lander, NV	Safelink Internet LLC	1,484	\$213,727.50
Nevada	Lander, NV Total		1,659	\$504,043.50
Nevada	Lincoln, NV	Space Exploration Technologies Corp.	1	\$10,531.50
Nevada	Lincoln, NV Total		1	\$10,531.50

<b>Nevada</b>	Lyon, NV	California Internet, L.P. dba GeoLinks	2,158	\$4,816,079.50
<b>Nevada</b>	Lyon, NV	Connect Everyone LLC	1,446	\$1,627,781.20
<b>Nevada</b>	Lyon, NV Total		3,604	\$6,443,860.70
<b>Nevada</b>	Mineral, NV	Space Exploration Technologies Corp.	57	\$86,122.60
<b>Nevada</b>	Mineral, NV Total		57	\$86,122.60
<b>Nevada</b>	Nye, NV	Space Exploration Technologies Corp.	1,854	\$1,458,497.50
<b>Nevada</b>	Nye, NV Total		1,854	\$1,458,497.50
<b>Nevada</b>	Pershing, NV	California Internet, L.P. dba GeoLinks	153	\$183,642.00
<b>Nevada</b>	Pershing, NV	Connect Everyone LLC	1,233	\$1,582,607.40
<b>Nevada</b>	Pershing, NV Total		1,386	\$1,766,249.40
<b>Nevada</b>	Storey, NV	California Internet, L.P. dba GeoLinks	59	\$107,316.00
<b>Nevada</b>	Storey, NV	Connect Everyone LLC	1,241	\$1,479,029.80
<b>Nevada</b>	Storey, NV Total		1,300	\$1,586,345.80
<b>Nevada</b>	Washoe, NV	Connect Everyone LLC	1,525	\$6,439,506.00
<b>Nevada</b>	Washoe, NV	Space Exploration Technologies Corp.	207	\$604,440.30
<b>Nevada</b>	Washoe, NV Total		1,732	\$7,043,946.30
<b>Nevada</b>	White Pine, NV	California Internet, L.P. dba GeoLinks	264	\$173,645.50
<b>Nevada</b>	White Pine, NV	Connect Everyone LLC	3,527	\$5,529,587.30
<b>Nevada</b>	White Pine, NV Total		3,791	\$5,703,232.80
<b>Nevada Total</b>			30,584	\$63,536,610.90

**CAF II 903 Auction Awards – from 2018-Deployments are underway**

<b>Connect America Fund Phase II Auction Nevada Results by County (Total Support \$)</b>					
<b>State</b>	<b>County</b>	<b>Bidder</b>	<b>Locations</b>	<b>Total Support (10 years)</b>	<b>PER LOCATION</b>
<b>NV</b>	Elko	Commnet Wireless, LLC	148	\$612,006.20	\$ 4,135.18
<b>NV</b>	Esmeralda	Commnet Wireless, LLC	274	\$47,581.00	\$ 173.65
<b>NV</b>	Eureka	Commnet Wireless, LLC	660	\$1,914,057.60	\$ 2,900.09
<b>NV</b>	Humboldt	Commnet Wireless, LLC	1,699	\$2,456,802.40	\$ 1,446.03
<b>NV</b>	Lander	Commnet Wireless, LLC	979	\$2,516,683.00	\$ 2,570.67
<b>NV</b>	Lyon	California Internet, L.P.	454	\$1,833,910.40	\$ 4,039.45
<b>NV</b>	Lyon	Commnet Wireless, LLC	1,248	\$1,932,197.50	\$ 1,548.24

<b>NV</b>	Mineral	Commnet Wireless, LLC	870	\$1,469,564.20	\$ 1,689.15
<b>NV</b>	Nye	Commnet Wireless, LLC	2,790	\$4,245,177.60	\$ 1,521.57
<b>NV</b>	Pershing	Commnet Wireless, LLC	804	\$2,089,877.40	\$ 2,599.35
<b>NV</b>	Washoe	Commnet Wireless, LLC	1,997	\$4,802,110.20	\$ 2,404.66
<b>NV</b>	White Pine	Commnet Wireless, LLC	1,375	\$1,583,779.60	\$ 1,151.84
Total			<b>13298</b>	<b>\$ 25,503,747.10</b>	<b>\$ 1,917.86</b>



## Appendix 5: Priority Infrastructure Projects

There are several worthwhile broadband infrastructure projects in NV that have immediate time horizons. These projects are constantly monitored and updated by the Nevada Governor’s Office of Science, Innovation and Technology (OSIT). OSIT, through its State Broadband Office, works with Communities, Healthcare Providers, School Districts, Service Providers and Tribal Governments to discuss and incubate broadband infrastructure projects.

It is envisioned that funding for these projects would make use of multiple sources of capital including private investment, federal program grants, low interest loans and reimbursements, conduit leases from NV DOT projects and potential investment/financing from the NSIB.

A few of these projects are listed below:

Project location	Project name	Description	Investment
<b>I-80 UT to CA Border</b>	I-80 Alternative Route	<p>Build an alternative path of fiber along the I-80 Corridor from the Utah to the CA Border.</p> <p>Providers have long required an alternative path along the I-80 corridor. The lack of a diverse path has limited:</p> <ul style="list-style-type: none"> <li>- Broadband options for cities and towns along the I-80 corridor</li> <li>- Economic development and job growth from entities like mining operations; data centers; advanced manufacturing facilities that require more than one upstream Internet pathway for resiliency.</li> </ul> <p>Several service provider partners would likely be interested in investing with the State in this pathway. This path of fiber could also qualify for Federal broadband stimulus if there is a program in the 117<sup>th</sup> Congress.</p>	<p>Assume NV DOT grants right of way access at no cost in exchange for a State owned conduit</p> <p>\$76 Million Cost estimate for 411 miles of buried fiber @ \$35 per foot (engineering; permitting; materials; labor)</p>
<b>Clark County</b>	Clark County Rural Fiber	Fiber to serve Indian Springs; Goodsprings and Searchlight; Mesquite	<p>\$40 Million for diverse fiber builds into the communities.</p> <p>Cox Communications is interested in serving these</p>

			markets and would likely lease fiber if infrastructure is built to these markets that interconnects with other long-haul fiber routes.
<b>Nevada Side of the Tahoe Basin</b>	Tahoe Basin Fiber	Fiber to the Home infrastructure on the NV side of Lake Tahoe	Federal transportation funding and emergency management funding is partially secured. Private investment could be used to build laterals off middle-mile routes of fiber to reach homes.  \$12-15 Million cost estimate.
<b>US-50 Ely to Fallon</b>	Create rural interconnects on US-50	Creating interconnect points in Eureka, Austin and Middlegate on existing Zayo and NV Energy fiber route along US-50	These interconnect facilities would allow more robust broadband service to residential and business customers in the few communities along US-50. Cost is about \$350K per interconnect.  Switch could be a potential partner on this.
<b>US-6; US-95; Alt-95; US-395</b>	Create rural interconnects	<b>Reference the NDA Las Vegas to Reno Corridor Project</b> Enhancing interconnect facilities along these corridors – Warm Springs, Tonopah, Coaldale, Mina, Hawthorne, Schurz; Minden; Gardnerville; Yerington	Switch, VEA, Praxis and CC Comm would be potential partners. This is placement of some new facilities but also increasing the capacity of some existing facilities. Enhancing the ability to provide 10G and eventually 100G backhaul. \$4 Million
<b>I-80 Corridor from West Wendover to Reno</b>	Enhance Sprint and CenturyLink/Level3 Interconnect facilities along the I-80 Corridor	Enhancing the capability to provision 100G bi-directional upstream services from Internet PoPs along I-80. These are interconnect facilities along the existing single path fiber. The interconnect facilities will require upgrade in the next two to five years.	Switch, Sprint and CenturyLink/Level3 would be the partners here. \$6 Million investment approximately.
<b>Elko/Spring Creek</b>	Fiber to the Home	Invest with one of two providers interested in deploying Fiber to the Home and Fiber to the business in this market.	\$42 Million project; Vendors are seeking bridge financing of about \$14 Million until revenue generation begins.

<b>Tribal Lands</b>	Enhanced service to tribal residences on tribal lands	Duck Valley Indian Reservation (Owyhee/Elko); Duckwater Indian Reservation (Nye); Ely Shoshone Reservation (White Pine); Fallon Paiute-Shoshone Reservation (Churchill); Fort McDermitt Indian Reservation (Humboldt); Fort Mojave Indian Reservation (Clark); Goshute Reservation (White Pine); Las Vegas Indian Colony (Clark); Lovelock Indian Colony (Pershing); Moapa River Indian Reservation (Clark); Pyramid Lake Indian Reservation (Washoe/Storey/Lyon); Reno-Sparks Indian Colony (Washoe); Te-Moak Tribe (Elko and Lander); Walker River Indian Reservation (Mineral/Churchill/Lyon); Washoe Tribe (Douglas); Winnemucca Indian Colony (Humboldt); Yerington Reservation (Lyon); Yomba Reservation (Nye)	Increase fixed wireless and fiber penetration on tribal lands; Seed money may be available from Federal and State sources.  \$30 Million approximate
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This is not meant to be an exhaustive list, but the pipeline of projects is constantly assessed and updated.

## **Multi-Family Housing Rehabilitation Standards**

### **Purpose**

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:

- 1. Capital Needs Assessment & Report**
- 2. Uniform Physical Condition Standards (UPCS)**
- 3. Accessibility**
- 4. Disaster Mitigation**
- 5. State and local codes**
- 6. Health and Safety**
- 7. Lead-based paint**
- 8. Major systems**

### **Intent**

The Nevada Housing Division has created these Multi-Family Housing Rehabilitation Standards to ensure the provision of safe, decent, durable, high-performing and affordable housing. They apply to multi-family housing also written to comply with the requirements of the HOME Investment Partnership Program (HOME). Rehabilitation work will comply with local codes and UPCS Standards and be supported by a certified Capital Needs Assessment (CNA)/Physical Needs Assessment (PNA) report.

### **CNA/PNA Professional Credentials & Certification**

The Capital Needs Assessment (CNA) or Physical Needs Assessment (PNA) will be conducted on all rehabilitation projects by a properly credentialed and certified professional. A professional architect/engineer must be licensed/certified by the State of Nevada and be independent (arm's length) of the owner/developer. An architect or engineer must certify the CNA/PNA report as a true assessment of the proposed rehabilitation in compliance with HTF rehabilitation standards.

### CNA/PNA Assessment

The Inspection and CNA/PNA must include the following areas:

9. Major Systems:
10. Site:
11. Interior:
12. Long Term Physical Needs:
13. Analysis of Replacement Reserves:
14. Health & Safety
15. Age of units

### Capital/Physical Needs Report

The Capital/Physical Needs Report must contain the following completed actions, information and analysis:

16. On-Site inspections of all residential units and tenant common areas consistent with the Uniform Physical Condition Standards (UPCS) protocol
17. Description of any and all physical deficiencies based upon UPCS inspection items, file reviews, interviews with property owner, management and staff and the tenants.
18. Estimate of remaining useful life of all Major Systems based upon age and existing condition.
19. Assessment of potential impact of natural disasters (e.g. Earthquake, Flooding, Wildfire etc.) in accordance with Nevada local codes and ordinances
20. Recommendations for physical improvements to meet accessibility standards, including any physical obstacles to meeting these standards.
21. Recommended amount of initial and monthly deposit required for Replacement Reserve account taking inflation and the NHTF 30-year affordability period into consideration.
22. Cost benefit analysis driven recommendations for physical improvements and upgrades costing greater than \$5,000 to systems resulting in reduced operating expenses such as Individual Utility Metering, Insulation, Energy Star Rated Windows, Setback Thermostats etc.
23. Establish the Scope of Work based upon completion of the Rehabilitation Scope of Work Checklist (*attached*)

24. The rehabilitation work must be consistent with the Capital/Physical Needs Assessment and described in sufficient detail to allow the Nevada Housing Division Team to review and approve written cost estimates, conduct inspections and determine cost reasonableness and necessity.

**Uniform Physical Conditions Standards (24cfr 5.703)**

These standards are designed to meet or exceed the Uniform Physical Condition Standards (UPCS) and ensure upon completion, the assisted project and units will be decent, safe, sanitary and in good repair as described in 24 CFR 5.703. Uniform Physical Condition Standards for Multifamily Housing Rehabilitation identifies, at a minimum, those items that must be inspected along with the observable deficiency and the type and degree of deficiency that must be addressed. Any deficiency found to exist under the UPCS inspection must be addressed, even if a specific standard for that item is not included in this document. In the event that a specific standard is not included for an observed deficiency, the repair shall be completed in a thorough and workmanlike manner in accordance with industry practice.

**Application Threshold Criteria**

25. Submittal of a completed Rehabilitation Scope of Work Checklist

26. Submittal of a completed Capital / Physical Needs Assessment

Both the Checklist and CNA/PNA Assessment must be completed or updated within the previous six months of submission.

**Post-Award Development Phase**

27. An initial inspection will be conducted by the Nevada Housing Division Team to verify the deficiencies as identified in the CNA/PNA or any additional deficiencies.

28. Progress inspections and Final Inspection will be conducted to determine that rehabilitation work was completed in accordance with the Scope of Work and sufficiently addressed the Capital / Physical Needs Report

**Project Completion**

29. All residential and tenant common areas must compliant with NHTF Rehabilitation Standards as verified by the Final Inspection before:

30. Project Close Out

31. Final Disbursement

32. Project Completion in IDIS

## Establishing Scope of Work Priorities:

### **Priority #1 Health & Safety**

For all Rehabilitation Projects, Health and Safety standards represent the highest priority work to be completed first, especially if they are life threatening. Any and all life-threatening health and safety deficiencies shall be corrected in every rehabilitation project, regardless of funding source **and must be addressed immediately if the housing is occupied**. EXHIBIT 5 identifies life-threatening deficiencies in (*\*bold italic*) for the property site, building exterior, building systems, common areas, and units.

### **Priority #2 Major Systems Useful Life**

The remaining useful life of all major building systems, which shall be estimated through a Capital Needs Assessment (CNA), must cover the period of affordability. Those systems that are found to be at or near the end of their useful life shall be repaired or replaced as part of the rehabilitation of the project. A replacement reserve shall be established and monthly payments made to the reserve account in an amount adequate to repair or replace systems as needed through the entire period of affordability. Major systems include the structure, roof, cladding, weatherproofing (windows, doors, siding, gutters, etc.), plumbing, electrical, heating, ventilation, and air conditioning.

### **Priority #3 Code Violations**

Violations shall constitute any violation of locally adopted building code, housing code, zoning ordinance, and/or disaster mitigation standards. It is important for Grantees and their Contractors/Subcontractors to be knowledgeable about their local codes, and to communicate freely with local code officials if their code requirements are unclear. If there are no locally adopted building codes, then State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)).

### **Expected Useful Life / Scope of Work and Capital Planning**

33. The Scope of Work for housing rehabilitation projects must consider the remaining expected useful life of all building components regarding building long-term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable HTF period of affordability (30 years) shall be considered for replacement or repair. Additionally, new components with an expected useful life of less than 30 years shall be considered for future replacement.

34. Once a scope of work has been developed by the grantee and their development team, the grantee must also develop a Capital Needs Assessments. Whether or not a particular building component has been replaced, repaired, or otherwise updated as part of the rehabilitation scope of work, all building components, and major systems must demonstrate adequate funding to be viable for at least 20 years, the length of the capital plan, with subsequent updates every five years during the 30-year affordability period.

Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way that maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.

### **Energy Efficiency**

See Section 12.1.7 2018 Nevada State Qualified Allocation Plan.

### **Disaster Mitigation**

To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.

### **Rehabilitation Project Architectural Design Standards**

35. Historic Buildings shall be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings. In the absence of a Programmatic Agreement among the State of Nevada Historic Preservation Officer, NHD, and the Advisory Council on Historic Preservation for the administration of the HTF Program (the “HTF Programmatic Agreement”), scopes of work shall be reviewed and approved by an NHD Historic Preservation Consultant in consultation with the State Historic Preservation Officer. If/when there is an HTF Programmatic Agreement, scopes of work shall be reviewed and approved by NHD’s Historic Preservation Consultant in accordance with the HTF Programmatic Agreement.
36. Accessibility for Housing that is rehabilitated with HTF funds must meet all applicable federal and state regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking HTF funds consult with a qualified design professional.

#### Accessibility Requirements Overview

37. General Requirements:
- a. Projects shall meet applicable Federal and State Regulations and Rules
  - b. The number of accessible apartment units shall be determined by the code requirements.
38. Projects shall comply with other standards as may apply or be required by funding sources (i.e. USDA Rural Development)
39. Comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8
40. Substantial rehabilitation (defined as projects with 15 or more total units and the cost of rehabilitation is 75% or more of the replacement cost):
41. At least 5% of the units (1 minimum) must be made fully accessible for persons with mobility impairments based on the Uniform Federal Accessibility Standards (UFAS).
42. In addition, at least 2% of the units (1 additional unit minimum) must be made accessible for persons with sensory impairments.
43. Common spaces must be made accessible to the greatest extent feasible
44. For projects with “less-than-substantial” rehabilitation (anything less than “substantial”), the project must be made accessible to the greatest extent feasible until 5% of the units are physically accessible, and common spaces should be made accessible as much as possible.

#### **45. Building Design shall address the following components:**

46. Building access – in general the access to a building shall be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building shall also be safe and logical.
47. Means of egress components shall be in conformance with Chapter 10 of the IBC, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination, and signage.
48. Housing Unit Layout:
49. Room sizes –minimum in accordance with IBC 1208 and/or local codes.
50. The interior environment shall comply with Chapter 12 of the IBC.
51. Kitchens – in general, for apartment buildings – each unit will have a functional and code-compliant kitchen. SRO’s and other special housing types may be an exception.

52. Baths – in general, for apartment buildings – each unit will have a functional and code compliant bath in accordance with IBC 1210. SRO’s and other special housing types may be an exception.
53. Storage – adequate clothes closets, pantry, and general storage shall be provided.
54. Amenity Spaces - provision for laundry facilities, bike storage, trash, & recycling, and other utility or common spaces may be made in accordance with the goals of the project program. The project developers are encouraged to consider adding such amenities as may be appropriate to enhance the livability of the housing for the tenants.
55. Solid Waste Disposal – provision shall be made to enable the tenants and property management staff to handle and store solid waste.
56. Existing outbuildings and utility structures, which are being retained, shall be in sound and serviceable condition, and not create health, safety, or undue maintenance issues for the project.

