

STATE OF NEVADA

ANNUAL ACTION PLAN 2023-2024



Housing and Community Development Programs

CDBG
HOME
HTF
ESG
HOPWA



Prepared by the Governor's Office of Economic Development
808 West Nye Lane, Carson City, NV 89703
Telephone: Office & TDD (775) 687-9900

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 (\$3,000,000), 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.

The 2023 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/>.

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 Elko Daily, Pahrump Valley Times and Reno Gazette newspapers on May 14, 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. X comments were received by the lead agency in writing or during the public hearings.

5. Summary of public comments

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

7. Summary

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

Jessica Sanders, CDBG Program Administrator
jsanders@goed.nv.gov
(775) 687-9919

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

| | |
|--|---|
| 1. Agency/Group/Organization | Northern Nevada HOPES |
| Agency/Group/Organization Type | Services-Persons with HIV/AIDS |
| What section of the Plan was addressed by Consultation? | HOPWA Strategy |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | 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. |
| 2. Agency/Group/Organization | City of Wells, Nevada |
| Agency/Group/Organization Type | Other government – Local Civic Leaders |
| What section of the Plan was addressed by Consultation? | AP-25 Allocation Priorities AP-55 Affordable Housing |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in consultation survey and invited to participate in public meetings. |
| 3. Agency/Group/Organization | Pershing County, Nevada |
| Agency/Group/Organization Type | Other government – Local Civic Leaders |
| What section of the Plan was addressed by Consultation? | AP-25 Allocation Priorities AP-55 Affordable Housing |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in consultation survey and invited to participate in public meetings. |
| 4. Agency/Group/Organization | Elko County, Nevada |
| Agency/Group/Organization Type | Other government – Local Civic Leaders |
| What section of the Plan was addressed by Consultation? | AP-25 Allocation Priorities AP-55 Affordable Housing |

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

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

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

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

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

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

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

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

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

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|--|--|
| 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 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. 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 Elko Daily, Pahrump Valley Times and Reno Gazette newspapers on May 14, 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. X comments were received by the lead agency in writing or during the public hearings.

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 | https://goed.nv.gov/notices-agendas/ https://endhivnevada.org/hopwa/ https://housing.nv.gov/Resources/Meetings/2019/Public_Meetings_and_Agendas |
| 2 | HOPWA Website | HIV | None | None | N/A | https://endhivnevada.org/end-hiv-nevada-program/the-housing-opportunities-for-persons-with-aids-hopwa/ |
| 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 | https://goed.nv.gov/programs/rural-economic-community-development/ |

| 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), on 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. | | | |
| 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. | | | |
| 6 | Public Hearing | Residents of Public and Assisted Housing General population | A public hearing was held in Carson City on May 30, 2024. | | | |
| 7 | Public Hearing | Residents of Public and Assisted Housing General population | A public hearing was held in Pahrump, NV on June 6, 2024. | | | |
| 8 | Public Hearing | Residents of Public and Assisted Housing General population | A public hearing was held in Elk, NV on June 13, 2024. | | | |

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 \$10,071,131 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 1 Annual Allocation: \$ | Expected Amount Available Year 1 Program Income: \$ | Expected Amount Available Year 1 Prior Year Resources: \$ | Expected Amount Available Year 1 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 1 Annual Allocation: \$ | Expected Amount Available Year 1 Program Income: \$ | Expected Amount Available Year 1 Prior Year Resources: \$ | Expected Amount Available Year 1 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 | 3,000,000 | 617,000 | 3,000,000 | 6,800,000 | 6,800,000 | 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. 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 1 Annual Allocation: \$ | Expected Amount Available Year 1 Program Income: \$ | Expected Amount Available Year 1 Prior Year Resources: \$ | Expected Amount Available Year 1 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 one 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 | CDBG: \$0 HOME: \$3,000,000 HTF: \$3,144,833 HOPWA: \$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 | CDBG: \$0 HOME: \$0 HTF: \$0 HOPWA: \$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 | CDBG: \$2,665,875 HOME: \$0 HTF: \$0 HOPWA: \$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 | CDBG: \$0 HOME: \$0 HTF: \$0 HOPWA: \$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 | CDBG: \$0 HOME: \$0 HTF: \$0 HOPWA: \$0 | Jobs created/retained: 25 Jobs Businesses assisted: 125 |
| 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 | CDBG: \$250,000 HOME: \$0 HTF: \$0 HOPWA: \$0 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 765 Persons Assisted |
| 7 | Homelessness | 2020 | 2025 | Homeless | Statewide | Homelessness | CDBG: \$0 HOME: \$0 HTF: \$0 ESG: \$487,812 HOPWA: \$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

