



# **HOUSING TRUST FUND ALLOCATION PLAN**

**STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY**

**HOUSING DIVISION**

**CJ Manthe - Administrator**

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## **National Housing Trust Fund (NHTF) Background**

The National Housing Trust Fund (HTF) was created by section 1131 of the Housing and Economic Recovery Act of 2008 (HERA), which added a new section 1337 "Affordable Housing Allocation" and a new section 1338, "Housing Trust Fund. The HTF provides formula grants to States to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income (30% AMI) and very low-income (50% AMI) households, including homeless families. HTF is funded with a set-aside from new mortgage purchases from Government Sponsored Enterprises. Per **24 CFR §93.250**, 100% of funds must benefit Extremely Low Income (ELI) households or households with incomes at or below the poverty line (whichever is greater) when the total amount of HTF funds is less than **\$1 Billion**. On April 4th, 2016, HUD announced that nearly **\$174 million** would be made available on a formula basis to the States. Of this amount, the current HTF allocation to Nevada for Program Year 2016/2017 is \$3,000,000.00.

## **National Housing Trust Fund Selection Criteria**

Selection of projects to be funded in part with National Housing Trust Funds will be mirrored to the Nevada Housing Division's Qualified Allocation Plan (QAP) Section 8 *Set-Aside Account Allocations*, specifically Sub-section 8.1.4 *Supportive Housing Set-Aside* and Appendix-A *Supportive Housing Set-Aside Criteria* (attached), which shall govern any and all conflicts arising within the QAP.

### **Preferences and Selection Criteria:**

- New construction and new construction with rehab rental projects only
- Minimum of 10 new construction units and maximum of 20 NHTF units overall per project
- NHTF units can be Studio/1BR units, NHTF 2BR units are limited to 10% of the total NHTF units Built
- Rent for HTF funded units must not exceed the HTF Rent Limits published by HUD for the State of Nevada (see **Exhibit – 3**)
- 100% of eligible NHTF units must serve individuals who are homeless, chronically homeless, at risk of being homeless, and/or disabled with Extremely Low Income ELI (30% AMI) who require supportive services to maintain a healthy daily lifestyle
- Project must provide Supportive Services outlined within a Supportive Services Plan as required by *Appendix-A Supportive Housing Set-Aside Criteria*, specifically under *“Supportive Services Provided-Plan documentation required”*.
- Project must comply with Appendix-A.

### **Additional Requirements as outlined within the QAP:**

- Project must have an overall energy efficiency rating equivalent to EPA's Energy Star Home Program Version 2.5. Energy Conservation requirements:
  - 12.1.1 General Building Performance
  - 12.1.2 Mechanical Systems Standards
  - 12.1.3 Building Envelope
  - 12.1.4 Mechanical Systems Testing & Verification
  - 12.1.5 Building Envelope – Testing
  - 12.1.6 Energy Efficiency Requirements
    - Subsections 1) through 6)
- Projects must Comply with Federal Fair Housing Laws, Accessibility and General Use requirements as noted under Section 12.2 of the QAP
- Washer and dryer hookup in each unit and/or on-site laundry facilities with a minimum of one Energy-Star-rated washer and a dryer for every 10 units of housing (12.3.4 “Project Amenities for All Other Housing”)