### **57. Applicable Laws and Regulations**

These Rehabilitation Standards are not meant to substitute for a thorough understanding of all the regulations that may apply to your projects. The following statutory and regulatory requirements are applicable to projects funded with federal funds:

58. HUD: HOME, HTF or CDBG regulations (depending on the funding source used)
59. Accessibility Requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131 – 12189) Implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201 shall also meet the construction requirements at 24 CFR 100.205.
60. NEPA Environmental Review
61. Local Code: Current locally adopted Building, Housing and Zoning Codes, including any local Disaster Mitigation Standards
62. If no local Building Code then: State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)).
63. Federal Code: For programs funded with HOME or HTF funds after January 24, 2014, HUD will adapt the Uniform Physical Condition Standards (UPCS) inspection protocol for housing rehabilitation.
64. Environmental Protection Agency (EPA) regulations including the RRP regulations for Lead Based Paint.
65. EPA regulations for the Resource Conservation and Recovery Act (RCRA), dealing with hazardous materials.
66. Life Safety Code – NFPA 101 as published by the National Fire Protection Association.

The following are additional guidelines and codes that may apply:

67. Energy: A locally adopted energy code, 2009 (or newer) International Energy Conservation Code (IECC).
68. Accessibility: ANSI standards for accessibility by disabled residents
69. HAZMAT: HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

### **Minimum requirements for the materials and methods used.**

70. All construction materials and methods shall be compliant with locally adopted building codes. If there are no local codes, then they shall comply with State Code (the National Electrical Code (NEC), the International Plumbing Code (IPC) 2015 and the International Fire/Gas Code (IFGC), and the International Existing Building Code of the ICC (IEBC)). *Note: At the time of publication and adoption of these standards, the*



*adopted codes referenced are believed to be those in force. As standards and codes change and are put into effect by the governing authorities having jurisdiction, the new standards and codes will apply in lieu of those referenced.*

71. The requirements of regulatory agencies such as the local government’s Building, Housing and Zoning Codes; the Environmental Protection Agency (EPA); federal, state and local Historic Preservation requirements. These Rehabilitation Standards are not meant to substitute for a thorough understanding of all of the codes and regulations that may apply to your projects.
72. The requirements of funders such as HUD (CDBG, HOME, NSP, HTF) or local governments, including the Environmental Review process. In order to access further and more detailed information, hyperlinks to useful web sites are included in this document. They can serve as a valuable resource.
73. Most building codes, including the International Existing Building Code of the ICC (IEBC), allow for building components that were constructed in compliance with the building code that was in effect at the time, and that do not pose a health or safety threat, to remain as is. Generally, they do not need to be improved to meet current code unless they are a threat to health or safety. The same applies to these Rehab Standards – if a building component is not a threat to health or safety, and if it complies with the building code that was in effect when it was built, then the component does not need to be brought into compliance with these standards.

# Multi-Family Housing Rehabilitation Standards

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**Appendix A: Uniform Physical Condition Standards for Multifamily Housing**

## 74. Health and Safety

<b>Contaminants</b>	
<b>Repair Standard</b>	
N/A	
<b>Replacement Standard</b>	
<p>All materials installed shall meet the following standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde:</p> <p>75. All paints and primers should meet the most recent Green Seal G-11 Environmental Standard. <a href="http://www.greenseal.org/Home.aspx">http://www.greenseal.org/Home.aspx</a></p> <p>76. All particleboard components shall meet ANSI A208.1 for formaldehyde emission limits, or all exposed particleboard edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges shall meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges shall be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation.</p>	

<b>Lead-Based Paint (LBP)</b>	
<b>Repair Standard (“Interim Controls”)</b>	
<p>All housing units constructed prior to 1978 must meet the lead-based paint requirements at 24 CFR part 35 and must follow HUD LBP Guidelines including testing for LBP and Lead-safe work practices. Only EPA-certified Renovation, Repair and Painting (RRP) contractors may perform the work. See: <a href="http://www.hud.gov/offices/lead/lbp/hudguidelines/">http://www.hud.gov/offices/lead/lbp/hudguidelines/</a></p> <p>All interim controls shall be performed as follows and by properly trained workers: When any LBP-coated surfaces are disturbed, the work area shall be sealed and tenants of occupied buildings shall be adequately protected from LBP hazards.</p> <p>77. Occupants may be temporarily relocated as required by the regulations.</p> <p>78. All surfaces coated with LBP shall be properly maintained over the life of the program covenants.</p> <p>79. Tenants living in buildings constructed prior to 1978 that are not certified as being “lead free” shall be provided with the “Protect Your Family from Lead in Your Home” pamphlet, the location and condition of known LBP, and advance written notice prior to any lead-hazard reduction activity.</p>	
<b>Replacement Standard (“Abatement”)</b>	
<p>When Interim Control is impractical, the most affordable solution for abatement of the component shall be chosen. For example, walls containing LBP may be covered with drywall or gutted and replaced with drywall. Trim and other wood or metal components containing LBP may be removed and replaced with similar materials.</p> <p>All work must meet the lead-based paint requirement at 24 CFR part 35 and must follow HUDLBP Guidelines including Lead-safe work practices, and only use EPA-certified abatement contractors to perform the work. See: <a href="http://www.hud.gov/offices/lead/lbp/hudguidelines/">http://www.hud.gov/offices/lead/lbp/hudguidelines/</a></p>	

<b>Asbestos</b>	
<b>Repair and Replacement Standard</b>	
Asbestos can be found in these and many other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etc. Abatement of friable asbestos-containing materials in the State of Nevada is governed by NRS 618.750 through NRS 618.850.	

<b>Radon</b>	
<b>Repair Standard</b>	
All residential buildings shall be subject to a “Short Term” Radon Test. If the result is a reading of 4 pCi/L or higher, then perform a follow-up “Short Term” test and average the results. If the average is above 4 pCi/L, remediation shall be required.	
Radon test kits may be purchased from your local home improvement store. Be sure the kit says "certified by the <a href="#">National Radon Proficiency Program</a> ."	
<b>Replacement Standard</b>	
If, as a result of the testing above, there is a presence of Radon at or above the 4 pCi/L level, remediation shall be undertaken per the EPA guidance in their Consumer’s Guide to Radon Reduction: <a href="http://www.epa.gov/radon/pubs/consguid.html">Http://www.epa.gov/radon/pubs/consguid.html</a> .	
If the home’s water comes from a private well, the water should also be tested.	

<b>Mold</b>	
<b>Repair Standard</b>	
Any presence of mold is unacceptable and shall be addressed per the National Center for Healthy Housing protocol “Creating a Healthy Home.” Once the source of the mold causing moisture has been identified and repaired, All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced.	
<b>Replacement Standard</b>	
U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control and Prevention (CDC) recommend that trained mold remediation professionals do the mold clean up if mold growth covers more than 100 square feet, or a 10 foot by 10foot area.	
All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present shall be removed and replaced. The National Center for Healthy Housing protocol “Creating a Healthy Home” shall be followed for remediation of structural components: <a href="http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen_.pdf">http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen_.pdf</a>	

<b>Fire Safety - Egress</b>	
<b>Repair Standard</b>	
N/A	
<b>Replacement Standard</b>	
Egress windows are required in all new sleeping and living areas unless other secondary means of escape requirements are met, in accordance with local building codes or the IEBC. No bedrooms shall be created in attics or basements unless Life Safety Code (NFPA 101) egress requirements are met.	

<b>Fire and CO Alarms</b>
---------------------------

<b>Repair Standard</b>	
Existing fire and smoke, carbon monoxide and security systems that meet current local code (or the IEBC), shall be repaired to operating condition. If hard wiring of smoke detectors is not feasible, then detectors with 10-year lithium batteries may be used.	
<b>Replacement Standard</b>	
Smoke and carbon monoxide detectors shall be installed to meet current local code (or the IEBC). If hard wiring of smoke detectors is not feasible, then detectors with 10-year lithium batteries may be used.	

## 80.Site

<b>Drainage</b>	
<b>Repair Standard</b>	
Grading, dust control, weed control, curbs, gutters, streets, and sidewalks shall conform to local ordinances and local design and site construction standards.	
<b>Replacement Standard</b>	N/A
N/A	

<b>Outbuildings</b>	
<b>Repair Standard</b>	
Unsafe and blighted structures, including outbuildings, may be removed if it is not financially feasible to complete the repairs required to make them structurally sound, leak-free, with any health or safety hazards stabilized. Detached garages should have operable and lockable doors and windows.	
<b>Replacement Standard</b>	N/A
NHTF rehabilitation funds may not be used to replace outbuildings.	

<b>Fencing and Gates</b>	
<b>Repair Standard</b>	
Existing fences shall be in good repair. Holes, broken pickets, torn chain-link fabric, missing top rails, defective posts or supports, broken or missing masonry units, peeling paint, wobbly gate posts, gates which don't open and close properly, etc. shall be repaired.	
<b>Replacement Standard</b>	N/A
NHTF rehabilitation funds may not be used to replace outbuildings.	

<b>Paving And Walks</b>	
<b>Repair Standard</b>	
Sidewalks, driveways, and concrete or asphalt paved pads or parking areas shall be free of trip hazards. Any such surfaces that are excessively cracked, crumbling, irregular, or uneven shall be repaired or replaced. All existing driveways and automobile parking areas which are deteriorated or consist of materials unable to support vehicle traffic shall be removed, improved, or replaced.	
<b>Replacement Standard</b>	
Un-repairable essential walks and driveways shall be replaced with permeable paving, if financially feasible, or with concrete per local codes (or IEBC). All concrete in public right of way areas shall conform to the local permitting jurisdiction's Building and Planning Department's requirements. Walkways and areas subject to pedestrian traffic shall be finished in such manner as to minimize slip hazards when wet.	

<b>Trees and Shrubbery</b>	
<b>Repair Standard</b>	
Trees that are dead, dying, or hazardous may be removed or trimmed, if that removes the hazard. Trees that could damage the structural integrity of an adjoining building above or below the foundation shall be removed. Removal shall include cutting close to the ground and should also include grinding of the stump to 12 inches below the finished grade, installation of topsoil and re-seeding.	
<b>Replacement Standard</b>	
Replacement of trees and shrubs are permitted if economically feasible and shall be drought-resistant and non-invasive plant materials. In placement of trees, attention should be paid to shading the building to reduce air conditioning costs. Also, trees should be located a sufficient distance from foundations, sidewalls, walkways, driveways, patios and sidewalks in order to avoid future damage from root growth, branches brushing against the structure, and fire. Setbacks from structures should typically exceed half of the canopy diameter of a full-grown example of the species.	

## 81. Building Exterior

**NOTE:** Any exterior work on a building that is historic shall follow the Nevada State Historic Preservation Office guidelines and any applicable local or federal regulations on historic properties.

<b>Exterior Cladding</b>	
<b>Repair Standard</b>	
Siding and trim shall be intact and weather tight and shall not permit the entry of water, snow, wind, or rodents into the interior. They shall be free of holes and broken or rotted finish materials and shall be capable of being kept in a clean and sanitary condition. All painted exterior components shall have a minimum of one continuous coat of paint, and no exterior painted surface shall have any deteriorated paint. Buildings designated as historic shall have existing siding repaired to blend with existing and shall be spot-primed and top-coated in a lead-safe manner.	
<b>Replacement Standard</b>	
Buildings may have siding replaced with wood, vinyl, or cementitious siding to match the existing configuration. New wood components shall be FSC certified: <a href="http://www.fsc.org/">http://www.fsc.org/</a> . All new surfaces that will receive paint shall be primed prior to painting.	

<b>Exterior Porches</b>	
<b>Repair Standard</b>	
Deteriorated concrete porches shall be repaired when possible. Unsafe wood porch components shall be repaired when possible. Porch repairs shall be structurally sound, with smooth and even decking surfaces. Deteriorated wood structural components shall be replaced with preservative-treated wood.	
<b>Replacement Standard</b>	
Decks and railings on porches shall be replaced in accordance with local codes (or IEBC). Replaced wood structural components shall be preservative-treated. New porches on historic buildings shall be historically sensitive.	
<b>Exterior/Interior Railings</b>	
<b>Repair Standard</b>	
Existing handrails and railings shall be structurally sound and meet local codes (or IEBC). Guard rails are required on any accessible area, including stairs, with a walking surface over 30" above	

the adjacent ground level. Structurally sound railings may be repaired if it is possible to maintain the existing style. On historic structures, railing repairs shall be historically sensitive.	
<b>Replacement Standard</b>	
Handrails shall be present on one side of all interior and exterior steps or stairways with more than two risers and around steps, porches or platforms over 30" above the adjacent ground level, and shall meet local codes (or IEBC). On historic structures new exterior railings shall be historically sensitive. Replaced wood structural components shall be preservative-treated. New porches on historic buildings shall be historically sensitive.	

<b>Exterior Decks and Exterior/Interior Steps</b>	
<b>Repair Standard</b>	
Steps, stairways, and porch decks shall be structurally sound, reasonably level, with smooth and even surfaces. Repairs shall match existing materials.	
<b>Replacement Standard</b>	
Decks and steps shall be constructed to meet local codes (or IEBC). Replaced wood structural components shall be preservative-treated. On historic structures new wood decking shall be structurally sound and historically sensitive.	

## 82. Foundations and Structure

<b>Firewalls</b>	
<b>Repair Standard</b>	
Firewalls (between separate dwelling units and between dwelling units and attached garages) shall be maintained without cracks and plaster deterioration and covered with 5/8" type X gypsum, glued and screwed to structure.	
<b>Replacement Standard</b>	
When frame walls and floors adjoining other dwellings or attached garages are gutted, new wall finish installations shall conform to local codes (or IEBC) for fire ratings.	

<b>Foundations</b>	
<b>Repair Standard</b>	
Foundations shall be repaired to be sound, reasonably level, free from movement, and prevent the entrance of water or moisture. Cracks in foundation walls shall be effectively sealed and loose or defective mortar joints shall be replaced. All foundations that show evidence of leakage from the outside require appropriate and effective waterproofing. All earth-to-wood contact shall be eliminated.	
<b>Replacement Standard</b>	
Foundation replacements shall be completed to meet local codes (or IEBC).	



<b>Structural Walls</b>	
<b>Repair Standard</b>	
Structural framing and masonry shall be free from visible deterioration, rot, or serious termite damage, and be adequately sized for current loads. Prior to rehab, all sagging rafters shall be visually inspected, and significant structural damage and its cause shall be corrected.	
<b>Replacement Standard</b>	
New structural walls shall be constructed to meet local codes or (IEBC). All exterior walls that are part of the building envelope (the air barrier and thermal barrier separating the conditioned space from the non-conditioned space) shall be insulated to meet local codes (or IEBC).	

### 83.Windows and Doors

<b>Interior Doors</b>	
<b>Repair Standard</b>	
Interior door, frames, jambs and casings shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Gaps should be sufficient to prevent rubbing but no larger than 1/4". Baths and occupied bedrooms shall have operating doors and lock sets.	
<b>Replacement Standard</b>	
Hollow-core, pressed-wood product consistent with the style of existing doors including latch sets. Baths and occupied bedrooms shall have lock sets.	

<b>Exterior Doors</b>	
<b>Repair Standard</b>	
Exterior door, frames, jambs, and trim shall be in good condition and free of excessive scratches, gouges, chipping, peeling, or other unsightly damage or wear and in good working order. Doors shall be free of holes, delaminating skins, broken stiles or rails. Exterior doors shall be solid, weather-stripped to be airtight and shall operate smoothly. They shall include a peep sight, an entrance lock set and a deadbolt that is operable from the interior side without the use of a key, tool or special knowledge. Security or screen doors shall be in good working condition, including any latches and locks, and no broken glass and ripped or torn screens should be present.	
<b>Replacement Standard</b>	
Replacement doors at the front of historic buildings shall be historically sensitive. Steel, insulated doors may be installed at entrances not visible from the front street and on the front of the property for buildings that are not historic. Dead bolt locks that are operable from the interior side without the use of a key, tool or special knowledge shall be installed on all exterior doors and keyed to match the entrance lock set. All new doors shall be weather-stripped to be airtight. Security or Screen doors may be replaced if repairs are not feasible.	

<b>Windows</b>	
<b>Repair Standard</b>	
Other than fixed windows, all windows shall be capable or being easily opened and closed, remain in an open position when placed there by window hardware, not sticks or other such items. Windows shall lock when closed and the open section shall be covered with a screen. Glass shall be free of open holes or cracks and secured with an adequate amount of putty. Windows shall be weather-stripped to be airtight when closed.	
<b>Replacement Standard</b>	

Windows that are not repairable shall be replaced. New windows shall meet all requirements of current local building codes or (IEBC) and shall meet the ENERGY STAR standard for this geographic region. For more information:  
[http://www.energystar.gov/index.cfm?c=windows\\_doors.pr\\_anat\\_window](http://www.energystar.gov/index.cfm?c=windows_doors.pr_anat_window)  
 Windows on key façades of historically sensitive properties shall be wood of the style original to the building. New windows on other properties may be vinyl and double-glazed.

### **Basement Windows and Ventilation**

#### **Repair Standard**

If feasible, two basement windows on opposite sides of the building should be operable for ventilation, in good working order, and lockable.

#### **Replacement Standard**

Basement windows may be replaced with glass block, so long as a minimum of two glass block windows on opposite sides of the building have operable and lockable center vents. If the basement is used as a sleeping or living area, please refer to Section 1 for Fire Safety – Egress requirements.

## **84.Roofing**

### **Flat and Low-Slope Roofing**

#### **Repair Standard**

Built-up roofing that is leak-free may be repaired so that the roof is free of peeling, shipping, sloughing, fissures, cracks, lifting seams, excessive bubbles or excessive aligating in coatings or asphalt flood coats. Roof coatings shall be in good condition and consist of compatible materials. Gravel roofs shall have gravel present in sufficient quantity and proper distribution. Flashing and accessories shall be repaired and properly sealed. Asphalt shingles or cold application rolled roofing shall be replaced if the roof slope is less than 2:12.

#### **Replacement Standard**

The most cost-effective roof shall be installed to the manufacturer’s specifications and in accordance with local codes (or IEBC).