| | |
|-------------------------|---|
| 1. Goal Name | Affordable Housing |
| Goal Description | 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. |
| 2. Goal Name | Community Stabilization/Development |
| Goal Description | The State will use CDBG funds to support community stabilization through Code enforcement, slum/blight removal, environmental/cleanup, and strategic acquisition & clearance. |
| 3. Goal Name | Public Facilities and Infrastructure |
| Goal Description | 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. |
| 4. Goal Name | Public Services |
| Goal Description | 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 |
| 5. Goal Name | Economic Development/Environment |
| Goal Description | The State will use CDBG funds to provide employment opportunities for low- and moderate-income people and promote businesses in the State. |
| 6. Goal Name | Community Planning and Capacity Building |
| Goal Description | The State will use CDBG funds to provide infrastructure and other planning support for units of local government or subrecipients. |
| 7. Goal Name | Homelessness |
| Goal Description | <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 |
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| Funding Sources: | CDBG |
| Describe the state program addressed by the Method of Distribution. | <p>CDBG: The CDBG Program is designed to provide assistance to units of general local government (non-entitlement communities) in improving community and economic development needs. The CDBG Program is governed by Title I of the Housing and Community Development Act of 1974, as amended, and its implementing regulations for the State Program at 24 CFR Part 570, Subpart I.</p> <p>The Nevada Governor’s Office of Economic Development, Rural Community & Economic Development Office, administers the annual allocation from HUD for the CDBG Program. Nevada’s priorities are established by the Consolidated Planning process, State priorities, and the regional community and economic development needs of the communities. The method of distribution used for the CDBG funds is the competitive application method to award funds to non-entitlement communities.</p> |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>CDBG: 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>CDBG: Potential applicants can access application manuals and the ranking criteria on the Governor's Office of Economic Development website at https://goed.nv.gov/forms-and-reference-guides-for-grantees-2/.</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> |

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| 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. | CDBG: Resources are allocated among funding categories based on community need and responsiveness to the State's CDBG's program goals. Needs also reflect and respond to changes occurring at the local level. |
| Describe threshold factors and grant size limits. | CDBG: CDBG does not have a threshold factor or grant size limit. |
| What are the outcome measures expected as a result of the method of distribution? | CDBG: The CDBG outcome measures are (1) availability/accessibility, (2) affordability, and (3) sustainability relating to (1) suitable living environments, (2) decent housing, and (3) economic opportunity. |
| 2. State Program Name: | Emergency Solutions Grants |
| Funding Sources: | ESG |
| Describe the state program addressed by the Method of Distribution. | ESG: The State of Nevada's Emergency Solutions Grants programs are designed to meet the priority needs identified by the State, the local CoCs, and local communities. Through public input, meetings, and surveys, the State identified the need to maintain existing emergency and transitional housing for homeless persons, including domestic violence shelters; create additional transitional and permanent housing, including rapid re-housing assistance; provide financial support to assist those in imminent danger of becoming homeless; and support effective data collection and entry activities for services provided. ESG funds are awarded through the competitive application process. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | ESG: Programs in non-entitled areas of the State are prioritized; however, entitlement areas are eligible to apply for the State ESG program. 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. |

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| | <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) | ESG: ESG funding is available to all units of local government, non-profit organizations, including community- and faith-based organizations, and within the rural and entitlement communities. Funds are 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. | ESG: Although ESG funding will be prioritized for rapid re-housing programs, all allowable ESG categories will be considered for funding. Allowable categories include street outreach, emergency shelter, rapid re-housing, homelessness prevention, HMIS, and administration. To adhere to ESG requirements, no more than 60% of the overall allocation will be distributed to outreach and shelter programs. 7.5% of the overall allocation will be set aside for program administration. NHD retains 2.5% of administrative funds for program administration and shares 5% with subrecipients. |
| Describe threshold factors and grant size limits. | ESG: NHD typically receives applications from eligible programs that exceed its ESG allocation by up to \$200,000. ESG funding is very competitive and valuable to the programs located in the rural areas of the State. Although NHD does not impose minimum or maximum funding limits, awards are based on the applicants funding request, capacity and need for funds, past spending if applicable, and availability of similar funds to serve individuals who are homeless and at risk of homelessness. |

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| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>ESG: The State works closely with local CoCs to develop performance outcomes for subrecipients of State ESG funds. In rural Nevada, performance outcomes were created jointly and are reflected in the “State Emergency Solutions Grant Programs for Rural Nevada & Rural Nevada Continuum of Care Written Standards.” 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 http://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/ESG/2015RNCOCandESGPerformanceEvaluation.pdf</p> |
| <p>3. State Program Name:</p> | <p>HOME Program</p> |
| <p>Funding Sources:</p> | <p>HOME</p> |
| <p>Describe the state program addressed by the Method of Distribution.</p> | <p>HOME: 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"> • Clark County HOME Consortium – \$4,021,097 • City of Henderson – \$671,315 • City of Las Vegas – \$2,195,209 • City of Reno – \$1,330,958 <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>HOME: Once the amount of HOME funds to be allocated to the PJs is determined, and 10% for administration is reserved, the remaining funds are made available through a competitive application process. A Notice of Funding Availability is issued statewide, and applications are available through 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> |