### **Pre-Scoring Threshold Requirements (Section 13 of QAP attached):**

- Housing Market Study must be submitted with applications for Tax Credits **(13.1)**
- Minimum affordability period must be 30 years **(13.2)**
- At least \$300.00 per unit must be set-aside annually for new construction as Project Reserves for Replacement **(13.5)**
- Applicant/Co-Applicants must be legal entities authorized to transact business in the State of Nevada and be in Good Standing with the Secretary of the State of Nevada **(13.7)**
- Project Site Control must be evidenced in one of the following ways: **(13.8)**
  - Fully executed and legally binding Purchase Contract
  - Option to Purchase
  - Government commitment to transfer the property by sale to Applicant/Co-Applicants
- Project Site must be properly zoned for the intended Project **(13.9)**
- A Phase-1 Environmental Study for the Project Site must be submitted with the Application
- Applicant/Co-Applicants must submit proof of at least three (3) years of Low Income Housing and Supportive Services experience **(13.10.1)**. Also see Section **14.2.2** of the QAP
- Compliance history for all of Applicant/Co-Applicant's previous Tax Credit and/or low income housing projects **(13.10.2)**
- Evidence of financial capacity and solvency of the Applicant/Co-Applicants for the past two years must be submitted **(13.10.3)**
- Submit experience and qualifications of Project Participants **(13.11)**
- Project plan submittal for development of 40 or more units must include Closed Circuit Monitoring system, Fire Sprinkler Systems in each unit and at least three (3) additional Security Systems as outlined within Section **13.12**
- Project proposals with 50 or more units must include On-Site Project Management **(13.12.4)**
- Applicant/Co-Applicant must provide evidence that the local jurisdiction in which the Project Site is located was notified of the proposed project at least 30 days prior to the Application submittal deadline **(13.15)**

### **Project Scoring (Section 14 of QAP attached)**

- Special Needs Housing Projects-*Experience Developing and Delivering Special Needs Housing and Supportive Services* **(14.2.2)**
- NHTF projects will be processed per Appendix A: Supportive Housing Set-Aside Criteria **(14.2.7)**
- Projects receive preference points if located in one or more of the following areas: **(14.3.1)**
  - Project is located in a non-CDBG eligible Census tract
  - Project is located in an area covered by a State or local revitalization Plan
- Ownership of Land Secured **(14.3.2)**
- Amenities **(14.3.3)**
- Nevada Based Applicant **(14.3.4)**
- Out-of-State Based Applicant **(14.3.5)**
- Affordability Period **(14.3.6)**
- Water Efficiency-Landscape Design **(14.3.7)**
- Historic Character **(14.3.8)**
- Smart Designs **(14.3.9)**
- Superior Project-*Efficient Use of Tax Credits* **(14.3.10)**
- Low Rent & Low Income Targeting-Rent for HTF units must not exceed the HTF Rent Limits published by HUD for the State of Nevada **(See Exhibit – 3)**
- Developer Fee **(14.4.4)**
- Contractor Fee **(14.4.5)**
- Incentives **(14.4.6)**
- Compliance History **(14.6)**

## **Geographic Funding Distribution Priorities**

HTF will be distributed statewide, including Clark and Washoe Counties. HTF will not be distributed through sub grantees, but will be awarded to eligible recipients on a competitive basis in conjunction with the NHD Qualified Allocation Plan (QAP). Preference points will be provided to projects located in a non-CDBG eligible Census tract and/or area covered by a State or local revitalization Plan within the State of Nevada (14.3.1).

## **Applicant Capacity to Complete Project in Timely Manner**

Sub-section 14.3.2 *Project Readiness* under Section 14 *Project Scoring* provides additional points for projects that meet the following level of Site Control:

**A. Purchased and holds title in fee simple to the project site in the applicant's name.**

### **The 270 Day rule**

Sub-section 7.3 of Section 7 *Process Overview* of the QAP indicates that an awarded project must close within 270 days of the reservation of Tax Credits for the project:

- Make assurances to NHD that following an award of Tax Credits it will Meet the 270 Day Rule by providing proof satisfactory to the NHD that the project will close within 270 days of notice of a Tax Credit allocation through the following actions
  - Applicant has purchased and holds Title in Fee Simple to the land underlying the proposed project in the Applicant's/co-Applicant's name
  - Applicant has entered into a written agreement with a contractor who is licensed in the State of Nevada and issued a Notice to Proceed with construction before the end of the 270 day period
  - Applicant shows proof of adequate financing for the construction of the project to include written commitments or contracts from third parties
  - Applicant shows proof of an Executed written commitment for a loan for permanent financing for construction of the project in sufficient amount to ensure financial feasibility