### **Pitched Roofs**

#### **Repair Standard**

Missing and leaking shingles and flashing shall be repaired on otherwise functional roofs provided there are no excessive lumps, breaks, tears, inconsistent birds mouths, and the shingle roof has substantial well adhered mineral surface covering the tabs and grooves. Shingle roofs with loose minerals surface, sparsely covered surfaces, excessive curling, cupping, breakage or brittleness should be replaced. Slate, metal and tile roofs shall be repaired when feasible.

#### **Replacement Standard**

The most cost-effective roof shall be installed except that roofing may be installed to match other structures in the complex, or to preserve other architectural elements. On historic structures new roofing shall be historically sensitive. All roofing shall be installed to the manufacturer’s specifications and in accordance with local codes (or IEBC).

<b>Gutters and Downspouts</b>	
<b>Repair Standard</b>	
Gutters and downspouts shall be in good repair, leak free and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.	
<b>Replacement Standard</b>	
Gutters and downspouts shall be installed and collect storm water from all lower roof edges. Concrete splash blocks shall be installed to move water away from the foundation. The system shall move all storm water away from the building and prevent water from entering the structure. In addition to positive drainage away from the building, outlets shall be a minimum of 3 feet away from the foundation.	

## 85. Insulation and Ventilation

<b>Infiltration</b>	
<b>Repair Standard</b>	
Any unit receiving energy-efficiency improvements shall be tested with a Blower Door and existing air sealing shall be repaired to attain a maximum 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).	
<b>Replacement Standard</b>	
All units shall be air sealed to meet the minimum Blower Door test requirements of 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).	

<b>Insulation</b>	
<b>Repair Standard</b>	
If added, insulation shall be installed per the manufacturer's instructions and at the recommended R-value for the dimensional lumber used in the wall construction. All exposed heat ducts and hot water or steam heat distribution piping along with general use hot water piping which are located in unheated spaces shall be insulated or otherwise protected from heat loss. All water distribution piping shall be protected from freezing.	
<b>Replacement Standard</b>	
When siding is being replaced and/or interior wall finishes of exterior walls are being replaced in a building, such exterior walls are to be provided with insulation and at the recommended Rvalue for the dimensional lumber used to construct walls. The ENERGY STAR Thermal Bypass Inspection Checklist should be completed, found at: <a href="http://www.energystar.gov/ia/partners/bldrs_lenders_raters/downloads/Thermal_Bypass_Inspection_Checklist.pdf">http://www.energystar.gov/ia/partners/bldrs_lenders_raters/downloads/Thermal_Bypass_Inspection_Checklist.pdf</a>	

<b>Bath Ventilation</b>	
<b>Repair Standard</b>	
All bathroom ventilation shall meet the local building code (or IEBC) for bath ventilation that was in effect at the time of their construction.	
<b>Replacement Standard</b>	
All bathrooms shall be mechanically vented to the > 80 CFM creating < 0.3 Sones of fan noise and shall be on the same switch as the bathroom light. Fans shall be installed according to manufacturer's specifications and shall meet the local building code (or IEBC).	

<b>Kitchen Ventilation</b>	
<b>Repair Standard</b>	
All kitchen ventilation shall be functional and meet the local building code (or IEBC) for kitchen ventilation that was in effect at the time of their construction.	
<b>Replacement Standard</b>	
All kitchens shall have functional mechanical ventilation operating at a minimum 150 CFM. Any new ventilation system shall meet current local code requirements (or IEBC).	

<b>Roof Ventilation</b>	
<b>Repair Standard</b>	
All structures shall meet the local building code (or IEBC) for roof ventilation that was in effect at the time of their construction.	
<b>Replacement Standard</b>	
All new roofing systems shall meet current local code requirements (or IEBC) for ventilation.	

## 86. Interior Standards

<b>Interior Walls and Ceilings</b>	
<b>Repair Standard</b>	
Walls should be smooth wood, plywood, plaster or sheetrock/drywall. All interior walls shall be finished without noticeable irregularities, be free of exposed wiring, have a hard waterproof surface in areas subject to moisture, shall not allow significant entry of air in the unit, and shall be durably painted or otherwise appropriately finished. Holes, cracks and deteriorated and un-keyed plaster shall be repaired to match the surrounding surfaces. All visual painted surfaces shall be stabilized to minimize lead paint hazards using premium vinyl acrylic paint.	
<b>Replacement Standard</b>	
All walls, in areas not subject to moisture, shall be replaced with ½” sheetrock/drywall. All replaced sheetrock/drywall shall be taped, floated, sanded, textured to match other wall areas, primed and painted. Moisture resistant materials shall be used in areas subject to moisture. All Fire-rated assemblies shall be specified on a project-by-project basis as required by local codes (or IEBC).	

<b>Flooring</b>	
<b>Repair Standard</b>	
Floor framing shall be capable of supporting existing dead load and anticipated live loads as appropriate for type of structure and class of occupancy. All subfloors should be solid and continuous, without liberal movement or bounce, and free from rot and deterioration. Bathroom, kitchen and other water-susceptible floor areas shall be covered with water resistant flooring that is free from tears or tripping hazards. Wood floors shall be in sound condition without excessive gouges, breakage, lifting, curling, buckling, or shrinking. Carpet shall be clean and in safe and sanitary condition free or excessive wear, tears, soil, folds, and shall be property attached. Tile floors shall be free of cracked, broken, loose or missing tiles with grout intact.	
Damaged wood floor shall be repaired when possible. When existing deteriorated carpet is installed over hardwood floors, the hardwood may be refinished whenever practical, taking into account the relative cost of replacing carpet and the needs of the residents.	
<b>Replacement Standard</b>	

Floor framing shall meet local code requirements (or IEBC). Subfloors shall be a minimum of ¾ inch plywood. Kitchens, baths, and other water-susceptible areas shall receive resilient sheet goods.

Whenever practical, rooms other than kitchens and baths with existing wood flooring shall be maintained as wood floors and refinished when appropriate. All new flooring shall be installed in accordance with the manufacturer’s recommendations. New basement slabs shall be installed to local codes (or IEBC).

**Closets**

**Repair Standard**

Existing closets shall be maintained in good repair and have a shelf and clothes rod.

**Replacement Standard**

New closets may be created if there is a significant lack of storage space and the budget permits. New closets shall have a minimum depth of 2 feet and include a shelf and clothes rod.

**Cabinets and Countertop**

**Repair Standard**

Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall be free of wear, water damage, and uplifting of surface material. Existing cabinets with hardwood doors and face frames may be repaired if in good condition. All cabinets shall be sound and cleanable with no missing doors, drawers or hardware. All doors and drawers shall operate properly.

**Replacement Standard**

Kitchens shall have countertop and storage space adequate for the preparation and storage of food. Countertops shall be of waterproof material and backsplashes shall be provided. Replacement cabinets shall be factory-finished builder grade or better with hardwood doors and face frames.

**Appliances**

**Repair Standard**

All appliances in units shall be in proper working order and in clean and sanitary condition.

**Replacement Standard**

All new appliances shall be “Energy Star” rated.

**87.Electric**

Note: If there is no local building code, then all electrical work shall comply with the Nevada State Code.

**Lighting**

**Repair Standard**

All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit. All lights and switches in hallways, stairs and other passages shall be operable and safe. Existing fixtures with incandescent lamp fittings shall have CFL replacement lamps installed.

**Replacement Standard**

All halls, stairs and rooms necessary to cross to other rooms and stairways shall be well lit Attics, basements and crawl spaces shall have utility fixtures. All new light fixtures shall be ENERGY STAR labeled.

**Interior Electric Distribution**

<b>Repair Standard</b>	
Exposed knob and tube shall be replaced. Every room shall have a minimum of two duplex receptacles, placed on separate walls and one light fixture or receptacle switched at each room entrance. All electrical outlets used in bathrooms and toilet rooms, kitchens, all outlets within six feet (6') of a water source (excluding washing machines and sump pumps), outlets located on open porches or breezeways, exterior outlets, outlets located in garages and in non-habitable basements, except those outlets that are dedicated appliance outlets, shall be Ground-Fault Circuit Interrupter (GFCI) protected. Where the source wiring circuit is accessible (e.g. first floor above basements, in gutted rooms, etc.), receptacles shall be grounded. Permanently installed or proposed stoves, refrigerators, freezers, dishwashers and disposals, microwaves, washers and dryers shall have separate circuits sized to meet local codes (or State Electrical code). All switch, receptacle, and junction boxes shall have appropriate cover plates. Wiring shall be free from hazard, and all circuits shall be properly protected at the panel. Exposed conduit is allowed.	
<b>Replacement Standard</b>	
If wall finishes are removed, those areas shall be wired to the latest version of local codes (or State Electrical Code).	

<b>Service and Panel</b>	
<b>Repair Standard</b>	
Each unit's electrical service shall be circuit breaker type. Service panels shall have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service shall be 150 amp.	
<b>Replacement Standard</b>	
Electrical service with a main disconnect panel shall be installed according to local code (or State Electrical Code).	

## 88.Plumbing

Note: If there is no local building code, then all plumbing work shall comply with the Nevada Plumbing Code.

<b>Drain, Waste, Vent Lines</b>	
<b>Repair Standard</b>	
The plumbing system shall be vented in a manner that allows the wastewater system to function properly. The waste system shall operate free from fouling, clogging and leaking and shall be capable of safely disposing of wastewater for all plumbing fixtures. All fixtures that discharge wastewater shall contain or be discharged through a trap that prevents the entry of sewer gas into the dwelling. Waste and vent lines shall function without losing the trap seal.	
<b>Replacement Standard</b>	
If walls are removed exposing vent and waste lines, those lines shall be reworked or replaced to the current mechanical code.	

<b>Plumbing Fixtures</b>	
<b>Repair Standard</b>	

All plumbing fixtures shall be free of cracks and defects and be capable of being used for the purpose in which they were intended. All fixtures and faucets shall have working, drip-free components.

**Replacement Standard**

Replace fixtures with single lever, metal faucets and shower diverters with 15-year, drip-free warranties. Sinks should be replaced with stainless steel sinks, and new tub surrounds should be of fiberglass.

Toilets with greater than a 1.6 GPF rating shall be replaced with a 1.3 GPF model. Faucets and shower diverters should have a maximum 2.0 GPM flow.

**Plumbing Minimum Equipment**

**Repair Standard**

All existing equipment shall be operational and leak free.

**Replacement Standard**

All existing equipment shall be operational and leak free. Every dwelling unit shall have a minimum of one single bowl sink with hot and cold running water in the kitchen and at least one bathroom containing a vanity with a sink (or pedestal sink), and a shower/tub unit, both with hot and cold running water, and a toilet. An operable water shut off valve, that completely stops the flow of water, shall be present at each water supply line to sinks/lavatories, toilets, washing machines and water heaters. Each unit shall have an adequate continuous supply of hot water either through a minimum 40-gallon water heater or on demand water heater in the unit or through a common boiler or hot water supply for the building. Each building shall have installed at least one exterior freeze protected faucet.

**Water Heaters**

**Repair Standard**

Each housing unit shall be supplied with hot water either from a common source such as building-wide boiler system or from per-unit water heating equipment. Hot water supply lines shall be free of leaks and all water heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon monoxide leakage and other hazards.

**Replacement Standard**

Hot water systems that are replaced shall be of adequate capacity, be installed per manufacturer's specifications and meet local codes (or IEBC). High efficiency power-vented or sealed combustion tankless models are allowed.

**Water Supply**

**Repair Standard**

The main shut off valve shall be operable and completely stop the flow of water to the house. If there is no existing shut-off valve, then one shall be installed. All fixtures shall be leak-free and deliver sufficient cold water and, where applicable, hot water. All lead supply pipes present shall be completely removed and replaced.

**Replacement Standard**

The main shut off valve shall be operable and completely stop the flow of water to the house and should be replaced if it does not. Lead and galvanized pipe that is part of the water service or the distribution system shall be replaced with copper, PEX or other plastic approved for distribution of domestic water. All fixtures shall have brass shut off valves.

**89.HVAC**

<b>Air Conditioning</b>	
<b>Repair Standard</b>	
Existing air conditioners and evaporative coolers shall be inspected, serviced and refurbished to operate safely. Non-functioning, non-repairable air conditioners and evaporative coolers shall be removed and drained of all CFCs.	
<b>Replacement Standard</b>	
New air conditioning or evaporative cooling units shall be of adequate capacity, and reasonably durable and economical to operate. Any air conditioning or evaporative cooling systems shall be installed in accordance with manufacturer's installation specifications.	

<b>Chimney</b>	
<b>Repair Standard</b>	
Unused chimneys shall be removed to below the roof line wherever roofing is replaced. Chimneys shall be in good repair and high enough to induce a draft that shall keep smoke from being allowed into the dwelling. Existing unlined masonry chimneys used for combustion ventilation shall be lined or corrosion resistant pipe shall be added to the interior of the chimney.	
<b>Replacement Standard</b>	
The creation of new flues is not recommended - the use of high efficiency closed combustion appliances is recommended to avoid the need for new flues. Replacement flues, when required, shall be installed according to the fuel burning unit manufacturer's installation specifications.	

<b>Distribution System</b>	
<b>Repair Standard</b>	
Duct work and radiator piping shall be well supported, insulated in unconditioned space and adequate to maintain a comfortable temperature in all habitable and essential rooms. All duct work in unconditioned space should be insulated to R-7, sealed at all seams with mastic (not tape) and pressure tested to eliminate leakage.	
<b>Replacement Standard</b>	
All duct work in unconditioned space shall be insulated to R-7, sealed at all seams with mastic (not tape), pressure tested to eliminate leakage and run in concealed space.	

<b>Heating</b>	
<b>Repair Standard</b>	
All heating equipment shall be safe, of adequate capacity, free of corrosion and water damage, faulty operation, fire, carbon dioxide leakage and other hazards. Filters shall be secure, clean and large enough to pass sufficient recirculated air to make the unit operate properly. Equipment housings and access panels shall be intact and properly secured/installed with no exposed electrical connections, belts, pulleys, or blowers.	
<b>Replacement Standard</b>	
Gas-fired heating plants shall be rated at > 92% AFUE or better, to the extent possible. Heat pumps shall be rated at > 15 SEER. No Oil fired heating plants shall be installed and the oil heating system, including tanks and fuel lines, shall be completely removed before being replaced with new gas or electric systems. Setback thermostats may be installed. When electric resistance heating systems are replaced, soffits for ductwork and/or new distribution pipes for hot water heating systems shall be provided. Up to 4 lineal feet of resistance electric heating strips per 1000 square feet of floor area may be retained or installed in areas that are not cost effective to heat via ductwork or hot water distribution systems. All heating equipment shall be installed as per manufacturer' installation specifications and local codes (or IEBC).	



## APPENDIX – A

### Uniform Physical Condition Standards for Multifamily Housing Rehabilitation

<b>Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation</b>		
<i>NOTE:</i> Observable Deficiencies in <b><i>*Bold Italic</i></b> are considered life-threatening and must be addressed immediately, if the housing is occupied.		
<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is so damaged that it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or systems and potentially threatens the safety of pedestrians
	Overgrown/Penetrating Vegetation	Plants have visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep or a large section of the grounds-more than 20%-is unusable for it's intended purpose
Health & Safety	Air Quality - Sewer Odor Detected	Detectable sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>*Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Detectable strong propane, natural gas or methane gas odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	<b>*Electrical Hazards - Exposed Wires/Open Panels</b>	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>*Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>*Flammable Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm	
Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk	
<b>Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation</b>		
<i>NOTE:</i> Observable Deficiencies in <b><i>*Bold Italic</i></b> are considered life-threatening and must be addressed immediately, if the housing is occupied.		
<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>

	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
Mailboxes/Project Signs	Mailbox Missing/Damaged	The U.S. Postal Service resident/unit mailbox cannot be locked or is missing
	Signs Damaged	The sign is damaged, vandalized, or deteriorated, and cannot be read from a reasonable distance
Parking Lots/Driveways/Roads	Cracks	Cracks greater than 3/4 inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's parking lots/driveways/roads or if a height differential could cause a tripping or falling hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment does not operate as it should or equipment that poses a threat to safety and could cause injury
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in *\*Bold Italic* are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
Storm Drainage	Damaged/Obstructed	The system is partially or completely blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Cracks/Settlement/Heaving	Cracks greater than 3/4", hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling--larger than 4 inches by 4 inches--and this affects traffic ability
<b>Requirements for Building Exterior</b>		

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes larger than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass-- shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	<b>*Blocked Egress/Ladders</b>	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks or gaps in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in ***\*Bold Italic*** are considered life-threatening and must be addressed immediately, if the housing is occupied.

Requirements for Site		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	<b>*Electrical Hazards - Exposed Wires/Open Panels</b>	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>*Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	<b>*Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>*Flammable/Combustible Materials – Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm

	Hazards - Tripping	Physical defects in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
Lighting	Broken Fixtures/Bulbs	Lighting fixtures and bulbs are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

*NOTE:* Observable Deficiencies in ***\*Bold Italic*** are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
	Damaged/Clogged Drains	The drain is so damaged or clogged with debris that the drain no longer functions--as shown by ponding
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Shingles are missing or damaged, including cracking, warping, cupping, and other deterioration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Large cracks or gaps that are more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Caulking or glazing compound that resists weather is missing or deteriorated
	Missing Pieces/Holes/Spalling	Exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	Paint is cracking, flaking, or otherwise deteriorated. Water damage or related problems have stained the paint
Windows	Broken/Missing/Cracked Panes	Missing or cracked panes of glass
	Damaged Sills/Frames/Lintels/Trim	Window sills, frames, sash lintels, or trim are damaged by decay, rust, rot, corrosion, or other deterioration
	Damaged/Missing Screens	Missing screens or screens are punctured, torn or otherwise damaged
	Missing/Deteriorated Caulking/Seals/Glazing Compound	Caulking or seals that resists weather is missing or deteriorated

	Peeling/Needs Paint	Paint covering the window assembly or trim is cracking, flaking, or otherwise failing

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

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<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
	<b>*Security Bars Prevent Egress</b>	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	No pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	Water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	No running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Open and/or exposed breaker port
	<b>*Missing Outlet Covers</b>	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	Elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	<b>*Missing/Damaged/Expired Extinguishers</b>	Missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	<b>*Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Detectable strong propane, natural gas or methane gas odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

*NOTE:* Observable Deficiencies in ***\*Bold Italic*** are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	Air Quality - Sewer Odor Detected	Detectable sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>*Electrical Hazards - Exposed Wires/Open Panels</b>	Exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>*Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	Elevator is misaligned with the floor by more than 3/4 of an inch. The Elevator does not level as it should, which causes a tripping hazard
	<b>*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	<b>*Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>*Flammable Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	General defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Physical defects that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Physical defects in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, especially in food preparation and storage areas
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in **\*Bold Italic** are considered life-threatening and must be addressed immediately, if the housing is occupied.