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| | <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"> • Forty (40) points for applicant capacity and experience. • Forty-five (45) points for project need, readiness, and viability. • Five (5) points for projects where 80% or more of the HOME-assisted units are targeted for extremely low-income households. • Five (5) points for projects providing supportive services. • Five (5) points when applicant has comparable experience in target geography for at least 5 years. <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> |

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| Describe how resources will be allocated among funding categories. | HOME: HOME program and Low-Income Housing Tax Credit program will prioritize multifamily rental projects, whether 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. | HOME: Threshold factors are based on the amount of funding available and projects successful in obtaining Low Income Housing Tax Credits and other funding. Projects seeking HOME support must complete a pre-application phase, submitting evidence of applicant eligibility (e.g., business license, evidence of good standing with the State, etc.), a site and neighborhood survey noting market conditions that ensure adequate need for the project, and evidence of developer capacity and fiscal soundness. As noted earlier, projects that have already secured Low Income Housing Tax Credits are prioritized, as they have already been assessed for project soundness and developer capacity. There are no predetermined grant size limits; NHD provides the amount of HOME investment needed to complete projects that offer quality affordable housing. 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? | HOME: NHD expects to fund all priorities using this method of distribution. NHD foresees funding multifamily new construction projects, multifamily rehabilitation projects and homeowner rehabilitation assistance projects. 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. |
| 4. State Program Name: | HOPWA |
| Funding Sources: | HOPWA |
| Describe the state program addressed by the Method of Distribution. | HOPWA: 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. |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>HOPWA: Once the RFA is released, and in the event that more than one agency submits a request for funding for the HOPWA program, preference will be given to agencies that are current or past recipients of HOPWA funds; can demonstrate successful implementation of the HOPWA program; have chosen to utilize HOPWA funds on activities that will prevent homelessness amongst the HIV-positive community; and are actively helping to meet the objectives of NHD and HUD.</p> <p>Funds may be used in the following focus areas:</p> <ol style="list-style-type: none"> 1. Provide short-term rental and mortgage assistance for 21 weeks out of a 52-week calendar year. 2. Provide tenant-based rental assistance and project-based rental assistance for individuals who will need long-term financial assistance in order to prevent homelessness. 3. Provide supportive services assistance to individuals in need of financial help to obtain items that are required prior to being approved for a rental unit, such as a state-issued ID. 4. Provide permanent housing placement assistance to individuals who need financial assistance with unit move-in costs, such as first month's rent and deposits. |
| <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>HOPWA: To apply for a subgrant from the Division Public and Behavioral Health, Ryan White Part B (RWPB) Program, an organization must be a 501(c)(3), for-profit corporation (if services are not immediately available in a designated service area), educational institution, state agency, religiously affiliated organization, or local governmental agency performing or anticipating performing a function relevant to program goals of the RWPB.</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.

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| | <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"> • Applicant’s understanding of background, need for, and scope of services/project. • Adequacy of proposed project approach. • Adequacy of proposed plan of action. • Adequacy of proposed evaluation. • Qualification and experience with similar work. • Reasonableness of cost. <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>HOPWA: 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>HOPWA: The HOPWA program does not have formal threshold factors or a grant size limit. Threshold factors are mainly based on the amount of the State funding award. The size of the award to the project sponsor also depends on the quality of the application. The average amount awarded to the project sponsor is \$400,000.</p> |
| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>HOPWA: The overarching outcome is to establish a seamless system to immediately link people diagnosed with HIV to continuous and coordinated quality care; enhance the number 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"> • progress in carrying out local and statewide strategic plan and initiatives set forth by the Nevada Economic Development office, Annual Action Plan, Consolidated Plan, and HIV/AIDS Integrated Plan, • increasing percentage of clients in stable housing, • increasing percentage of clients retained in care. |

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| 5. State Program Name: | National Housing Trust Fund |
| Funding Sources: | HTF |
| Describe the state program addressed by the Method of Distribution. | <p>HTF: 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"> • 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. |
| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>HTF: The following scoring system will be used to encourage projects to provide the greatest number of eligible units for the longest period with an array of supportive services in a well-designed facility accommodating special needs populations.</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"> • 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. |

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| <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>HTF: 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>HTF: HTF funds will be awarded on a competitive basis through an RFA process. The RFA will specify the amount of project funds available, general terms and conditions of funding allocations, threshold requirements, time frame for submittal of applications, application requirements and scoring criteria. There are no predetermined grant size limits. Threshold requirements for applicants include:</p> <ul style="list-style-type: none"> • Eligible uses • Income eligibility • Maximum rent • Compliance with HTF rules and regulations |