## **Availability of Project Based Rental Assistance**

Sub-section 14.3.10 (G) *Superior Project* of the QAP provides additional points to projects that dedicate Project Based Rental Assistance to at least 25% of the units as verified by the HAP Contract

## **Period of Affordability.**

Regardless of the paired program, pursuant to § 93.302 (d) , the HTF units in eligible Projects must be affordable for a period of at least thirty (30) years, beginning after Project completion. The QAP requires a minimum 30 year affordability period for all Tax Credit projects and provides additional points under Sub-section 14.3.6, *Affordability Period* of Section 14 *Project Scoring* for each additional 5-year increment offered by the Applicant/Co-Applicants up to a total of 50 years.

## **Furthering Strategic State Housing Priorities**

HTF funds will be used for New Construction of Permanent Supportive Housing serving individuals who are homeless or chronically homeless and/or disabled who have Extremely Low Income (ELI) that require supportive services to maintain a healthy daily lifestyle. The State of Nevada Housing Division contains within its strategic housing goals a Priority, as listed under Section 1 – *Annual Plan General Information* of the QAP and more specifically Sub-section 1.1 *Objectives of the Qualified Allocation Plan* (QAP) the following Priority:

***“Increase the availability of housing with supportive services, including for Veterans”***

The State's Fiscal Year 2016-2017 Annual Action Plan contains the following housing goal under the Homeless Priorities Strategy:

***“Create additional transitional and permanent supportive housing, including the rapid re-housing program”***

## Leveraging Non-Federal Funding Sources

Pursuant to Sub-section **14.4.6 – Affordable Housing Incentive** under Section 14 **Project Scoring**, a Maximum of 8 points will be awarded based upon the level of additional resources and funding leveraged by Tax Credits or effective use of conventional financing. Additional contributions may include land donations and funding commitments made by local governments, non-profit organizations and private businesses.

## Eligible Activities

The State of Nevada will use HTF funds for the New Construction of Permanent Supportive Housing serving individuals who are homeless or chronically homeless and/or disabled who have Extremely Low Income (ELI) that require supportive services to maintain a healthy daily lifestyle. In accordance with HTF regulations, up to 10% of the State’s HTF allocation will be used for administration.

## Eligible Applicant / Recipients

Eligible applicants/recipients of the HTF include nonprofit and for-profit developers and public housing agencies consistent with the QAP, which meets the requirements of 24 CFR §91.320(k)(5)(ii) and §93.2 Recipient:

- Demonstrates ability and financial capacity to complete the activities;
- Makes acceptable assurances they will comply with all HTF Requirements during the entire affordability period;
- Demonstrates familiarity with requirements of Federal, State and any other housing programs used in conjunction with HTF funds; and
- Demonstrates experience and capacity to conduct the eligible HTF activity in questions as evidenced

## Performance Goals and Benchmarks

The State will measure its progress, consistent with the State’s goals established in the Consolidated Plan. These “**Housing Priorities**” include the increased availability of rental housing for ELI and VLI households and improving housing accessibility and safety. The 2016 Action Plan indicates a Goal of supporting **50** homeless persons using multiple funding sources including HTF.

## Maximum per Unit Development Subsidy

The State of Nevada has analyzed the development costs of new construction projects over the past five years and has established the following maximum HTF Unit Development Subsidy limits for the specified Counties within the state:

<b>Bedrooms</b>	<b>Clark County</b>	<b>Washoe &amp; Other Counties</b>
<b>0-Bedrooms</b>	<b>\$180,000</b>	<b>\$196,000</b>
<b>1-Bedroom</b>	<b>\$200,000</b>	<b>\$224,000</b>
<b>2-Bedrooms</b>	<b>\$250,000</b>	<b>\$274,000</b>

The NHD Qualified Allocation Plan (QAP) limits the “Per Unit Total Development Cost” of all LIHTC funded projects under Section **4.6 “Total Project Cost per Unit”**. Sub-section **14.3.10, Superior Project** of Section 14 **Project Scoring** measures the level of efficiency in the use of Tax Credits based on two methodologies; one by the amount of Tax Credits per Person and the other by Cost Per Unit. Additional points are provided based upon the rating factors. The HTF Allocation Plan does not allow for the funding of 3-Bedroom units using HTF funds; therefore, no 3-Bedroom cost limits are provided.

## Rehabilitation Standards

NHD will not use HTF funds for rehabilitation of existing units; funds may only be used to support the new construction of Permanent Supportive Housing units.

## **Resale and Recapture Provisions**

NHD has chosen to use the HTF funds to support New Construction of Permanent Supportive Housing units and will not use the funds to support First-Time Homebuyer programs.

## **Affordable Homeownership Limits**

NHD has elected not to allow HTF funds to be used for homeownership activities given the extremely low-income targeting requirements of the program.

## **Limitation on Beneficiaries or Preferences**

The HTF funds will be used exclusively to support New Construction of Permanent Supportive Housing units serving individuals who are homeless or chronically homeless and/or disabled who have Extremely Low Income (ELI) that require supportive services to maintain a healthy daily lifestyle. This limitation to Beneficiaries or Preferences is consistent with the Nevada Housing Division's Strategic Housing Goals and State Action Plan.

## **Refinancing Existing Debt**

NHD will not permit the refinancing of existing debt with HTF.

## **Application Requirements**

Applications will be made available by early 2017, and must be received, complete and with all supporting documents, by **5:00 PM on Friday, May 5, 2017**, in conjunction with the applications for LIHTC and HOME Funds. The application for funding will closely follow the application for HOME Funds.

Applications will be reviewed and scored by the NHD Team with a final determination posted on the NHD website in accordance with the QAP application process. NHD will require that all recipient applications contain a description of the eligible activities to be conducted with HTF funds as required in § 93.200 – Eligible activities. NHD will additionally require that each eligible recipient certify that housing assisted with HTF funds will comply with HTF requirements.

## **Tenant Selection Policies**

Tenant Selections Policies will be in compliance with all provision of **24 CFR 93.350 and 24 CFR 93.303 (d) (3)**.

## **Grantee Certifications**

In addition to this HTF allocation plan, NHD has submitted all the required certifications identified in § **91.225**.

## **EXHIBIT - 1**

### **QUALIFIED ALLOCATION PLAN (QAP) 2017**

**Hyperlink**  
(Control Key & Click)

**<http://housing.nv.gov/uploadedFiles/housingnv.gov/content/programs/LIH/2017%20QAP%20-%20Adopted%2011.09.16.pdf>**



## EXHIBIT - 2

### APPENDIX – A SUPPORTIVE HOUSING SET-ASIDE CRITERIA

The purpose of this set-aside is to increase the supply of decent, safe and sanitary affordable permanent supportive housing for Extremely Low Income (ELI) households through the use of tax credits and National Housing Trust Funds (NHTF). This set-aside targets those individuals who are at risk of being homeless, homeless, chronically homeless, disabled and/or dependent on supportive services to maintain a healthy daily lifestyle. The criteria below, including the table, will govern any conflicts with the rest of the QAP. The same application deadline applies for this set-aside.

- New construction and new construction with rehab rental projects only
- Minimum of 10 new construction units and maximum of 20 NHTF units overall per project
- NHTF units can be Studio/1BR units, NHTF 2BR units are limited to 10% of the total NHTF units built
- Rent for HTF funded units must not exceed the HTF Rent Limits published by HUD for the State of Nevada (see **EXHIBIT – 3**)
- 100% of eligible NHTF units must serve ELI (30% AMI) households
- 100% of NHTF eligible units will be fully furnished<sup>18</sup> (Bedroom, Living Room, and Dining Area)
- Tax credit eligible units are capped at  $\leq 60\%$  AMI
- 100% of eligible NHTF units must serve individuals who are homeless, chronically homeless, at risk of being homeless, and/or disabled who require supportive services to maintain a healthy daily lifestyle
- 30 year compliance period as required by HUD NHTF rules

Note: All units funded either wholly or in part with National Housing Trust Funds (NHTF) must comply with the HUD approved NHTF Allocation Plan

[http://housing.nv.gov/programs/National\\_Housing\\_Trust\\_Fund/](http://housing.nv.gov/programs/National_Housing_Trust_Fund/)

#### **Additional Funding**

For each eligible NHTF unit developed a soft debt loan will be provided to the Applicant/Co-Applicant at the following rates:

0/1BR Unit	\$90,000/unit
2BR Unit	\$100,000/unit

The total loan amount for all awarded NHTF projects combined will not exceed \$2,700,000 in 2017.

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<sup>18</sup> Fully furnished is defined as: bed size 36" wide minimum, with box spring and comfortable clean mattress, protective mattress cover, two complete sets of bedding (sheets, blankets, comforter, pillows and pillow cases), 3-drawer dresser, complete set of kitchen and bath linens and towels, dining table for 1BR or greater (excluded efficiencies), kitchen utensils to include 4 person setting for silverware, plates, glasses and 8 piece sauce and cook pans. Window coverings: Adjustable curtains, shades, blinds or similar devices must be provided for visual privacy

Eligible Scoring Criteria	Points	Explanation	Maximum Points
Supportive Services Provided <sup>1</sup> (Plan documentation required)	Yes	<b>9 Points Maximum</b>	
		<b>a. Transportation Services</b> Dedicated free transportation for residents in support of medical and social service needs – Min 3 days per week	1
		<b>b. On-Site Service Coordinator</b> Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, (c) arranging access for acute and emergency care, (d) arranging access to transportation, and (e) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Available 20 hours per week.	2
		<b>c. Health and wellness services and programs</b> Requirements include but are not limited to such services and programs shall provide individualized support to tenants (not group classes) and will be provided by licensed individuals or organizations. For example this may Include: substance abuse counseling, outreach and engagement, crisis prevention and intervention, opportunities for social support and peer support, mental counseling/therapy, physical therapy programs, exercise programs. Minimum of 60 hours of services per year in total provided.	3
		<b>d. Adult education and skill building classes</b> Requirements include but are not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, independent living skills training, health information/awareness, art, parenting, on-site food cultivation and preparation. Minimum of 40 hours instruction each year (20 hours for small developments of less than 40 units).	3
		<b>e. Job Training Support Services</b> Employment Services and/or Job Skill Support provided to residents.	2
Project Location	Yes	Section 14.3.1	3
Ownership of Land Secured	Yes	Section 14.3.2	5
Amenities	Yes	Section 14.3.3	24
NV Based	Yes	Section 14.3.4	10
Out of State	Yes	Section 14.3.5	5
Affordability Period	Yes	Section 14.3.6	4
Water Efficiency	Yes	Section 14.3.7	5

<sup>1</sup> All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations.

Historic Character	Yes	Section 14.3.8	3
Smart Design	Yes	Section 14.3.9	20
Superior Project	Yes	Section 14.3.10	23
Project Type	Yes	Section 14.2.2-14.2.3 (Cannot be rent to own, can receive Veteran's preference point pursuant to 14.2.8)	11
Low Rent	No	All NHTF eligible units must be $\leq$ 30% income	
Developer Fee	Yes	Section 14.4.4	5
Contractor Fee	Yes	Section 14.4.5	3
Incentives	Yes	Section 14.4.6	8
Tie Breakers		Section 14.5	
Max Allowable Pts			138

### Supportive Services

The Applicant/Co-Applicants must provide a description of the care services provided and/or available to low income tenants and the estimated costs of those services. The Applicant/Co-Applicants must provide a list of the services provided at the facility, the cost of each service, and a description of how the cost for the services will be funded, especially for tenants that may not have the means to pay for the level of care. The subsidization of the services to low income tenants may be accomplished through a mixed income project in which residual income derived from the market-rate units is used to subsidize the services received by the low income tenants.

Applicant/Co-Applicant must provide the service for the initial 30 year compliance period and must not allow more than a 30 day gap in service provided. The Applicant/Co-Applicant must notify the Division within 7 days of the termination of service agreements/contracts. The project will be considered out of compliance if there is no new service contract executed by the time the development is audited.

Care services for Special Needs populations must be optional to tenants residing in restricted units. Any cost associated with care services must be separated from the rent. *Fees may not be charged for any item that is part of the eligible basis.*

*Additional Requirement for Supportive Services Projects.* Applicants/ Co-Applicants submitting an application proposing a Supportive Services project must demonstrate a minimum of three years of experience providing a service or assistance to persons with special needs. The information included in the application package must demonstrate the minimum of three years of experience and provide a summary of the supportive services provided to residents.

**EXHIBIT - 3**  
**HOUSING TRUST FUND PROGRAM RENT LIMITS - NEVADA**

U.S. DEPARTMENT OF HUD 05/2016  
 STATE: NEVADA

		----- 2016 HOUSING TRUST FUND PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Carson City, NV MSA	HOUSING TRUST FUND RENT	345	370	504	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	345	370	443	512	572	631	689
Las Vegas-Henderson-Paradise, NV MSA	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	316	348	504	659	814	970	850
	For Information Only:							
Reno, NV MSA	30% RENT LIMIT	316	338	406	469	523	578	631
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	350	375	504	659	814	970	850
Churchill County, NV	For Information Only:							
	30% RENT LIMIT	350	375	450	520	580	640	700
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
Douglas County, NV	HOUSING TRUST FUND RENT	332	356	504	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	332	356	427	494	551	608	665
Elko County, NV	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	368	395	504	659	814	970	850
	For Information Only:							
Esmeralda County, NV	30% RENT LIMIT	368	395	473	547	611	674	736
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	406	435	521	659	814	970	850
Eureka County, NV	For Information Only:							
	30% RENT LIMIT	406	435	521	602	672	741	810
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
Humboldt County, NV	HOUSING TRUST FUND RENT	316	348	504	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	316	338	406	469	523	578	631
Eureka County, NV	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	387	415	504	659	814	970	850
	For Information Only:							
Humboldt County, NV	30% RENT LIMIT	387	415	497	575	641	708	773
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	401	430	516	659	814	970	850
Humboldt County, NV	For Information Only:							
	30% RENT LIMIT	401	430	516	595	665	733	801
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850

## HOUSING TRUST FUND PROGRAM RENT LIMITS - NEVADA

U.S. DEPARTMENT OF HUD 05/2016  
STATE:NEVADA

		----- 2016 HOUSING TRUST FUND PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Lander County, NV	HOUSING TRUST FUND RENT	403	432	518	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	403	432	518	599	668	738	806
Lincoln County, NV	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	316	348	504	659	814	970	850
	For Information Only:							
Lyon County, NV	30% RENT LIMIT	316	338	406	469	523	578	631
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	316	348	504	659	814	970	850
Mineral County, NV	For Information Only:							
	30% RENT LIMIT	316	338	406	469	523	578	631
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
Nye County, NV	HOUSING TRUST FUND RENT	330	353	504	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	330	353	425	490	547	603	659
Pershing County, NV	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	316	348	504	659	814	970	850
	For Information Only:							
White Pine County, NV	30% RENT LIMIT	316	338	406	469	523	578	631
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850
	HOUSING TRUST FUND RENT	345	370	504	659	814	970	850
	For Information Only:							
	30% RENT LIMIT	345	370	443	512	572	631	689
	POVERTY GUIDELINE RENT	297	348	504	659	814	970	850