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
	<b>*Misaligned Chimney/Ventilation System</b>	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	Roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains



	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	Cabinets are missing or the laminate is separating. This includes cases, boxes, or pieces of furniture with drawers, shelves, or doors--primarily used for storage--mounted on walls or floors
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Ceiling surface has punctures that may or may not penetrate completely or panels or tiles are missing
Kitchen	Ceiling - Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated on ceilings in common areas
Laundry Room	Ceiling - Water Stains/Water, Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure
Lobby	Countertops - Missing/Damaged	Flat work surface in a kitchen often integral to lower cabinet space is missing or deteriorated or damaged below the laminate
Office	Dishwasher/Garbage Disposal - Inoperable	Dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in *\*Bold Italic* are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	Dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Electrical - Evidence of Leaks/Corrosion	Corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Nicks, abrasion, or fraying of the insulation that exposes any conducting wire

	Electrical - Missing Breakers	Open and/or exposed breaker port
	<b>*Electrical - Missing Covers</b>	A cover is missing, which results in exposed visible electrical connections
	Floors - Bulging/Buckling	Flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floors - Floor Covering Damaged	Floor covering has stains, surface burns, cuts, holes, tears, loose areas or exposed seams
	Floors - Missing Floor/Tiles	Flooring or tile flooring that is missing
	Floors - Peeling/Needs Paint	Painted flooring that has peeling or missing paint
	Floors - Rot/Deteriorated Subfloor	Rotted or deteriorated subflooring
	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure
	GFI - Inoperable	The GFI does not function
	Graffiti	Graffiti on any exposed surface greater than 6 inches by 6 inches

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in **\*Bold Italic** are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged.
	<b>*HVAC - Misaligned Chimney/Ventilation System</b>	Any misalignment that may cause improper or dangerous venting of gases
	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Lavatory Sink - Damaged/Missing	Sink, faucet, or accessories are missing, damaged, or not functioning
	Lighting - Missing/Damaged/Inoperable Fixture	Permanent light fixtures are missing or not functioning, and no other switched light source is functioning in the room
	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
	<b>*Outlets/Switches/Cover Plates - Missing/Broken</b>	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
	Pedestrian/Wheelchair Ramp	Walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	Apparatus that draws out cooking exhaust does not function as it should and/or accumulation of dirt threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or



		flames are not distributed equally or oven not functioning
	Refrigerator - Damaged/Inoperable	Refrigerator is missing or does not cool adequately for the safe storage of food
	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Shower/Tub - Damaged/Missing	Shower, tub, or components are damaged or missing
	Sink - Missing/Damaged	Sink, faucet, or accessories are missing, damaged, or not functioning

**Multifamily Rehabilitation Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation**

**NOTE:** Observable Deficiencies in *\*Bold Italic* are considered life-threatening and must be addressed immediately, if the housing is occupied.

<b>Requirements for Site</b>		
<b>Inspectable Item</b>	<b>Observable Deficiency</b>	<b>Type and Degree of Deficiency that must be addressed</b>
	<b>*Smoke Detector - Missing/Inoperable</b>	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	Hand rail is missing, damaged, loose or otherwise unusable
	Ventilation/Exhaust System - Inoperable	Exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Punctures in the wall surface that may or may not penetrate completely
	Walls - Damaged/Deteriorated Trim	Cove molding, chair rail, base molding, or other decorative trim is damaged or has decayed
	Walls - Peeling/Needs Paint	Paint is peeling, cracking, flaking, or otherwise deteriorated
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of water infiltration, mold, or mildew--or damage caused by saturation or surface failure
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Missing or cracked panes of glass
	Windows - Damaged Window Sill	Sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	Caulking or seals that resists weather is missing or deteriorated
	Windows - Peeling/Needs Paint	Paint covering the window assembly or trim is cracking, flaking, or otherwise failing
	<b>*Windows - Security Bars Prevent Egress</b>	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Pools and Related Structures	Fencing - Damaged/Not Intact	Damage that could compromise the integrity of the fence

Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
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**Source Documents:**

The standards in this document were adapted from a template used by Livable Housing, Inc., a consulting and training firm, and were based on a number of similar documents used in various housing rehabilitation programs.

## Housing Trust Fund (HTF)

### Reference 24 CFR 91.320(k)(5)

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

Applications submitted by eligible recipients

2. 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

3. 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.

- i. Be able to make acceptable assurance they will comply with all HTF requirements during the entire affordability period.
- ii. Demonstrate ability and financial capacity to undertake, comply and manage eligible activity.
- iii. Demonstrate familiarity with requirements of federal, state, and any other housing programs used in conjunction with HTF funds to ensure compliance.
- iv. 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:

- i. 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.
- ii. 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").
- iii. 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.
  - i. Provide preliminary site plans, evaluations, and floor plans.
  - ii. 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).
  - iii. 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.
  - iv. 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.
  - v. 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](http://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.

## **2. Summarize the objectives and outcomes identified in the Plan**

### **#1 Affordable Housing**

Improve access to the full spectrum of quality affordable housing for Nevadans in non-entitlement areas. Increase the supply of affordable housing opportunities through development of new housing units for rental or homeownership opportunities and preserve the long-term affordability of homes through rehabilitation of existing vacant or owner-occupied units. Provide direct housing assistance to rapidly house those who are homeless or prevent or divert homelessness, or provide decent, affordable housing to persons living with HIV/AIDS. Provide housing services and support in the form of counseling – ensure persons remain stably housed by offering homebuyer or rental and case management services. Expand housing and supportive services for people with disabilities.

### **#2 Public Facility and Infrastructure**

Acquisition, construction, installation, rehabilitation, or improvement of facilities to support safe, sustainable, resilient communities. Addition or improvement of water/sewer/storm systems. Addition or improvement of park, recreation, youth, senior, health, and safety facilities. Street and sidewalk improvements. Increased access to broadband infrastructure.

### **#3 Economic Development**

Develop opportunities to improve the economic environment by creating or retaining business and employment opportunities for low-income and diverse Nevadans. Create and expand businesses.

### **#4 Homelessness**

Provide rapid re-housing services and financial support. Provide homeless support and prevention. Support shelter operations. Increase and maintain supply and access of affordable and supportive housing. Conduct outreach.

### **#5 Public Services**

Provide public services to ensure all Nevadans have access to opportunities to improve their quality of life (homeless). Support public services to ensure low-income households and vulnerable populations have access to appropriate and needed resources.

### **#6 Community Planning and Capacity Building**

Encourage local and regional planning activity 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.

### **#7 Community Stabilization & Development**

Prevent and arrest the decline of Nevada neighborhoods, and promote revitalization. Support targeted code enforcement. Demolish vacant, blighted buildings. Clean up contaminated properties. Support strategic acquisition and disposition activities. Support development and maintenance of affordable housing stock throughout Nevada.

# HOME ARP Allocation Plan



# **Nevada Housing Division (NHD) HOME ARP Allocation Plan**

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## Introduction

The federal American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. The Nevada Housing Division (NHD) has received \$6,444,739 million in HOME American Rescue Plan (ARP) funding from Housing and Urban Development (HUD). With support from ICF, NHD conducted extensive analysis of unmet housing, shelter, and service needs and existing resources across Nevada. To ensure the HOME ARP funds have the greatest possible impact, NHD consulted with partners and stakeholders to inform the priority needs and identify opportunities for partnerships.

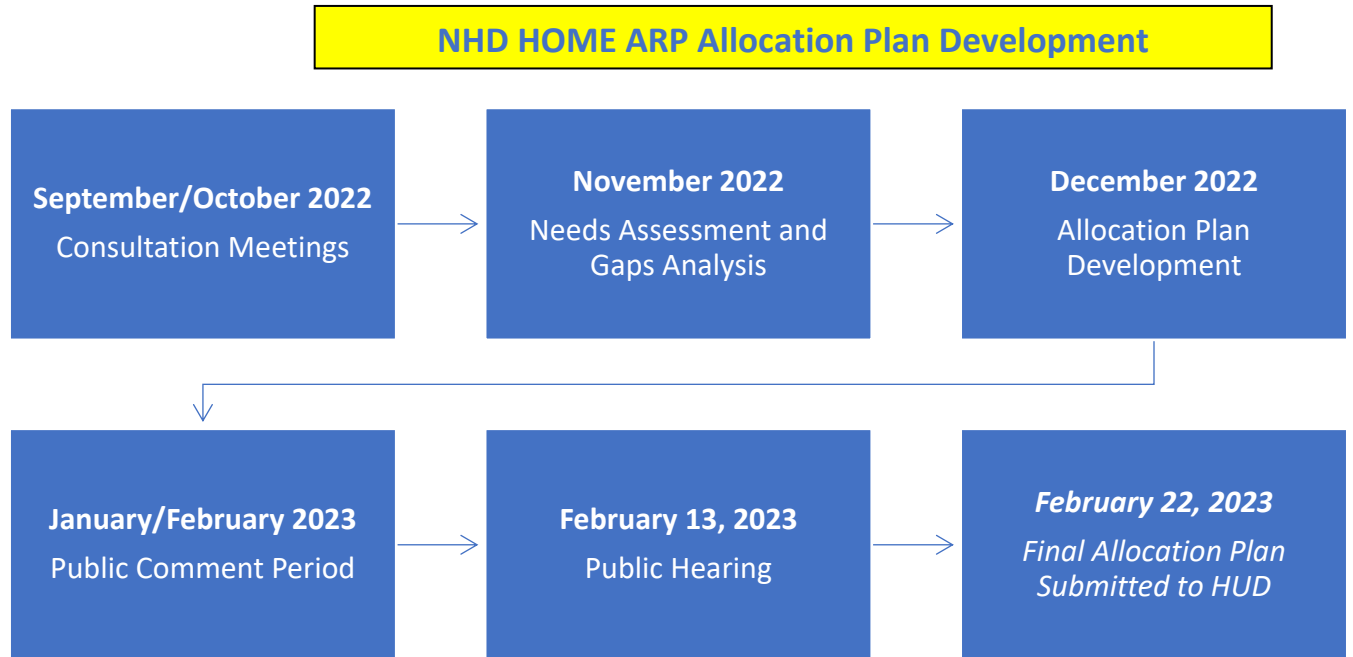
There are four Qualifying Populations (QPs) that are eligible for and must be provided access to HOME ARP activities, please refer to the [HOME ARP Notice](#) for complete definitions: 1) people experiencing homelessness; 2) people at-risk of homelessness; 3) people who are fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking, and 4) other populations for whom supportive services or assistance would prevent homelessness or who face the greatest risk of housing instability. The funding can be used to provide any of the following HOME ARP eligible client activities: rental housing (referred to in this plan as affordable rental housing), tenant-based rental assistance (TBRA), supportive services, and/or the acquisition and development of non-congregate shelter (NCS). PJs may also utilize funding for administration and planning activities and nonprofit operating and capacity building assistance.

This plan:

- Outlines the consultation and public participation process completed by NHD and a summary of the comments and results of these activities;
- Describes the needs assessment and gaps analysis completed, including a description of all four QPs;
- Summarizes how NHD intends to utilize HOME ARP funding, including an estimate of the number of housing units that will be produced or preserved for qualifying populations.

**NHD HOME ARP Allocation Plan Timeline:**

The allocation planning process includes the following steps which were completed during the time periods outlined in the snake diagram below:



## Consultation

NHD held 12 Consultation meetings with more than 120 participants representing various regions of the state and specific subpopulations of people within each HOME ARP QP. Subpopulations and stakeholders were also given the opportunity to provide feedback via an online survey sent out following the consultation meetings (two responses were received). At each meeting, and included in the online survey, consultation groups and respondents were provided with an overview of the HOME ARP program, including qualifying populations (QPs) and eligible activities. Participants provided information about the needs of each QP and the gaps in housing, shelter, and services observed and experienced in their communities and offered feedback on how HOME ARP funding could best address those needs and gaps.

### Consultation Meeting Participants and Results by Group

Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
Northern Nevada HOPES, Domestic Violence Resource Center, Cage and Credit at Sahara, Northern Nevada Community Housing, JF Downey Realty Consulting and Advisory Services, Ridge House	Northern Nevada CoC Leadership  Homeless service providers  Housing Developers  Domestic Violence Service Providers  Serving QPs 1-4	Northern Nevada CoC Meeting  September 15, 2022  Virtual Session  36 attendees	Lack of supportive services, particularly mental health and substance abuse services. Substantial need for assistance for people fleeing domestic violence, sexual violence, and human trafficking. Lack of beds (and high turnover rates at shelters) should also be prioritized.  Highest Priority(ies): Affordable rental housing/ transitional housing/TBRA and supportive services.
Reno Housing Authority, Nevada Rural Housing Authority, Southern Nevada Regional Housing Authority	Public Housing Authorities serving QPs 1-4	September 28, 2022  Virtual Session  11 attendees	Behavioral health case workers need to be able to do site visits for medication management. Need for new affordable housing stock.  Highest Priorities: Affordable rental housing/ supportive services/ increasing staff capacity.
VA Southern Nevada Health Care, Nation's	Veterans Groups	October 4, 2022	Not enough funding to meet needs fully. Often, assistance may be

Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
Finest, Kline Veterans Fund	Public Agencies serving members of QPs 1-4 who are Veterans	Virtual Session  10 attendees	<p>available during certain parts of the year, but programs run out of funding before end of their budget year; leaving large gaps in available services.</p> <p>Other issues that impact need might be eligibility related (i.e., dishonorable discharge, negative rental history, past evictions, lower incomes). HUD VASH is limited to honorable vets. Over 40% of veterans who are homeless/at-risk are vets of color, but only represent 18% of veterans overall. Veteran transitional housing programs are for single adults only, we have a need for transitional housing for families.</p> <p>Highest Priorities: Lack of funding to meet veteran’s needs/few landlords that offer flexibilities to veterans/ significant need for funding to serve veterans with co-morbidities, specifically medical needs.</p>
Nevada Legal Services	Organizations that Address Fair Housing and Civil Rights  Serving QPs 2 & 4	October 5, 2022  Virtual Session  1 attendee	<p>Many clients don’t speak English. Agencies struggle with hiring enough staff who can communicate with clients. There exists a lack of trust. Working to expunge records to assist with obtaining housing.</p> <p>Highest Priorities: Significant need for eviction services/ rental assistance/ utility assistance</p>
State of Nevada Bureau of Vocational Rehabilitation, Aging and Disability Services Division – Desert Regional Center, Lyon County Human Services	Organizations that Address the Needs of Persons with Disabilities  Public Agencies serving QPs 1-4	October 6, 2022  Virtual Session  13 attendees	<p>People in different social groups and economic classes need services but often don’t have access to educational materials/opportunities. Cost of rental units too high for people who receive only SSDI. Accessibility when it comes to getting there. Affordable services/housing on outskirts of cities and no public transportation there. Not enough</p>

Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
			<p>people can access. No nearby services (retail, groceries). When housing built, not enough accessibility in functionality. Kitchen, bathroom not accommodating.</p> <p>Highest Priorities: Funding needed to provide longer shelter stays/immediate attention to clients when they present/lack of awareness of options.</p>
<p>Clark County; Community Foundation; Churchill County Social Services; Northern Nevada HOPES; Carson City School District, Monai Village, Inc.; HopeLink of Southern Nevada; City of Las Vegas; City of Reno</p>	<p>Homeless Service Providers</p> <p>Public Agencies serving QPs 1-4</p>	<p>October 11, 2022</p> <p>Virtual Session</p> <p>18 attendees</p>	<p>Difficult for people with a previous incarceration to obtain housing. Requirement to make three times the rent is a large barrier. People with disabilities have fixed income, but rents are high and take up most of the family's income. Many youth with mental health issues, unable to secure housing, and are not able to live in shelter or secure housing by themselves. Many are aging out of the system but not old enough to be in a nursing home.</p> <p>Highest Priorities: Rural housing voucher not being accepted/ disabled and elderly population in critical need/need for assistance accessing and retaining housing.</p>
<p>Eddy House, HELP of Southern Nevada, Shannon West Homeless Youth Center, The Children's Cabinet, Northern Nevada HOPES</p>	<p>Homeless Service Providers</p> <p>Domestic Violence Service Providers</p> <p>Serving QPs 1-4</p>	<p>October 12, 2022</p> <p>Virtual Session</p> <p>11 attendees</p>	<p>There is a lack of beds (shelter) and a need for assistance transitioning out and obtaining housing. Substantial need for mental health services. Need for rapid housing, mental health care and supportive services. Strong need to provide a stepping stone from shelters toward other long-term housing. Affordable rental housing and getting people set up with apartments and goals to be able to manage keeping an apartment. Most clients are trying to get drivers licenses. They don't have children so</p>

Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
			<p>not eligible for most vouchers and can't compete against families.</p> <p>Highest Priorities: Mental health/wrap-around supportive services/affordable and transitional housing. There seems to be a lack of beds (shelter) and there is a need for assistance transitioning out and obtaining housing. There is a substantial need for mental health services with this group.</p>
Nevada Homeless Alliance, Nevada Outreach Training Organization, People with Lived Experience	Homeless Service Providers serving QPs 1-4	<p>October 25, 2022</p> <p>Virtual Session</p> <p>6 attendees</p>	<p>Hard to get in queue for assistance unless you are also in DV situation or have mental illness. People are aging into chronicity. Elders are falling through the cracks. Families are being separated at shelters.</p> <p>Highest Priorities: Lack of shelters (and thusly of shelter beds)/voucher amounts are insufficient to pay rental amounts/substantial needs for senior population.</p>
Advocates to End Domestic Violence	Domestic Violence Service Providers (serving QP 3)	<p>October 26, 2022</p> <p>Virtual Session</p> <p>1 attendee</p>	<p>Transportation, daycare, employment, dental services, legal services and affordable rental housing and shelters are needed. Supportive services, including credit awareness counseling, needed.</p> <p>Highest Priorities: Supportive services/ non-congregate shelter/ transitional housing.</p>
Social Entrepreneurs, Inc. (CoC Coordinator); HUD, Friends in Service Helping Emergency Services; Frontier Community Action Agency, Nevada Division of Welfare and Supportive Services;	<p>Rural Nevada CoC Leadership</p> <p>Public Agencies serving QPs 1-4</p> <p>Homeless Service Providers</p>	<p>Rural Nevada CoC Meeting</p> <p>October 27, 2022</p> <p>Virtual Session</p> <p>15 attendees</p>	<p>Strong need for mental health services. One facility took youth with mental health issues closed and has not been replaced. Can't find landlords willing to take vouchers.</p> <p>Highest Priorities: Hard to find housing/need for mental health services.</p>

Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
Nevada Division of Public and Behavioral Health; Nevada Rural Housing Authority; HUD Field Policy and Management; New Frontier; Carson City Health & Human Services; Nevada Outreach Training Organization; Bitfocus	Serving QPs 1-4		
Reno-Sparks Indian Colony; Yerington Paiute Tribe Housing Authority	Public Housing Authorities  Native American Tribes  Serving QPs 1-4	October 27, 2022  November 3, 2022  2 Individual Consultations	Affordable rental housing needed. Support through temporary or permanent housing. Families with children living in their cars. Transportation/childcare needed. Addressing unhoused might be the highest priority and tribal Individual owned homes (although not eligible) repairs needed. Need to build more housing and accompanying infrastructure (water/sewer lines). Supportive service needed as well as additional energy/utility assistance. Currently, rental assistance limited because they need to spread it around. Homeless persons have reached out, have had social/mental challenges and have trouble keeping a stable housing environment.  Highest Priorities: Affordable rental housing/rental assistance/supportive services.
Southern Nevada CoC Leadership and Members	Southern Nevada CoC Leadership  Homeless Service Providers	Southern Nevada CoC  Survey  29 responses	Need more affordable housing units and ways to leverage HOME ARP funds with other public funding programs like project-based Section 8, and Rental Assistance Demonstration program (RAD).



Agency/ Organizations Consulted	Type of Agency / Organization	Details, Date, Method	Feedback Received
	Domestic Violence Service Providers  Serving QPs 1-4		Highest Priorities: Permanent supportive housing/supportive services/TBRA

**Consultation Overarching Needs**

In consultation meetings, NHD asked participants to rank their highest priorities through comments and polling software. Participants consistently elevated affordable rental housing as the highest priority need for HOME ARP funding, followed closely by supportive services, particularly in the area of mental health. Other supportive services that participants described a strong need for included transportation and childcare services. Participants also identified TBRA and utility assistance as needs in several communities, as well as emergency shelter capacity. Frequent staff turnover and support with increasing staff capacity was also indicated as an area in need of additional resources.

People experiencing homelessness ranked as the highest priority population among HOME ARP qualifying populations. Of that population, seniors experiencing homelessness were the subpopulation most consistently highlighted. Mental health services were noted as being needed in all subpopulations, but particularly for youth.

**Community Feedback on Needs, Gaps, and Opportunities Relevant to Addressing Equity and Racial Disparities**

NHD found that local data reflect communities of color consistently represent a larger percentage of households experiencing housing instability compared to the percentage of the general population that people of color comprise. Consultation participants raised concerns that the Hispanic population is impacted by a lack of housing options that fit large family sizes (multi-generational, 10+ family members) and a lack of housing affordable to farm workers with low incomes. Consultation participants also cited the need for translation resources and more staff with diverse linguistic abilities. They said “we are not addressing other-language speakers effectively.” Anecdotal data indicate that translation services are also needed to connect people throughout Nevada with existing housing resources.

**Public Participation (Public Notice, Public Hearings, and Public Comment Period)**

NHD held a 15-day public comment period on the draft allocation plan from January 23, 2023 to February 10, 2023. A public hearing on the draft HOME ARP allocation plan was held on Monday February 13<sup>th</sup>, 2023 at 4pm PST. The meeting was held virtually, no participants attended. Participants could join online or by phone.

A notice informing the public about the public comment period and public hearing was released on Jan. 20, 2023. The notice included the amount of HOME ARP dollars awarded to NHD and the range of activities NHD intends to implement. Additionally, the notice included details about where to access the draft plan, instructions for submitting comments, and required procedures to request interpretation services for Limited English Proficiency persons and accommodations for persons with disabilities. A copy of the notice is provided as Appendix A.

### Public Participation Comments

No comments were received at the public hearing or during the public comment period.

### Efforts to Broaden Public Participation

In addition to meeting with the required groups during the Consultation period and completing the required 15-day comment period and public hearing on the draft allocation plan, NHD held multiple meetings with specific members of the community to seek their input on the development of the plan. This included requesting feedback from Youth and Young Adults who self-identified as having lived experiencing with homelessness and Native American Tribal Organizations.

Once the plan was drafted, in addition to making the draft plan available at multiple locations, NHD provided opportunity for citizens and groups to obtain a reasonable number of free copies that could be taken with them for further review.

Finally, the public hearing was conducted virtually to increase participation.

## Needs Assessment and Gaps Analysis

In addition to feedback received through consultations, the following data sources were used to determine the size and demographic composition of qualifying populations in Nevada, their needs, and gaps within the current shelter, housing inventory, and service delivery system:

- **Housing Inventory Count (HIC)**, 2022 reports for all three Nevada Continuums of Care (CoCs)
- **Point in Time (PIT) Count**, 2022 reports for all three Nevada CoCs
- **Longitudinal Systems Analysis (LSA)**, FY2021 summary data for all three Nevada CoCs
- **Coordinated Entry (CE) Annual Performance Report (APR)**, calendar year 2021 reports for all three Nevada CoCs
- **American Community Survey (ACS)**, 2020 5-Year Estimates Data Profiles, Table DP04 Selected Housing Characteristics, S1071 Poverty Status in the Past 12 months
- **Comprehensive Housing Affordability Strategy (CHAS)**, 2015-2019 for Nevada
- **Department of the Treasury**, Emergency Rental Assistance Program (ERA1) Interim Report, January 1 - December 31, 2021
- **Nevada 211**, 2021 annual report
- **2021 Annual Housing Progress Report**, State of Nevada Department of Business & Industry, Housing Division
- **2021 Taking Stock Report**, State of Nevada Department of Business & Industry, Housing Division
- **Nevada Affordable Housing 101**, Nevada Housing Coalition, March 2022
- **National Network to End Domestic Violence (NNEDV)**, Domestic Violence Counts Report, 16<sup>th</sup> annual report for Nevada

- **National Coalition Against Domestic Violence (NCADV)**, 2020 Fact Sheet, Nevada
- **National Human Trafficking Hotline**, 2020 Statistics for Nevada
- **The Human Trafficking Initiative**, “Nevada’s Online Commercial Sex Market,” 2018
- **HOME ARP Consultation Meetings and Stakeholder Survey**

## Overall Data Limitations

When American Community Survey data were utilized, 5-year estimates have been used. According to the [US Census Bureau](#), “the 5-year estimates from the ACS are “period” estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.”

Comparatively, other data sources used in this needs assessment/gaps analysis are for one-year, different years, and across different geographies. Though the parameters are not consistent across data sources, data collected from different sources for different time periods provided a useful framework for understanding the size of qualifying populations (QPs).

Additional data limitations specific to a particular QP are indicated in the sections below, where applicable.

## QP1 - Homelessness (24 CFR 91.5 *Homeless* Paragraphs 1-3)

### QP1 - Data Summary

Data from the most recently submitted Point in Time (PIT) Count (2022), Housing Inventory Count (HIC) (2022) and Longitudinal Systems Analysis (LSA) (2021) reports were utilized to determine the size and demographics of the population experiencing homelessness according to the [McKinney Vento definition](#). The [HOME ARP definition of homelessness](#) is distinctly different in that it includes only paragraphs 1-3 of the McKinney Vento definition. Despite the definition differences, these sources provide the most accurate and robust data available to evaluate the size and demographic composition of the HOME ARP homeless QP. Feedback from consultations regarding unmet needs and service gaps for this QP align with the outcomes of the data analysis and are summarized accordingly.

DV data from these reports was also used to analyze the third QP, Domestic Violence/Sexual Assault/Trafficking and were not fully removed for the Homelessness QP analysis. Therefore, data on homeless persons experiencing DV are used to inform the size and demographics of this QP and the Domestic Violence/Sexual Assault/Trafficking QP.

### QP1 - Size and Demographic Composition

Two main sources provide data on the total number of people experiencing homelessness in Nevada: the PIT Count and the LSA report. Taken together, they provide a picture of the daily and annual number of people in this population.

The PIT Count provides a snapshot of homelessness in a community. It represents the number of persons identified as experiencing homelessness on a single night. **The combined 2022 PIT Counts across all three CoCs in Nevada identified 7,618 people experiencing homelessness on the night of the counts**, including:

- 4,249 persons sleeping in a sheltered location (emergency shelter, safe haven, transitional housing)
- 3,367 persons unsheltered; sleeping in a place not meant for human habitation
- NV-500 CoC (Las Vegas/Clark County) had the largest number of persons identified as experiencing homeless on the night of the PIT Count with 5,645 people (74% of state total), followed by NV-501 CoC (Reno, Sparks/Washoe County) with 1,605 people (21%) and NV-502 CoC (Nevada Balance of State) with 368 people (5% of state total).
- Persons in adult-only households made up 89% of the PIT count, followed by persons in households with adults and children (10%) and persons in child-only households (less than 1%).

2022 Point in Time Count (aggregate for NV-500, NV-501, NV-502 CoCs)				
	Families		Individuals	
	Persons in households with adults and children	Households with adults and children	Persons in adult-only households	Persons in child-only households
Emergency Shelter	691	200	2581	23
Transitional Housing	76	25	676	4
Unsheltered	31	10	3534	2
<b>Total</b>	<b>798</b>	<b>235</b>	<b>6791</b>	<b>29</b>

[Size: Longitudinal Systems Analysis \(LSA\)](#)

The LSA is a system-wise report that draws upon annualized data about homelessness, available in each community’s Homeless Management Information System (HMIS). The LSA was reported at the CoC level and was not unduplicated across the three Nevada CoCs. Thus, to prevent potential double counting of persons who may have been served in more than one CoC using a statewide total, each CoC’s data are reported separately below.

The LSA defines homelessness as all individuals in HMIS-participating projects who spent at least one day in emergency shelter, safe haven or transitional housing, as well as individuals in rapid rehousing and permanent supportive housing who spent at least one day in those temporary facilities before moving into permanent housing. The LSA does not include Coordinated Entry (CE) Assessment or Street Outreach data and therefore undercounts the number of people experiencing unsheltered homelessness in a community. **The aggregate number of households experiencing homelessness (served in emergency shelter, safe haven or transitional housing) in the LSA statewide was 13,885 in FY2021 (October 1, 2020-September 30, 2021), as shown in the table below.**

FY2021 LSA Households Experiencing Homelessness				
	Total households	Households with adults and children	Adult-only households	Child-only households
Las Vegas/Clark County CoC (NV-500)	10,959	496	10,359	104
	2,646	40	2,600	6

Nevada Balance of State (NV-502)	280	15	265	0
<b>Total</b>	<b>13,885</b>	<b>551</b>	<b>13,224</b>	<b>110</b>

The table below shows LSA race and ethnicity data for all heads of households and adults (excluding children in households with both adults and children).

<b>FY2021 LSA Heads of Households and Other Adults by Race and Ethnicity</b>						
	<b>Las Vegas/Clark County CoC</b>		<b>Reno, Sparks/Washoe County CoC</b>		<b>Nevada Balance of State</b>	
	Total Households	Percent	Total Households	Percent	Total Households	Percent
Asian	219	2%	43	2%	3	1%
Black or African American	3947	39%	352	14%	12	5%
Native American/Alaskan	135	1%	210	9%	12	5%
Native Hawaiian or Pacific Islander	152	2%	36	1%	1	<1%
White non-Hispanic/Latinx	4194	42%	1490	61%	198	77%
White Hispanic/Latinx	1135	11%	215	9%	28	11%
Missing/Refused	303	3%	107	4%	2	1%
<b>Total</b>	<b>10,085</b>	<b>100%</b>	<b>2,453</b>	<b>100%</b>	<b>256</b>	<b>100%</b>

### Household Composition

PIT and LSA data indicate that most Nevadans experiencing homelessness are in adult-only households. PIT count results indicate 89% of persons (96% of households) on a given night were persons in adult-only households. Of the 7,026 total households identified as experiencing homelessness in the PIT count, half were adult-only households in unsheltered living situations; 46% were adult-only households living in emergency shelters and transitional housing. Households with children made up a very small percentage of households experiencing homelessness in the PIT count (4%). Annualized data from the LSA are consistent with these results, with 96% of households experiencing homelessness in adult-only households.

<b>2022 Point in Time Count (aggregate all Nevada CoCs)</b>				
	<b>Families</b>		<b>Individuals</b>	
	Persons in households with adults and children	Households with adults and children	Persons in adult-only households	Persons in child-only households
<b>Emergency Shelter</b>	691	200	2,581	23
<b>Transitional Housing</b>	76	25	676	4
<b>Unsheltered</b>	31	10	3,534	2
<b>Total</b>	<b>798</b>	<b>235</b>	<b>6,791</b>	<b>29</b>

<b>FY2021 LSA Households Experiencing Homelessness</b>				
	<b>Total households</b>	<b>Households with adults and children</b>	<b>Adult-only households</b>	<b>Child-only households</b>
Las Vegas/Clark County CoC (NV-500)	10,959	496	10,359	104
Reno, Sparks/Washoe County CoC (NV-501)	2,646	40	2,600	6
Nevada Balance of State (NV-502)	280	15	265	0

### Subpopulations

On the night of the PIT Count, 1,281 persons self-identified as having a severe mental illness and 2,334 persons self-identified chronic substance abuse. Veterans accounted for 752 persons experiencing homelessness, 28% of whom were sleeping in unsheltered locations on the night of the PIT count. There were 455 persons who identified as survivors of domestic violence (DV), with 10% of them sleeping in unsheltered locations on the night of the PIT count.

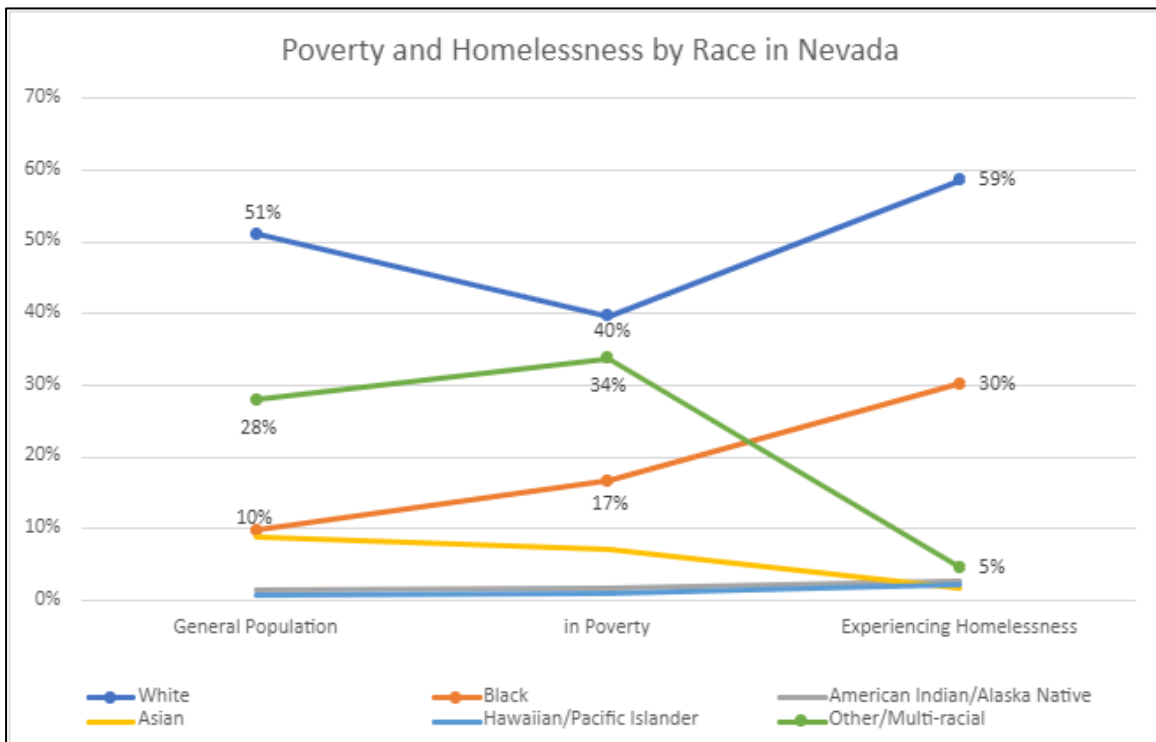
<b>2022 Point in Time Count, Selected Subpopulations (aggregate for NV-500, NV-501, NV-502 CoCs)</b>			
	Sheltered	Unsheltered	Total
Severe Mental Illness	955	326	<b>1,281</b>
Chronic Substance Abuse	784	1550	<b>2,334</b>
Veterans	545	207	<b>752</b>
Survivors of Domestic Violence	409	46	<b>455</b>

### Race

Nearly 59% of persons experiencing homelessness on the night of the PIT count were White (4,467 individuals). Thirty percent were Black or African American (2,298). Smaller percentages of persons were multiple races (~5%), American Indian or Alaska Native (~3%), Native Hawaiian or Pacific Islander (2%) and Asian (~2%).

<b>2022 Point in Time Count, Race (aggregate for NV-500, NV-501, NV-502 CoCs)</b>				
	Sheltered	Unsheltered	Total	Percentage
American Indian or Alaska Native	112	96	208	3%
Asian	88	40	128	2%
Black or African American	1,308	990	2,298	30%
Native Hawaiian or Pacific Islander	71	96	167	2%
White	2,345	2,122	4,467	59%
Multiple races	127	223	350	3%
<b>Total</b>	<b>4,051</b>	<b>3,567</b>	<b>7,618</b>	<b>100%</b>

To understand the meaning of the PIT data related to racial demographics, it is necessary to place it in the context of the jurisdiction’s general population, and the demographics of residents living in poverty. Compared to their share of the general population, both White and Black residents are disproportionately represented in the homeless system. White residents represent 59% of people experiencing homelessness compared to 51% of the general population, while Black residents represent 30% of people experiencing homelessness, compared to 10% of the general population. These statistics show that Black residents experience homelessness at a greater rate than White residents, as compared to their share of the general population. As seen in the graph below, the combined populations of the three Nevada CoCs are 51% White and less than 10% Black. While only 17% of the population living in poverty is Black, over 30% of the residents experiencing homelessness are Black. These disproportionate rates of poverty and homelessness as compared to the total population for Black residents are found nationwide and in nearly every CoC across the country.





The LSA provides race and ethnicity data for all heads of households and adults (excluding children in households for which children are not the head of household).

<b>FY2021 LSA Heads of Households and Other Adults by Race</b>		
	All Nevada CoCs	
	Total Households	Percent
Asian	313	2%
Black or African American	6,015	35%
Native American/Alaskan	465	3%
Native Hawaiian or Pacific Islander	256	1%
White non Latinx	8,081	47%
White Latinx	1,803	10%
Missing race	438	3%
<b>Total</b>	<b>17,371</b>	

LSA data reveals racial or ethnic disparities among participants in HMIS-participating homeless projects. The disparities seen in the LSA mirror those found in the PIT data. Thirty-five percent of the people experiencing homelessness reported in HMIS identify as Black, while persons identifying as Black make up only 10% of the general population. Additionally, White residents account for 59% of the total population of people participating in homeless system interventions across Nevada, while persons identifying as White make up 51% of the general population.

### QP1 - Unmet Housing, Shelter, and Service Needs

Emergency shelter provides safety to households during their immediate crises, while long-term housing stability is available via housing projects such as rapid rehousing (RRH), permanent supportive housing (PSH), and other housing interventions. Housing gaps analyses compare a homeless response system’s inflow, as measured through CE assessment processes, to the availability of housing within the system (known as “housing inventory”). This gaps analysis compares CE system needs shown by Nevada CoC’s annual performance report (APR) to available housing within the system shown by the Nevada CoC’s 2022 Housing Inventory Count (HIC).

A review of Nevada CoC’s APR reveals:

- Las Vegas/Clark County (NV-500): 8,731 households were assessed for housing needs in calendar year 2021, with 6,471 households placed on a prioritization list for housing programs. Just 39% of households received a referral for a housing program in 2021.
- Reno, Sparks/Washoe County (NV-501): 1,744 households were assessed for housing needs in calendar year 2021, with 1,068 households placed on a prioritization list for housing programs. Just 22% of households received a referral for a housing program in 2021.
- Nevada Balance of State (NV-502): 382 households were assessed for housing needs in calendar year 2021, with 243 households placed on a prioritization list for housing programs. Just 55% of households received a referral for a housing program in 2021.

A review of Nevada CoC’s 2022 HIC reports reveal:

- Las Vegas/Clark County (NV-500): The CoC has 2,599 units of RRH and PSH, with 1,389 of these units dedicated to veterans, leaving 1,210 units available to the general population (non-veterans).
- Reno, Sparks/Washoe County (NV-501): The CoC has 530 units of RRH and PSH, with 322 of these units dedicated to veterans, leaving 208 units available to the general population (non-veterans).
- Nevada Balance of State (NV-502): The CoC has 130 units of RRH and PSH, with 87 of these units dedicated to veterans, leaving 43 units available to the general population (non-veterans).

The following is a summary of the Housing Inventory Count (HIC) combined across Nevada’s three CoCs:

2022 HIC for all NV CoCs combined								Subset of Total Bed Inventory	
	Family units	Family beds	Adult only beds	Child only beds	Year-round beds (total)	Seasonal beds	Overflow / Voucher beds	Veteran beds*	Youth beds*
<b>Emergency Shelter/Safe Haven/Transitional Housing</b>									
<b>Emergency Shelter</b>	213	751	2,348	22	3,121	0	555	109	164
<b>Transitional Housing</b>	66	159	925	38	1,122	0	0	417	182
<b>Permanent Housing</b>									
<b>PSH</b>	192	539	2,187	0	2,726	0	0	1,920	1
<b>RRH</b>	276	943	604	1	1,548	0	0	240	195
<b>Other PH</b>	7	20	61	0	81	0	0	28	6
<b>Grand Total:</b>	<b>754</b>	<b>2,412</b>	<b>6,125</b>	<b>61</b>	<b>8,598</b>	<b>0</b>	<b>555</b>	<b>2,714</b>	<b>548</b>

\*Veterans and youth are a subset of the total count of people experiencing homelessness on the night of the PIT Count.

Finally, consultation data cited mental health services as a significant unmet need across all QPs.

## QP1 - Gaps Analysis

The homeless response system provides both crisis response (emergency shelter and transitional housing) and housing interventions. Therefore, the gaps analysis in this report considers the current availability of project beds for persons experiencing homelessness, equity in the types of interventions offered to different groups experiencing homelessness, and the efficacy of the homeless response system in assisting those groups in resolving their homeless crises.

Nevada has a large unsheltered population. If the goal of Nevada’s homeless response system is to provide all unsheltered persons with a shelter bed, the state has insufficient shelter capacity to meet the needs of those experiencing homelessness. Increasing shelter beds is unlikely to have a significant impact on reducing unsheltered homelessness, as shelter is not a housing solution that all persons experiencing unsheltered homelessness would utilize. Therefore, a combination of additional shelter beds and permanent housing is likely to have more impact in reducing unsheltered homelessness.

Data from the three Nevada CoCs were consolidated to perform a statewide analysis of gaps in the homeless crisis response system. The table below compares current emergency shelter inventory, the number of families/individuals experiencing sheltered and unsheltered homelessness, and the gap in available inventory. This table shows both the total available inventory (total inventory minus occupied inventory) and the excess inventory (available inventory minus the number of unsheltered families/individuals). Because inventory categorized as seasonal or overflow is not identified by household type on the HIC, it is not included in the tables below but is noted where potentially applicable.

<b>Nevada Shelter Gaps Analysis (combined across 3 CoCs)</b>					
	<b>Current Inventory (HIC)</b>	<b>Sheltered homelessness (PIT)</b>	<b>Unsheltered homelessness (PIT)</b>	<b>Available Inventory</b>	<b>Excess Inventory</b>
Persons in adult-only households	2,348	2,581	3,534	-233	-3,767
Households with adults and children	213	200	10	13 (surplus)	3 (surplus)
Persons in child-only households	22	23	2	-1	-3
Veterans	109	221	207	-112*	-319**

\*Negative "available" inventory indicates that the system was housing more people than they had dedicated homeless beds for in the system on the night of the count.

\*\* "Excess" inventory is meant to show how many more beds would be needed to house everyone experiencing homelessness including those in the unsheltered count.

The following three tables show the statewide shelter gaps broken down by CoCs.

<b>NV-500: Las Vegas/Clark County CoC Shelter Gaps Analysis</b>					
	<b>Current Inventory (HIC)</b>	<b>Sheltered homelessness (PIT)</b>	<b>Unsheltered homelessness (PIT)</b>	<b>Available Inventory</b>	<b>Excess Inventory</b>
Persons in households with only adults	1485	1745	2853	-260	-3,113
Households with adults and children	138	143	5	-5	-10
Persons in child-only households	17	23	2	-6	-8
Veterans	61	143	161	-82	-243

### NV-501: Reno, Sparks/Washoe County CoC Shelter Gaps Analysis

	Current Inventory (HIC)	Sheltered homelessness (PIT)	Unsheltered homelessness (PIT)	Available Inventory	Excess Inventory
Persons in households with only adults	802	787	411	15 (surplus)	-396
Households with adults and children	49	50	2	-1	-3
Persons in child-only households	5	0	0	5 (surplus)	5 (surplus)
Veterans	39	75	16	-36	-52

### NV-502: Nevada Balance of State Shelter Gaps Analysis

	Current Inventory (HIC)	Sheltered homelessness (PIT)	Unsheltered homelessness (PIT)	Available Inventory	Excess Inventory
Persons in households with only adults	61	49	270	12 (surplus)	-258
Households with adults and children	26	7	3	19 (surplus)	16 (surplus)
Persons in child-only households	0	0	0	0	0
Veterans	9	3	30	6 (surplus)	-24

It is important to note that the excess inventory demonstrated in the table above shows the number of beds available if all access barriers were removed and emergency shelters operated at 100% utilization.

In addition to looking at data from those who have accessed the homelessness system, it is useful to examine data for those who have attempted to access the homelessness system but were unsuccessful. Each of Nevada’s 3 CoCs utilize an integrated CE process through the State’s HMIS system. CE is a consistent, community-wide intake process that matches people experiencing homelessness to community resources that are the best fit for their situation. Thus, CE is the “front door” to the state’s homelessness system. However, not all those who are assessed via the system are able to gain access to appropriate housing. In 2021, across Nevada’s three CoCs, approximately 54% (2,017 of 3,756) of households referred to CE for housing were able to access housing because of that referral. However, another 5,765 households—nearly 74% of those who were assessed and prioritized by the CE system—

were not successfully referred to a housing opportunity. In about 60% of unsuccessful referrals (1,057 out of 1,739), the provider could not accept the household at the time of referral. This situation is commonly related to bed capacity or other constraints, and not necessarily indicative of an unmatched referral. Thus, it should be expected that some of those referred households ultimately did achieve housing of some kind based on their CE assessment and referral even if they were not able to obtain housing at the time of the initial referral.

<b>Nevada Coordinated Entry Data and Unmet Housing Need</b>				
	<b>Southern Nevada</b>	<b>Northern Nevada</b>	<b>Rural Nevada</b>	<b>Total</b>
HHs prioritized for referral	6,471	1,068	243	7,781
Total Housing referrals	3,180	263	133	3,756
Successful Housing Referrals	1,934	77	6	2,017
% of successful referral	60.8%	35.2%	4.5%	53.7%
<b>Unmet need (prioritized HHs less successful referrals)</b>	<b>4,537</b>	<b>991</b>	<b>237</b>	<b>5,765</b>

In summary:

- Most unsheltered homelessness is experienced by individuals in adult only households.
- If Nevada were to provide a shelter bed for every person identified in the PIT count, a significant gap of 3,767 shelter beds for persons in adult only households exists. This is represented by totaling the need for 233 additional beds beyond its year-round inventory plus 3,534 persons in adult only who were homeless on the night of the PIT count.
- Nevada has a very small surplus of 3 shelter units for households with adults and children. There were 13 units available on the night of the PIT count, however there were 10 families in unsheltered locations on the night of the PIT count.
- A gap of 319 beds exists for veterans experiencing homelessness, much of which may be accounted for in non-veteran dedicated beds.
- The state reported a high number of overflow and seasonal beds (555). The majority (503) of these beds are in the Las Vegas/Clark County (NV-500) CoC, but 418 of these beds appear to be COVID-related beds and are therefore not likely to be part of a long-term overflow inventory.

There are 1,461 units of RRH and PSH available to the general population (non-veterans) and 1,798 units available to veterans. With veterans comprising only about 10% of the state’s homeless population according to PIT count results, the state is significantly under-resourced for rapid rehousing and permanent supportive housing for the general population. The demand for housing resources is high across the state, and the percentage of households that are assessed, placed on prioritization lists, and referred for a housing program is low. Nevada has a large unsheltered population across the state as identified in the PIT count (3,369 persons), but insufficient housing stock to adequately serve its residents experiencing homelessness. Additionally, consultation data points to a significant gap in available services. The lack of emergency shelter and housing units leaves many individuals and households experiencing homelessness without access to the services available within those facilities. Unfortunately, consultations also indicated that services that are available are insufficient and there is a

strong need to provide stepping stone services to help individuals and families transition from shelters to long-term housing solutions.

## QP2 - At-risk of Homelessness (24 CFR 91.5)

### QP2 – Data Summary

The HOME ARP program identifies individuals and families at risk of homelessness as the second eligible QP. The program utilizes the McKinney Vento definition for at-risk of homelessness with no changes.

A valuable source of additional data regarding housing need for the at-risk population is provided through Nevada’s 211 system. According its 2021 annual report, Nevada 211 provided a total of 172,730 referrals for contacts received via calls, text messages, or web inquiries. Of these, the most common referral type was for rental payment assistance, constituting 18% of all referrals made statewide in 2021. Overall, referrals made for housing related needs (rental assistance, shelter, street outreach) accounted for 31% of all referrals. Note that contacts to 211 may receive more than one referral, so it is possible that an individual contact will appear in more than one referral category.

Nevada 211 Annual Report 2021		
	Total	Percent of Total
<b>Total referrals (calls/text/web)</b>	<b>172,230</b>	
Referrals: Rental Payment assistance	30,867	17.92%
Referrals: Low income/Subsidized Private Housing	14,571	8.46%
Referrals: Community Shelters	2,208	1.28%
Referrals: Extreme Weather Shelters	2,176	1.26%
Referrals: Transitional Housing/Shelter	1,949	1.13%
Referrals: Street Outreach Programs	1,215	0.71%

### QP2 - Size and Demographic Composition

As noted in the previous section, 52,986 referrals from Nevada 211 were specifically for housing related needs, which constitutes over 30% of the total number of referrals. While demographic data is not reported by specific referral type, of those 211 contacts for which race data was recorded approximately 30% of callers identified as White, 30% as Black, and 9% as multi-racial. In addition, 16% of callers who provided demographic information identified as Hispanic or Latino.

Data from the Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 for Nevada indicates that 72,515 renter households with income at less than 30% of Area Median Income (AMI) have one or more severe housing problems, which the CHAS defines as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burden greater than 30%. It should be noted that while statewide data from the CHAS was utilized for the purposes of this report, similar data is available at the county level. A review of that data indicates that a significant majority (66,680, or nearly 92%) of the households reported in this category were in Clark or Washoe County.

### QP2- Unmet Housing, Shelter, and Service Needs

The total number of rental units in Nevada is approximately 521,920, as reported in the 2015-2019 CHAS report. Of these, approximately 14,630 units are considered affordable to households with income less

than 30% of AMI. A further breakdown of these units shows that only 10% (1,515) of these units are currently vacant and potentially available for renters in need of housing affordable at this level.

Consultation data indicates that rental assistance is inconsistently available and financially limited due to budget constraints. This leaves many individuals and households at-risk of homelessness unable to truly stabilize even when temporary supports are available to prevent them from becoming homeless. More affordable housing units and ways to leverage HOME ARP funds with other public funding programs like project-based Section 8, and Rental Assistance Demonstration program (RAD) is needed.

Finally, consultation data cited mental health services as a significant unmet need across all QPs.

## QP2 - Gaps Analysis

An analysis of American Community Survey (ACS) and CHAS data suggest a significant shortage in affordable housing based on estimated need. This data shows that there are 72,515 households with income less than 30% AMI and one or more housing problems, and only 14,630 rental units considered affordable for renters at this income bracket. Therefore, approximately 57,885 households at-risk of homelessness are living in rental units that are either substandard or are considered “rent-burdened” (meaning that rent is 30% or more of their total income). This data suggests that there are 3.5 households at-risk of homelessness for every unit that would be considered affordable to them. Once again, it is important to note that over 95% (55,445) of the identified unit gap is concentrated in Clark and Washoe Counties. It is also noteworthy that this CHAS-based analysis suggests a smaller gap in affordable rent units at or below 30% of AMI. A similar analysis undertaken by the National Low Income Housing Coalition suggests that there is a shortage of 84,320 rental homes affordable and available for extremely low-income households (at or below 30% AMI). Based on this analysis, it is estimated that there are only 20 affordable and available units for every 100 households in the income category.

However, according to the 2021 Nevada Annual Housing Progress Report, there is potential good news: in that year, Clark and Washoe Counties and their jurisdictions added 1,497 affordable housing units. This is more than twice the number of affordable units that came online in any single year since 2014. Of these new affordable units, 29% (434 units) are considered affordable for households at or below 50% of AMI. The report also cites another 3,824 units in the pipeline (projects that are funded or under construction), 32% of which are considered affordable for households at or below 50% of AMI. So, while the rental unit gap remains significant, it may decrease in years to come if efforts to increase the affordable unit inventory continue. However, up to 20% of Nevada’s subsidized or rent restricted units (approx. 7,500 units) are projected to be at risk of conversion to private market units over the next 5 years. If this occurs, it would clearly offset the new affordable units coming online and would further widen the rental housing gap.

<b>At risk Housing Needs and Gaps Analysis Table</b>	
	<b>Total Households/Units</b>
Total Rental Units	521,920
Rental Units Affordable to HH at 30% AMI	14,630
Households with Income 0 30% AMI with one or more housing problems	72,515
<b>Affordable Rental Unit Gap</b>	<b>57,885</b>

## QP3 - Domestic Violence/Sexual Assault/Trafficking

### QP3 – Data Summary

The HOME ARP Notice defines QP3 as individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Available data sources are not inclusive of the full QP3 definition.

The considerations listed below impact the overall analysis in this section. Between statewide data sources and information available from CoC data sources, however, a useful picture of the scope of QP3 across the state takes shape.

- While there are some local and statewide data sources available on the Domestic Violence/Sexual Assault/Trafficking QP, the data are generally aggregated and do not include consistent demographic or household level information.
- In cases where demographic data is present, the majority of reported cases list “unknown” in most categories.
- Data specifically speaking to the housing needs of those experiencing human trafficking was not available.
- Available data does not seem to address sexual assault survivors specifically.
- The terms domestic violence and intimate partner violence are used interchangeably.

Finally, to clearly organize the limited data that describes the demographic composition of this QP, the analysis is separated into two groups: Domestic Violence/Sexual Assault and Human Trafficking. Given the needs of this vulnerable population, it is reasonable to assume that there is overlap between persons reporting domestic violence/sexual assault and instances of human trafficking. The number of reports and persons that overlap, however, is unknown.

### QP3 – Size and Demographic Composition

#### Domestic Violence/Sexual Assault

Based on data from the NCEDSV report and the state’s HMISs, it is reasonable to estimate that in a given year, approximately 33,000 to 35,000 individuals seek DV services in Nevada, with 2,500 to 3,000 individuals specifically seeking emergency shelter.

According to the Nevada Coalition to End Domestic and Sexual Violence (NCEDSV), in 2021, there were 34,368 total (adult and child) survivors of domestic violence reported, of which 26,966 were first time reports. Among first time reports, 25,354 were adults while 1,612 were children 17 or younger. Over 80% of these reports were received from residents of Clark County. The NCEDSV report also indicates that victims reported during this period were provided a total of 84,846 bed nights across emergency shelters, motels and transitional housing facilities. Of these bed nights, 63,140 were attributed to adults and the remaining 21,706 to children.

Additionally, according to the National Network to End Domestic Violence’s (NNEDV) 16th Annual Domestic Violence Counts Report for Nevada (“NNEDV Report”), 369 survivors of DV served across all programs statewide in one day on September 9, 2021. This includes 215 adult and child survivors who



were served in emergency shelters, transitional housing, hotels, motels, or other housing provided by VSPs. On this same day, 304 DV hotline contacts were received across Nevada.

It is worth noting that the number of DV survivors in the CoC Point in Time count conducted on February 24, 2022 reported a nearly identical number of DV survivors (367). While these numbers are similar, it is unknown if this is due to capacity issues (e.g., 367-9 people is the total capacity of the programs) or if the need for DV housing resources is less susceptible to seasonal fluctuations often seen in emergency shelter. These numbers absolutely show consistent utilization across seasons, perhaps even a full utilization. If the programs, however, don't have an ability to serve more at any given time, the data would never be able to demonstrate increased, even if need was increasing, because the programs size does not fluctuate.

	Total DV survivor population by CoC (2021)							
	Southern Nevada		Northern Nevada		Rural Nevada		Total	
	All Programs	Emergency Shelter	All Programs	Emergency Shelter	All Programs	Emergency Shelter	All Programs	Emergency Shelter
Total	2,148	1,566	350	235	191	109	2,689	1,910
Female DV Survivors	1,537	1,085	163	94	66	49	1,766	1,228

As noted in the previous section, most data sources obtained for this report do not include consistent demographic or household level information. However, according to national research conducted the National Coalition Against Domestic Violence (NCADV), people who identify as Black experience DV at a disproportionately high rate, with 45.1% of Black women and 40.1% of Black men experiencing intimate partner violence or stalking in their lifetimes. NCADV also points out that American Indian and Alaska Native women experience domestic violence at much higher rates than any other ethnicity, with 55.5% experiencing intimate partner violence and 66.6% experiencing psychological abuse in their lifetimes. According to the CDC, Hispanic women experience domestic violence at similar rates as the overall female population but may experience more severe barriers to services when culturally and linguistically appropriate programs are not available.

Human Trafficking

Data from the National Human Trafficking Hotline shows that in 2020, 186 new human trafficking cases were recorded statewide for Nevada. Of these cases, 159 were opened based on a trafficking tip from the caller. Sixty-two of the cases included requests for service referrals and crisis assistance related to human trafficking. Based on this data, Nevada ranks 15<sup>th</sup> among all states in total number of reported cases of human trafficking and has the 2nd highest report rate on a per capita basis. In addition, in their 2017 annual report, the Nevada Coalition to Prevent the Commercial Sexual Exploitation of Children gives an estimate of 5,687 victims of child sex trafficking in Nevada. It should be noted that data regarding sex trafficking in Nevada exists within a unique context as Nevada is the only location in the United States in which licensed and regulated brothels coexist alongside the criminalized commercial sex industry (where sex trafficking is most prevalent). This generally blurs the line between situations

that may represent trafficking and what is otherwise considered legal sex work across the state. This added complexity makes reliable data on sex trafficking prevalence more difficult to obtain. However, a 2018 report on Nevada’s Online Commercial Sex Market noted that only 28% of sex providers in Nevada’s online commercial sex market appear to be adults working independently with no risk of trafficking.

Additional demographic information such as race, ethnicity, familial status on survivors of human trafficking was not available.

### QP3 - Unmet Housing, Shelter, and Service Needs

#### Domestic Violence/Sexual Assault

The available data show that those experiencing DV in Nevada have significant unmet need for housing, shelter, and other services. During its one-day count on September 9, 2021, NNEDV reported victims made 59 requests for services that went unmet due to lack of resources. Of the 59 unmet requests, approximately 81% were for emergency shelter or other emergency housing related needs. In FY 2021, the NCEDSV also reported that 509 requests for shelter through the DV hotline went unmet due to lack of capacity.

Data from the 2022 Housing Inventory Count (HIC) for CoCs across Nevada also indicates that there is a significant shortage of dedicated DV beds in the homeless bed inventory. According to the HIC reported on February 24, 2022, there are 4,243 emergency shelter and transitional housing beds statewide. Of those beds, 3,911 are specified as non-DV beds, indicating that there are 332 beds statewide dedicated for people fleeing or attempting to flee domestic violence. Of the 332 statewide beds for DV, 242 of them are emergency shelter specifically. Of the total dedicated DV beds statewide, approximately 40% are in Washoe County, 27.5% are in Clark County and about 22.5% are within the BoS jurisdiction.

Data from the 2022 PIT count suggests that there is a significant shortage of dedicated DV beds based on bed utilization.

2022 Point in Time DV Bed Utilization								
	Southern Nevada		Northern Nevada		Rural		Total	
	Shelter & Transitional	Shelter Only	Shelter & Transitional	Shelter Only	Shelter & Transitional	Shelter Only	Shelter & Transitional	Shelter Only
<b>DV dedicated beds</b>	125	125	132	47	75	70	332	242
<b>Reported DV population</b>	175	157	225	201	12	9	409	367
<b>Utilization %</b>	138%	126%	170%	428%	16%	13%	123%	152%

#### Human Trafficking

Due to a lack of specific data on persons in Nevada who have been trafficking victims, it is difficult to quantify the true extent of the housing need within this group. However, given the overall prevalence of

sex work across the state (both legal and illegal), it is reasonable to expect that there are significantly more people in need of crisis assistance, including housing, than reported in current statistics.

Finally, consultation data cited mental health services as a significant unmet need across all QPs.

### QP3 - Gaps Analysis

#### [Domestic Violence/Sexual Assault](#)

The gaps analysis reveals that there appears to be a gap in available shelter and housing options for those fleeing or attempting to flee DV. As described previously, an estimated 2,500-3,000 people experiencing DV seek housing and shelter services across Nevada during a given year, with approximately 375-400 seeking housing on a given night. Based on the most recent counts of available beds dedicated for DV survivors, there are only 332 shelter or transitional beds available across the state that are dedicated for persons fleeing DV. This utilization rate (123%) suggests that there are approximately 5 DV survivors for every 4 available beds. In comparison, the overall utilization rate for shelter and transitional beds across the state is approximately 95%. The gap in shelter beds also suggests there is a significantly greater need for dedicated DV housing options. This analysis also shows that the need for additional DV housing resources is highly concentrated in the urban areas of the state, most acutely in the Northern Nevada region.

#### [Human Trafficking](#)

While reliable data about the true need for housing for trafficking victims is not readily available, there are many people across Nevada engaged in activity known for a high incidence of trafficking. According to 2018 data from the Human Trafficking Initiative, up to 72% of sex providers in Nevada (both regulated and unregulated) may have at least a low risk of being in a trafficking situation, with up to 14% being considered high risk based on multiple indicators (age, race, likelihood of having a “manager”). Thus, while definitive data on this population is scarce, it is reasonable to expect that there is a greater need than can be accurately reflected by available reporting.

Collectively, feedback received through consultations indicated a substantial gap in services and assistance, particularly mental health and substance abuse services, for people fleeing domestic violence, sexual violence, and human trafficking.

### QP4 - Other Populations

#### QP4 – Data Summary

The fourth eligible QP under HOME ARP is other populations where providing HOME ARP supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. The full definition is available in the [Notice](#). Data sources on Other Populations is less robust than for the other QPs. However, local 211 data, the statewide [Emergency Rental Assistance Program \(ERAP\)](#), and information gathered through HOME ARP consultation meetings triangulated with statewide Comprehensive Housing Affordability Strategy (CHAS) data, provide a strong understanding of the size, demographic makeup, and needs of this population.

ERAP is a U.S. Department of Treasury program funded through states and other administrators. Nevada’s ERAP program was established in 2021 to help at-risk populations mitigate the financial impacts of the COVID-19 pandemic. While eligibility criteria for ERAP do not match those of HOME ARP,

utilization of the program provides a useful source of data to help quantify housing instability across the jurisdiction. ERAP-eligible households must meet the following criteria:

- A household must be responsible to pay rent on a residential property, and:
- One or more people within the household have qualified for unemployment benefits, had a decrease in income, had increased household costs, or experienced other financial hardship due directly or indirectly to the COVID-19 pandemic;
- One or more individuals in the household can show a risk of experiencing homelessness or housing instability; and
- The household has an income at or below 80% of AMI.

#### QP4 - Size and Demographic Composition

As noted above, over 30% of all referrals to Nevada’s 211 center were related to housing needs. Furthermore, nearly 36% of all persons who contacted one of the State’s CE projects were referred for some type of housing/housing assistance. These figures suggest a strong need for housing assistance across Nevada.

From January through December 2021, across the state of Nevada (including state, county and city assistance) a total of 27,325 households received assistance via the ERAP program. Of this total, approximately 65% (17,775) received assistance for rent payments or rent arrears.

Nevada ERAP Assistance				
	HHs assisted with rent/rent arrears	HHs assisted with utilities/utility arrears	HHs receiving other assistance	Total
ERAP1	15,453	5,509	3,259	24,221
ERAP2	2,322	669	113	3,104
<b>Total</b>	<b>17,775</b>	<b>6,178</b>	<b>3,372</b>	<b>27,325</b>

As with data on persons at-risk of homelessness, some data sources provide only statewide information for other HOME ARP eligible qualifying populations. Data from the Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 for Nevada reveals that 68,510 renter households with income between 30%-50% of AMI have one or more housing problems, defined as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burden greater than 30%. As noted in the discussion regarding the population at-risk of homelessness, a large percentage (92%) of these households are concentrated in Clark and Washoe Counties.

#### QP4 - Unmet Housing, Shelter, and Service Needs

As stated above in [Unmet Housing and Service Needs: At-risk of Homelessness](#), the total number of rental units in Nevada is approximately 521,920 units (according to the 2015-2019 CHAS report). Of these, approximately 31,655 units are considered affordable to households with incomes at greater than 30% but less than 50% AMI.

Consultation data indicates an unmet need for housing support services specifically for individuals and families who previously experienced homelessness but have been rehoused through a program. Transportation, daycare, employment, dental services, legal services, and credit counseling were all

indicated as unmet service needs. Supportive service needed as well as additional energy/utility assistance was also indicated as an unmet need. Finally, consultation data cited mental health services as a significant unmet need across all QPs.

## QP 4 - Gaps Analysis

Statewide CHAS data suggests a significant gap in housing inventory for other qualifying populations in Nevada. With 68,510 households with income between 30-50% AMI and one or more housing problems, and only 31,655 rental units considered affordable for renters at this income bracket, approximately 36,855 households in other qualifying populations are living in rental units that may further destabilize their current housing situation. Data from the National Low Income Housing Coalition’s Nevada Affordable Housing 101 report shows that households in this income bracket have better access to affordable housing than those considered at-risk of homelessness (less than 30% of AMI), but housing availability is still very low. For households between 30% and 50% of AMI NLIHC estimates that there are only 38 affordable units available for every 100 households. However, as indicated earlier, according to the 2021 Nevada Annual Housing Progress Report, there is potential good news for this situation: within Clark and Washoe Counties and their jurisdictions, an additional 1,497 affordable units were added to the housing inventory. This is more than twice the number of affordable units that came online in any one year since 2014. Of these new affordable units, 29% (434 units) are considered affordable for households at or below 50% of AMI. So, while the rental unit gap remains significant, if efforts to increase the affordable unit inventory continue to increase, it may be reduced in the years to come.

<b>Other Populations Housing Needs and Gaps Analysis Table</b>	
	<b>Total Households/Units</b>
Total Rental Units	521,930
Rental Units Affordable to HH at 30 50% AMI	31,655
Households with Income 30-50% AMI with one or more housing problems	68,510
<b>Affordable Rental Unit Gap</b>	<b>36,855</b>

## QP4 - Additional Characteristics Associated with Instability and Increased Risk of Homelessness

Based on analysis completed to date, there are no other specific characteristics recommended for consideration to determine the priority populations for HOME ARP activities.

### Priority Needs for QPs

In reviewing available data for all identified qualifying populations, the following groups appears to have the most severe needs:

- Unsheltered persons experiencing homelessness
- Victims of Domestic Violence
- Households with Income 0-30% AMI with one or more housing problems

As noted, there were nearly 1,000 more unsheltered homeless persons identified across the State during the most recent PIT count than the entire homeless bed count. This represents a highly acute need within the state’s housing infrastructure. Likewise, within the DV population, the CoCs across the state are serving more DV victims than there are dedicated beds, especially in the larger urban areas. Lastly, affordable housing units for the lowest income households are a severe need. NHD reports strong progress on the share of newly constructed units built to house this population, but based on current data, the need still outpaces supply nearly 3 to 1. Supportive services of all types are identified as a need across all QPs. Mental health and substance abuse services stand out as priority needs.

## HOME ARP Activities

### Use of HOME ARP Funding

NHD plans to distribute HOME ARP funding across all HOME ARP eligible activities:

- Rental housing (referred to in this plan as affordable rental housing)
- Supportive services
- Tenant Based Rental Assistance (TBRA)
- Acquisition and development of non-congregate shelter
- Nonprofit operating and capacity building
- Administration and planning

Activity	Amount
Affordable Rental Housing	\$3,989,080
Supportive services	\$644,474
TBRA	\$644,474
Acquisition and development of non-congregate shelter	\$100,000
Nonprofit operating and capacity building assistance	\$100,000
Administration and planning	\$966,711
<b>Total</b>	<b>\$6,444,739</b>

### Rationale for Planned Activities

Consultations, public input, and the needs assessment and gaps analysis highlighted gaps in housing, shelter, and services in all parts of the state. HOME ARP resources alone are not sufficient to fill these gaps but offer a powerful tool to expand existing services and leverage other local funding to expand housing opportunities. Additionally, funding for non-profit operating and capacity building provides a unique opportunity to build the capacity of local organizations in underserved communities statewide. The capacity built and knowledge gained in operating HOME ARP projects extends well beyond HOME ARP. Funding non-profit organizations through HOME ARP will increase their overall knowledge of federal funding, thereby increasing their ability to operate other similar programs in the future.

The needs assessment and gaps analysis clearly indicate that there is a lack of affordable housing units statewide for households across all QPs. It is important to note that Clark and Washoe Counties have the greatest identified affordable housing unit gap. Though additional affordable housing is needed in all

parts of the state, the data indicate the TBRA vouchers would improve access to existing housing for lower-income households in the less populated areas of the state where the vacancy rate is higher.

Though the needs assessment identified a need for additional shelter statewide, there has historically been a lack of interest from providers and developers in taking on the high cost of developing shelter. Additionally, NHD does not expect to have funding available to support NCS operations after development. NHD is committing limited funding to NCS but is prepared to increase or decrease the amount based on the applications received through a Notice of Funding Availability (NOFA). The Nevada Citizen Participation Plan (CPP) does not require additional public participation to move funding from one activity to another.

### Method for Soliciting Applications

NHD will solicit HOME ARP applications from units of local government, developers, and/or service providers to carry out eligible activities as outlined and prioritized in this plan. Applicants will be asked to leverage additional funding as much as possible to maximize the expansion of housing and services through HOME ARP activities.

A NOFA process will be utilized to distribute all HOME ARP funding. NHD expects to release two NOFAs; one for affordable rental housing and one for all remaining HOME ARP activities (TBRA, NCS, supportive services, nonprofit operating and capacity building assistance). If time and capacity constraints impact the application process, NHD may opt to separate the remaining activities into multiple NOFAs.

All NOFAs will be announced via NHD’s interested parties list, web site, CoC’s distribution lists and the Nevada Housing Coalition’s distribution list.

### Administration

NHD will oversee the administration of HOME ARP funding but will not administer activities directly. NHD will enter into written agreements with the entities that will undertake and administer the funded projects.

### Housing Production Goals

NHD will support the development of an estimated 23 new rental units with HOME ARP and other housing development funds. The average per unit development cost for qualifying populations is higher in Washoe and Clark counties than in other regions of the state. Though no preference will be given to development of affordable housing units in these counties, NHD is expecting that the majority of affordable rental housing applications will be for the development of affordable rental housing in Washoe and Clark counties. Therefore, the average per unit development cost used in the calculation is higher than the statewide average. The number of units referenced here was derived from the following calculation:

<b>Total amount of HOME ARP funding allocated to jurisdiction</b>	<b>\$6,444,739</b>
Amount of HOME ARP expected to be used for administration and planning	\$966,711
Amount of HOME ARP available for HOME ARP eligible activities	\$5,478,028

Amount of HOME ARP allocated to non-rental housing eligible activities	\$1,388,948
Amount of HOME ARP available for affordable rental housing operations and reserves	\$3,989,080
Estimated amount for ongoing operating costs or operating cost assistance reserve	\$817,816
Amount of HOME ARP available for affordable rental housing development	\$3,171,264
Estimated amount from other housing development funding sources	\$5,000,000
Total amount available for affordable rental housing development	\$3,171,264
Average per unit development cost for qualifying population	\$350,000
<b>Estimated HOME ARP Housing Production Goal</b>	<b>23 units</b>

## Preferences & Prioritizations

### Preferences

NHD is not establishing preferences or methods of prioritization for HOME ARP activities or projects.

### Referral Method

NHD will use chronological waitlists as its referral method for HOME ARP activities and projects.

### Limitations

Through the local funding process, NHD may select and fund applications for projects that limit admission to households that qualify under QP3: domestic violence/sexual assault/trafficking. This limitation is identified in response to the results of the needs assessment and gap analysis and was identified through consultation efforts as a preferred use of HOME ARP funding.

As stated earlier, in FY 2021, the NCEDSV reported that 509 requests for shelter through the DV hotline went unmet due to lack of capacity. Additionally, data from the 2022 Housing Inventory Count (HIC) for CoCs across Nevada indicates that there is a significant shortage of dedicated DV beds in the homeless bed inventory with only 332 beds statewide dedicated for people fleeing or attempting to flee domestic violence. Of the 332 statewide beds for DV, 242 of them are emergency shelter specifically. Of the total dedicated DV beds statewide, approximately 40% are in Washoe County, 27.5% are in Clark County and about 22.5% are within the BoS jurisdiction.

Due to the large geographic area served by NHD and the specific needs of domestic violence/sexual assault/trafficking QPs, establishing a preference for this QP would not sufficiently address the need. The significant gap in emergency shelter and housing options for this QP that is further complicated by the legal sex trade in Nevada. As stated earlier, according to the 2018 from the Human Trafficking Initiative, up to 72% of sex providers in Nevada (both regulated and unregulated) may have at least a low risk of being in a trafficking situation, with up to 14% being considered high risk based on multiple indicators (age, race, likelihood of having a “manager”). Consultation meetings and various data sources highlight the immediate safety concerns for this QP when there is a lack of access to shelter beds and



housing solutions. Establishing a limitation for the QP will enable providers specially serving this QP to request funding for projects administered in safe havens and other housing programs where access is limited.

NHD will comply with all applicable Fair Housing and nondiscrimination laws and requirements listed in [24 CFR 5.105\(a\)](#) when referring participants to HOME ARP services.

The remaining HOME ARP projects selected for funding will remain open to all QPs. NHD expects to fund several projects throughout Nevada and the overall HOME ARP program will not exclude any of the four QPs.

**NOTICE TO PUBLIC**

**HOME-American Rescue Plan (ARP) allocation plan**

In accordance with 24 CFR 91.115 (3) the State must provide citizens and units of general local government a reasonable opportunity to comment on the HOME-American Rescue Plan (ARP) allocation plan.

The American Rescue Plan (ARP) provides \$5 billion to assist households who are homeless, at risk of homelessness, and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter to reduce homelessness and increase housing stability. Funds were appropriated under Title II of Cranston-Gonzalez National Affordable Housing Act of 1990 – HOME Program Statute and allocated via HOME – Program Statute and allocated via HOME Program formula to jurisdictions that qualified for a HOME allocation in FY 2021. As a participating jurisdiction (PJ), Nevada Housing Division received \$6,444,739 in HOME-ARP funds and plans to use the funds for all HOME-ARP eligible activities:

<b>Activity</b>	<b>Amount</b>
<b>Affordable Rental Housing</b>	\$3,989,080
<b>Supportive services</b>	\$644,474
<b>TBRA</b>	\$644,474
<b>Acquisition and development of non-congregate shelter</b>	\$100,000
<b>Nonprofit operating and capacity building assistance</b>	\$100,000
<b>Administration and planning</b>	\$966,711
<b>Total</b>	<b>\$6,444,739</b>

Under the program requirements, an allocation plan must be developed and submitted to HUD for approval. Prior to submission, NHD is required to hold a public comment period of no less than 15 days and one public hearing.

**Public Comment Period**

Written comments on the draft HOME-ARP allocation plan will be accepted from 9am on Monday, January 23<sup>rd</sup>, 2023 to 5pm on Friday, February 10<sup>th</sup>, 2023.

To be considered, comments must be submitted via email to: [mwortheythomas@housing.nv.gov](mailto:mwortheythomas@housing.nv.gov)

Copies of the draft HOME-ARP allocation plan can be found at:

- Governor's Office of Economic Development offices

**Northern Office**

808 W Nye Lane  
Carson City, NV 89706  
Tel.: (775) 687-9900  
Fax: (775) 687-9924

**Southern Office**

555 Washington Avenue, Suite 540  
Las Vegas, NV 89102  
Tel.: (702) 486-2700  
Fax: (702) 486-2701

- Nevada Housing Division (NHD) offices

**Northern Office**

1830 College Parkway Ste 200  
Carson City, NV 89706  
Tel.: (775) 687-2240 or (800) 227-4960  
Fax: (775) 687-4040

**Southern Office**

3300 Sahara Ave Ste 300  
Las Vegas, NV 89102  
Tel.: (702) 486-7220 Toll Free: (888) 486-8775  
Fax: (702) 786-7227

Citizens and groups may obtain a reasonable number of free copies of the proposed HOME-American Rescue Plan (ARP) allocation plan by contacting:

Governor's Office of Economic Development:  
Rural Community & Economic Development Division  
775-687-9919

or

Department of Business & Industry:

Nevada Housing Division  
775- 687-2041

All comments or views of citizens received in writing during the 15-day comment period will be considered in preparing the final allocation plan. A summary of these comments or views not accepted and the reasons therefore shall be attached to the final HOME-American Rescue Plan (ARP) allocation plan.

**Public Hearing will be held on February 13, 2023, at 4:00 PM**

A virtual public hearing will be held on February 13, 2023, via Microsoft Teams. Join on your computer or mobile app. [Click here to join the meeting.](#) Meeting ID: 245 733 703 525 PassCode: 3TTYra or call in (audio only) [+1 775-321-6111,450353676#](#) United States, Reno

Phone Conference ID: 450 353 676#

Nevada Housing Division  
3300 W. Sahara Ave., Ste. 300  
Las Vegas, NV 89102  
702-486-5990

A posting of this NOTICE OF PUBLIC HEARING can also be accessed at <https://housing.nv.gov>

The hearing will be shortened if there is no one to testify or there is minimal response.

If written notice is given at least seven days before a hearing date, the state will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance request by contacting Dr. Mae Worthey-Thomas at 702-486-5990.

**PUBLIC HEARING AGENDA**

1. Call to Order - Dr. Mae Worthey-Thomas, Deputy Administrator
2. Public Comment
3. For Comment and Discussion: HOME-American Rescue Plan (ARP) allocation plan
4. Public Comment
5. Adjournment

This notice has been mailed to persons as provided in NRS 241.020 and NAC 319.971 and has been posted at the following locations: The Division’s offices in Carson City and Las Vegas as well as the Division’s website, <https://housing.nv.gov>.

**ADDITIONAL NOTICES**

1. Items may be taken out of order listed on the agenda.
2. Two or more agenda items may be combined for consideration.
3. Items may be removed from the agenda or delayed at any time.
4. Public comment is limited to 2 minutes per person and comments cannot be restricted.

Action may be taken only on those items denoted “for possible action.”

**This notice and agenda have been posted on or before 9:00 a.m. on the third working day prior to the meeting at the following websites:**

State of Nevada Public Notice Website at <http://notice.nv.gov>, and the Nevada Housing Division website at: <https://housing.nv.gov/Resources/Meetings, Notices, Hearings, ActionsEvents/>

\* \* \* \* \*

Supporting documents for this meeting may be requested by emailing Shannan Canfield at [scanfield@housing.nv.gov](mailto:scanfield@housing.nv.gov) or by phone (775) 687-2230 or 1830 E. College Parkway, Suite 200, Carson City, Nevada 89706. The supporting documents are available at either of the Division’s offices in Las Vegas or Carson City or on the Division’s Internet website. Members of the public may use the remote technology system to hear and observe the meeting by using any of the links above to connect via video conferencing or by telephone. Members of the public will be allowed to provide public comment via video conferencing or telephone at the indicated agenda items.

# Nevada SF-424

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**7. State Application Identifier:**

**\* a. Legal Name:**

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

**\* c. UEI:**

**d. Address:**

**\* Street1:**

**Street2:**

**\* City:**

**County/Parish:**

**\* State:**

**Province:**

**\* Country:**

**\* Zip / Postal Code:**

**e. Organizational Unit:**

**Department Name:**

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

**Middle Name:**

**\* Last Name:**

**Suffix:**

**Title:**

**Organizational Affiliation:**

**\* Telephone Number:**

**Fax Number:**

**\* Email:**

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.228

CFDA Title:

Community Development Block Grant/State's program and Non-Entitlement Grants in Hawaii

**\* 12. Funding Opportunity Number:**

B-24-DC-32-0001

\* Title:

Community Development Block Grant/State's Program and Non-Entitlement Grants in Hawaii

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,898,567.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value="57,971.00"/>
* d. Local	<input type="text" value="1,014,995.00"/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="3,971,533.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Deputy Director
APPLICANT ORGANIZATION Nevada Governor's Office of Economic Development	DATE SUBMITTED 6/10/24

**STATE CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

**Affirmatively Further Fair Housing** -- The State will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

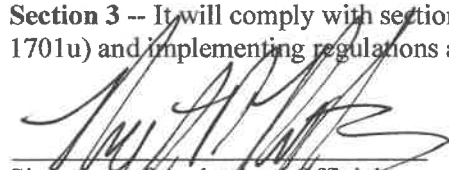
**Anti-Lobbying** --To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of State** -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

6/10/24  
Date

Deputy Director  
\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The State certifies that:

**Citizen Participation** -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

### Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

**Local Needs Identification** – It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2022,2023,2024 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

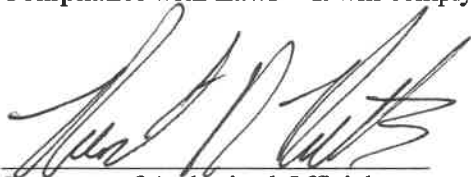
In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Compliance with Laws** -- It will comply with applicable laws.



Signature of Authorized Official



Date



Title



**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/10/2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Nevada Department of Health and Human Services

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

88-600022

\* c. UEI:

F99FYNEGXSH9

**d. Address:**

\* Street1:

4150 Technology Way

Street2:

Suite 300

\* City:

Carson City

County/Parish:

Carson

\* State:

NV: Nevada

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

89706-2029

**e. Organizational Unit:**

Department Name:

Health and Human Services

Division Name:

Public and Behavioral Health

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Lyell

Middle Name:

S

\* Last Name:

Collins

Suffix:

Title:

Acting NV Office of HIV Section Manager

Organizational Affiliation:

Office of HIV

\* Telephone Number:

702-486-8105

Fax Number:

\* Email:

lscollins@health.nv.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.241

CFDA Title:

Housing Opportunities for Person with AIDS

**\* 12. Funding Opportunity Number:**

NVH24F999

\* Title:

Housing Opportunities for Person With AIDS (HOPWA) Program

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Nevada's 2020-2024 Housing Opportunities for Persons with AIDS

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

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View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="539,919.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="539,919.00"/>

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a. This application was made available to the State under the Executive Order 12372 Process for review on

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**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  	TITLE  Administrator
APPLICANT ORGANIZATION  Nevada Division of Public and Behavioral Health	DATE SUBMITTED  06/11/2024

## Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Michelle A Silzell  
Signature of Authorized Official

07/10/24  
Date

Administrative Services Officer 3  
Title

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
---	---	--

<b>* 3. Date Received:</b> <input type="text" value="07/01/2024"/>	<b>4. Applicant Identifier:</b> <input type="text"/>
---	---

<b>5a. Federal Entity Identifier:</b> <input type="text" value="52-2038434"/>	<b>5b. Federal Award Identifier:</b> <input type="text" value="F-24-SG-32-0100"/>
--	--

**State Use Only:**

<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>
--	--

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> <input type="text" value="State of Nevada"/>	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="52-2038434"/>	<b>* c. UEI:</b> <input type="text" value="JEMHZVYHB3N1"/>

**d. Address:**

<b>* Street1:</b>	<input type="text" value="1830 E. College Parkway"/>
<b>Street2:</b>	<input type="text" value="STE 200"/>
<b>* City:</b>	<input type="text" value="Carson City"/>
<b>County/Parish:</b>	<input type="text"/>
<b>* State:</b>	<input type="text" value="NV: Nevada"/>
<b>Province:</b>	<input type="text"/>
<b>* Country:</b>	<input type="text" value="USA: UNITED STATES"/>
<b>* Zip / Postal Code:</b>	<input type="text" value="89706-2642"/>

**e. Organizational Unit:**

<b>Department Name:</b> <input type="text" value="Business and Industry"/>	<b>Division Name:</b> <input type="text" value="Nevada Housing Division"/>
---	---

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> <input type="text" value="Mr."/>	<b>* First Name:</b> <input type="text" value="Stephen"/>
<b>Middle Name:</b> <input type="text"/>	
<b>* Last Name:</b> <input type="text" value="Aichroth"/>	
<b>Suffix:</b> <input type="text"/>	

<b>Title:</b> <input type="text" value="Administrator"/>
--

<b>Organizational Affiliation:</b> <input type="text" value="Nevada Housing Division"/>
--

<b>* Telephone Number:</b> <input type="text" value="775-687-2246"/>	<b>Fax Number:</b> <input type="text"/>
--	---

<b>* Email:</b> <input type="text" value="saichroth@housing.nv.gov"/>
---



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.275

CFDA Title:

Housing Trust Fund

**\* 12. Funding Opportunity Number:**

F-24-SG-32-0100

\* Title:

Housing Trust Fund

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

This project is to fund the HUD formula program of Housing Trust Fund (HTF), state-wide

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,144,833.37"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,144,833.37"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.


**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

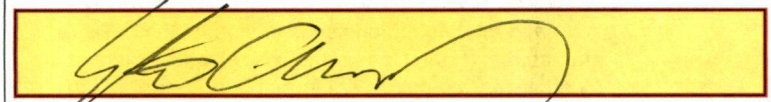
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
Nevada Housing Division	6/20/2024



<b>Application for Federal Assistance SF-424</b>		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 07/01/2024	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: 52-2038434	5b. Federal Award Identifier: M-24-SG-32-0100	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="State of Nevada"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 52-2038434	* c. UEI: JEMHZVYHB3N1	
<b>d. Address:</b>		
* Street1:	<input type="text" value="1830 E. College Parkway"/>	
Street2:	<input type="text" value="STE 200"/>	
* City:	<input type="text" value="Carson City"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="NV: Nevada"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="89706-2642"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Business and Industry"/>	Division Name: <input type="text" value="Nevada Housing Division"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Stephen"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Aichroth"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Administrator"/>		
Organizational Affiliation: <input type="text" value="Nevada Housing Division"/>		
* Telephone Number: <input type="text" value="775-687-2246"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="saichroth@housing.nv.gov"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnerships

**\* 12. Funding Opportunity Number:**

M-24-SG-32-0100

\* Title:

HOME Investment Partnerships

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

This project is to fund the HUD formula HOME program in non-entitlement areas of rural Nevada through competitive applications, and to Participating Jurisdictions through a population driven formula.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,856,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,856,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.


**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

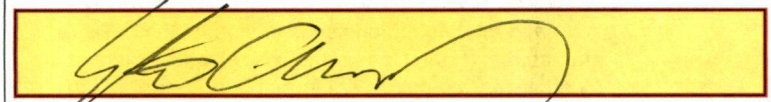
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
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7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
Nevada Housing Division	6/20/2024

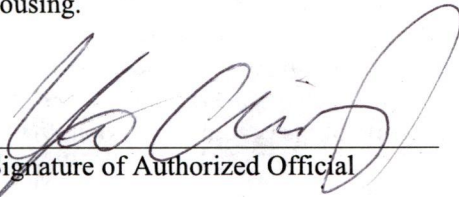
**Specific HOME Certifications**

The State certifies that:

**Tenant Based Rental Assistance** -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy Layering** -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
\_\_\_\_\_  
Signature of Authorized Official

6/20/2024  
Date

Administrator  
Title



**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
---	---	--

<b>* 3. Date Received:</b> <input type="text" value="07/01/2024"/>	<b>4. Applicant Identifier:</b> <input type="text"/>
---	---

<b>5a. Federal Entity Identifier:</b> <input type="text" value="52-2038434"/>	<b>5b. Federal Award Identifier:</b> <input type="text" value="E-24-DC-32-0001"/>
--	--

**State Use Only:**

<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>
--	--

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> <input type="text" value="State of Nevada"/>	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="52-2038434"/>	<b>* c. UEI:</b> <input type="text" value="JEMHZVYHB3N1"/>

**d. Address:**

<b>* Street1:</b>	<input type="text" value="1830 E. College Parkway"/>
<b>Street2:</b>	<input type="text" value="STE 200"/>
<b>* City:</b>	<input type="text" value="Carson City"/>
<b>County/Parish:</b>	<input type="text"/>
<b>* State:</b>	<input type="text" value="NV: Nevada"/>
<b>Province:</b>	<input type="text"/>
<b>* Country:</b>	<input type="text" value="USA: UNITED STATES"/>
<b>* Zip / Postal Code:</b>	<input type="text" value="89706-2642"/>

**e. Organizational Unit:**

<b>Department Name:</b> <input type="text" value="Business and Industry"/>	<b>Division Name:</b> <input type="text" value="Nevada Housing Division"/>
---	---

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> <input type="text" value="Mr."/>	<b>* First Name:</b> <input type="text" value="Stephen"/>
<b>Middle Name:</b> <input type="text"/>	
<b>* Last Name:</b> <input type="text" value="Aichroth"/>	
<b>Suffix:</b> <input type="text"/>	

<b>Title:</b> <input type="text" value="Administrator"/>
--

<b>Organizational Affiliation:</b> <input type="text" value="Nevada Housing Division"/>
--

<b>* Telephone Number:</b> <input type="text" value="775-687-2246"/>	<b>Fax Number:</b> <input type="text"/>
--	---

<b>* Email:</b> <input type="text" value="saichroth@housing.nv.gov"/>
---



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.231

CFDA Title:

Emergency Solutions Grant

**\* 12. Funding Opportunity Number:**

E-24-DC-32-0001

\* Title:

Emergency Solutions Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Nevada Housing Division Emergency Solutions Grant Program and is to fund ESG in the balance of state.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

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A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

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Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="487,812.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="487,812.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

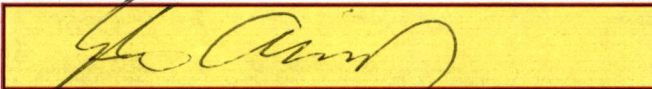
**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

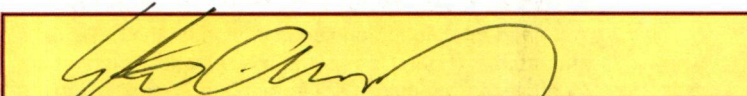
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
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12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Administrator
APPLICANT ORGANIZATION Nevada Housing Division	DATE SUBMITTED 6/20/2024



## **Emergency Solutions Grant Certifications**

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

**Discharge Policy** – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**Confidentiality** – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

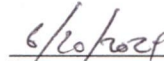
**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Homeless Persons Involvement** – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

**Consolidated Plan** – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.