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| | <ul style="list-style-type: none"> • Active SAM.gov registration • Registration with Nevada Secretary of State • Low-income housing experience • Site control • Zoning, codes, ordinances, and environmental review documentation • Compliance history • Financial feasibility • Financial capacity • Experience/qualifications of project participants • Project plans • Project reserves • Mandatory fair housing, accessibility, and general use requirements • Participation in NHD data surveys and reports |
| <p>What are the outcome measures expected as a result of the method of distribution?</p> | <p>HTF: The expected outcome measure is the increase in supply of affordable rental housing by providing HTF assistance for tenants at or below thirty percent (30%) of AMI. The State will measure its progress consistent with the State’s goals 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 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.

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 |
| Target Area | Statewide Housing |
| Goals Supported | Affordable Housing |
| Needs Addressed | Increase supply and access to affordable housing. Provide housing assistance |
| Funding | HOME: \$3,000,000 HTF: \$3,144,833 |
| Description | The purpose of HOME and HTF is to expand the supply of decent, safe, and affordable housing for extremely low, very low- and low-income households. The Nevada HOME and HTF funds are allocated for the construction and rehabilitation of affordable housing through the annual Qualified Allocation Plan process. |
| Target Date | 6/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | HOME funds will be used to preserve affordable housing through homeowner rehabilitation, serving an estimated 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. |
| Location Description | HOME and HTF are allocated statewide |
| Planned Activities | 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. |
| 2. Project Name | Public Facilities and Infrastructure Improvements |
| Target Area | Non-Entitlement Jurisdictions |
| Goals Supported | Public Facilities and Infrastructure |
| Needs Addressed | Community improvement |

| | |
|--|--|
| Funding | CDBG: \$2,665,875 |
| Description | 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. |
| Target Date | 6/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | 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. |
| Location Description | CDBG funds are allocated to non-entitlement jurisdiction based on project needs. |
| Planned Activities | 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. |
| 3. Project Name | Economic Development |
| Target Area | Non-Entitlement Jurisdictions |
| Goals Supported | Economic Development |
| Needs Addressed | Create/retain jobs; create/expand businesses |
| Funding | CDBG: \$0 |
| Description | 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. |
| Target Date | 6/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | The Economic Development activities will benefit low- to moderate-income persons at or below 80% AMI. It is estimated that 20 jobs and 120 businesses will benefit from Economic Development activities. |
| Location Description | CDBG funds are allocated to non-entitlement jurisdiction based on project needs. |
| Planned Activities | Economic Development activities may include technical assistance to businesses, microenterprise development, job training, job retention activities. |
| 4. Project Name | Homelessness |
| Target Area | Non-Entitlement Jurisdictions |
| Goals Supported | Homelessness |
| Needs Addressed | Services to homeless and at-risk-of-homelessness individuals and families |
| Funding | ESG: \$487,812 |
| Description | ESG funds will assist homeless individuals and families in addition to preventing homelessness for those who are at imminent risk of becoming homeless. |
| Target Date | 6/30/2025 |

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

| | |
|--|--|
| Estimate the number and type of families that will benefit from the proposed activities | CDBG-funded projects are required to benefit low- to moderate-income individuals or areas. It is estimated that 170 low- to moderate-income individuals will benefit from the Community Planning and Capacity Building activities. |
| Location Description | CDBG funds are allocated to non-entitlement jurisdictions based on project needs. |
| Planned Activities | Activities may include water/sewer feasibility studies, development of a comprehensive Community Economic Development Plan, and Preliminary Engineering Reports (PER) required for larger projects. |
| 7. Project Name | Community Stabilization and Development |
| Target Area | Non-Entitlement Jurisdictions |
| Goals Supported | Community Stabilization and Development |
| Needs Addressed | Health and safety |
| Funding | CDBG: \$0 |
| Description | Prevent and arrest the decline of Nevada neighborhoods and promote revitalization. |
| Target Date | 6/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | CDBG-funded projects are required to benefit low- to moderate-income individuals or areas. |
| Location Description | CDBG funds are allocated to non-entitlement jurisdictions based on project needs. |
| Planned Activities | 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

CDGB: 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 | 25 |
| Special-Needs | 0 |
| Total | 125 |

Table 12 – One Year Goals for Affordable Housing by Support Type

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 0 |
| The Production of New Units | 10 |
| Rehab of Existing Units | 40 |
| Acquisition of Existing Units | 0 |
| Total | 50 |

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. 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/housingnv.gov/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.
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 HOME per-unit subsidy limit cannot exceed 240 percent (240%) of the Section 234 basic mortgage limit.

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: