

**DEPARTMENT OF BUSINESS AND INDUSTRY  
HOUSING DIVISION****2026 Nevada Attainable Housing Account Allocation Plan****GENERAL INFORMATION**

The Nevada Attainable Housing Account (“NAHA”) was established by the Nevada Housing Access and Attainability Act (the “Act”) through Assembly Bill 540 in the 2025 Session. An overview of the Act is provided as background below.

**Nevada Housing Access and Attainability Act**

The Act represents a bold, innovative, and comprehensive approach to addressing our state’s housing challenges by lowering the cost of housing, expanding attainable housing options and eligibility for Nevada residents, and eliminating barriers to development. The Act represents a culmination of many hours of work and meetings of a Housing Task Force comprised of stakeholders and industry experts across the housing spectrum convened by Governor Lombardo, including the Nevada Housing Division (“Housing Division”) leadership.

The Act appropriated \$133 million dollars to support the development and construction of new attainable homes; provide financial assistance for low and moderate-income properties; aid in land acquisition for attainable housing development; provide homebuyer assistance for essential workers (including teachers, nurses, and law enforcement); and match grants for local governments who commit to increasing the attainable housing supply. An additional \$50 million in bonds will be issued to fund the Attainable Housing Infrastructure Account to help lower home prices and homebuyer assessments for attainable housing built in Special Improvement Districts and Special Assessment Districts by funding the infrastructure associated.

The Act expanded the ability of the State to target future programming of the State’s resources by revising current definitions of affordable housing tiers as part of the larger shift in how the State defines attainable housing. The statutory definitions now include the most vulnerable Nevadans, with incomes below 30% of the area median income, and essential workers statewide up to incomes at 150% of the area median income.

And finally, this Act benefits Nevadans *statewide* -- not just those in our larger communities. The Act enables enhanced contractor licensing reciprocity in regions identified as having an acute housing supply shortage with unique challenges in our rural communities. This streamlined approach will foster development, get shovels in the ground, and lower housing costs for rural Nevada families.

# SECTION 1: ALLOCATION PLAN GENERAL INFORMATION

This Allocation Plan will be subject to the State’s public process through at least one workshop. Additionally, prior to adoption by the Housing Division Administrator, the Allocation Plan will be brought to the Nevada Attainable Housing Council for their review and consultation. Any changes as a result of either the workshop and/or the consultation of the Nevada Attainable Housing Council will be considered and then the final plan adopted.

## Section 1.1: Nevada Attainable Housing Council

NRS 319.760 established the Nevada Attainable Housing Council (“Council”) to provide strategic guidance and oversight of the Nevada Attainable Housing Allocation Plan and Fund. The Council consists of the following members:

1. The Director of Business & Industry (or designee)
2. The Housing Division Administrator (or designee)
3. One member appointed by the Majority Leader of the Senate
4. One member appointed by the Minority Leader of the Senate
5. One member appointed by the Minority Leader of the Assembly
6. One member appointed by the Speaker of the Assembly
7. One member appointed by the Governor

Of the members appointed by 3-7 above, one member of the Council must

- Have experience in banking and the financing of housing projects
- Represent the builders and developers of housing projects
- Have experience in the multifamily housing industry
- Represent a low-income housing organization
- Represent the general public

To the extent possible, the membership of the Council must represent the geographic diversity of the state.

## Section 1.2: Availability of Funds for the 2026 application round of the Nevada Attainable Housing Account

As reported in the 2025 Nevada attainable Housing Account Funding Update and Award Recommendations to the Nevada Attainable Housing Council in February 2026, there remains a balance of at least \$46,827,649 of unobligated funds from NAHA that are available for the 2026 NAHA Allocation Plan. (Please note that the amount available may increase if 2025 awards are not expended fully or have been reduced post-award letter for any reason.)

## SECTION 2: APPORTIONMENT DETAILS

The apportionment for the 2026 Plan is outlined in the table below. It is important to note that the Division has indicated maximum amounts for consideration in the three subcategories within Development Opportunities; however, the total amount of the Development Opportunities category will not exceed the amount available excepting the Local Government Matching Fund.

Funding Priority	Categories	Available
Development Opportunities At least \$30,160,020.93 available among 3 subcategories	Single Family, Duplex, Triplex and Quadruplex Home Development / Ownership	Not to exceed \$25,000,000
	Multi-Family Rental Development (including LIHTC and non-LIHTC as set forth in the "Additional Guidance" in Section 3.4 below)	Not to exceed \$15,000,000
	Land acquisition for the Development of Attainable Housing	Not to exceed \$15,000,000
Local Government Matching Fund At least \$15,906,434.41	Noncompetitive	\$15,906,434.41
Available		\$46,827,649

## SECTION 3: DEVELOPMENT OPPORTUNITIES

One of the main priorities of the Act was to support increased supply, or the construction of new attainable homes for Nevadans, including both multifamily rental homes and single-family for sale homes. These projects are envisioned as public private partnerships, leveraging private finance and partnering with developers, both nonprofit and for profit.

### Section 3.1: Schedule and Key Dates

The schedule below is for the 2026 application round. (Calendar subject to change)

Development Opportunities	Pre-Application		Application Deadline		Awards
	Open Date	Close Date	Open Date	Close Date	
Single Family, Duplex, Triplex and Quadruplex Home Development / Ownership	06/22/2026	07/13/2026	07/06/2026	08/06/2026	9/30/2026
Multi-Family Rental Development (including LIHTC and non-LIHTC as set forth in the "Additional Guidance" in Section 3.4 below)	06/22/2026	07/13/2026	07/06/2026	08/06/2026	9/30/2026
Land acquisition for the Development of Attainable Housing	06/22/2026	07/13/2026	07/06/2026	08/06/2026	9/30/2026

## Section 3.2: Eligible Entities

In order to apply for funds from the NAHA, applicants must be one of the entities below:

- State agencies;
- Local governments;
- Nonprofit organizations;
- Housing authorities as defined in NRS 315.021;
- Tribal governments;
- Housing counseling agency certified by the U.S. Department of Housing and Urban Development; and
- Any private entity that enters into a public-private partnership with the State or local government to offer: (1) competitive loans, grants, or rebates to support the development of attainable housing or attainable housing projects that qualify for LIHTC; or the acquisition of land for the development of attainable housing projects.

## Section 3.3: Pre-Application Threshold Requirements

Interested applicants must submit a Pre-Application. The Pre-Application forms and criteria will be available through the Housing Division technology platform. The Housing Division Leadership Team will determine whether the minimum threshold requirements are met in order to move to the application phase. Applicants will have an opportunity to cure any deficiencies or provide further clarification in the Pre-Application. This period to cure may not exceed 5 days from the Division communication and if there is follow up, this may reduce the application period; however, going past the application open deadline will not limit access to the application for projects that ultimately meet the minimum threshold.

The Pre-Application period allows for the identification of projects broadly in three development categories:

- Single Family, Condominium, Townhome, Manufactured Housing, Duplex, Triplex and Quadruplex Home Development (housing types not all inclusive) / For Sale. All For Sale projects must be owner occupied and considered the primary residence.
- Multi-Family Rental Development including LIHTC and non-LIHTC (as set forth in the “Additional Guidance” in Section 3.4 below)
- Land acquisition for the Development of Attainable Housing

Pre-development / award project expenses are allowed for the 12 months preceding the award date. Eligible pre-development expenses include, without limitation, costs for architectural and engineering services, environmental assessments, and professional fees for planning, legal, and accounting services. Other eligible costs cover the preparation of proposals, project soft costs, demolition, and some administrative and planning costs.

Pre-Application Criteria and Evaluation including Minimum Thresholds:

The documents below are required documents for the pre-application phase:

- Secretary of State Good Standing Certificate
- Narrative describing the organization structure and/or a copy of the organization chart
- Demonstration of SAM.gov registration and unique entity identifier (“UEI”), if applicable
- Proof of IRS award letter for nonprofit status, if applicable

- Resolution or letter of support from the local jurisdiction where the project is located (If the project does not yet have a letter at the time of pre-application, please upload proof that a request for support was made.)
- Background Disclosures Statement Notarized

Minimum Threshold Criteria	Evaluation/Minimum Threshold
NAHA is intended for scaled solutions and is not intended for individuals or single unit development. The number of new homes/units is a determining factor for application.	4 units is the minimum number of units that may be proposed.
Long-term sustainability of the proposed housing project and its impacts on community stability, economic development, and increased access to attainable housing.	This can be demonstrated through restricted rents or maximum sales price to serve residents with household incomes less than 150% of the area median income per <u>HUD geographic income limits</u> Non-LIHTC multifamily rental projects must attest to a period of affordability for a minimum of 10 years and follow rent and income restrictions as noted as set forth in the “Additional Guidance” in Section 3.4 below.
Demonstration that the applicant has secured or will secure additional funds to support the project of at least the same amount being requested.	A list of the sources of funds must show that other funds being leveraged are more than, or equal to, the NAHA request. The application phase will require documentation that supports the funding commitments.
Applicant experience.	The experience and background of the applicant will be evaluated based on the portfolio of previous developments built or financed in Nevada or other locations relative to the proposed project. Resumes/Background will be required as part of the application.
The pre-application will check for debarment and the status on SAM.gov as appropriate and will also include a review of the Background Disclosures	Applicants must provide their EIN and UEI, as applicable, and provide a notarized Background Disclosures.

## Section 3.4: Application Criteria and Scoring

- The Housing Division will establish a Scoring Committee. Upon the closure of the application period, the Scoring Committee will competitively score the applications which have met the minimum threshold requirements set forth in the pre-application. All applicants will be sent their scores and will have 5 business days to respond if they do not agree with the scores. Scores are a key component of the decision process; the Division may establish a cut score for awards or determination of projects that may not meet the intent of the Act. The Scoring Committee will make its recommendations for awards to the Attainable Council for final consideration.

### Additional Guidance:

- The NAHA Funds must be matched or leveraged *at least* 1:1 with other sources. Sources that may be considered as leverage include, without limitation, senior debt (including tax exempt bonds), equity, donated or already acquired land (with appraisal), philanthropic funds, federal funding awards, or like sources. Other State funds, such as the Housing Division GAHP funds or the Nevada Transferable State Tax Credit, may not be considered as leverage.
- NAHA Funds will primarily be awarded as loans with an expectation that the loan will be repaid within 4 years. Terms are negotiable and must support financial feasibility of the project. The initial purchaser must be verified as an eligible homebuyer with a household income at or below 150% AMI for the respective County.

- Grant or rebate consideration will be given to permanent supportive housing projects with units below 30% of area median income or for homeowner rebates with a deed restriction limiting the resale of the home to certain homebuyers for a period of at least 5 years and not to exceed \$20,000 per home.
- Grant consideration may be given for Community Land Trusts or Land Trust models that can show the financial feasibility dependency of grant funds versus a loan and a 99-year attainability period.
- Single-Family For Sale Home projects must be owner occupied and considered the primary residence except in the case of Rent-to-Own which would be considered owner occupied.
- Multifamily non-LIHTC projects must adhere to the following:
  - Tenants may be income verified up to 120% of AMI
  - All rents must not exceed the rate calculated to be attainable to households at or below 100% of AMI for the respective geographic location as published by the Nevada Housing Division.
  - A tenant selection plan is required in the application phase and must demonstrate prioritization of the units for tenants at or below 100% of AMI for a period of at least 90 days upon lease up and upon vacancy.
- Land acquisition applications will be required to repay NAHA funds within 2 years after the award.
- Developer fees must align with industry standards/best practices. The application will require supporting documentation for the developer fee if it is a non-low-income housing tax credit development.
- An applicant may submit an application in more than one category.
- Applications will be scored in their individual Development Opportunities Category.
- Applicants will be given 5 business days to respond to the Scoring Committee’s requests, including questions or requests for additional information.
- All applicants will be sent their scores and will have 5 business days to respond if they do not agree with the scores.
- The Scoring Committee will convene after the applicants have reviewed their scores and will review any responses for the final deliberations. The Scoring Committee will make award recommendations to the Nevada Attainable Housing Council.
- All applicants who are not awarded funds will be provided an opportunity to meet with the Housing Division to review their scores and debrief their application.

Scoring Categories (including some of the criteria that will be found in the application)	Point max
Capacity and Experience <ul style="list-style-type: none"> <li>○ Organizational Chart</li> <li>○ Applicant financial statements (3 years, audited preferably)</li> <li>○ Portfolio of completed projects</li> <li>○ Resumes</li> <li>○ References (at least 3)</li> </ul>	20
Project Narrative and Site Information <ul style="list-style-type: none"> <li>○ Description and NAHA relevance</li> <li>○ Alignment with community needs supported by a community needs assessment or other measure and including local jurisdiction support</li> <li>○ Market Study (required)</li> <li>○ Other relevant supporting documentation</li> </ul>	20

Project Cost and Financing <ul style="list-style-type: none"> <li>○ Leverage of NAHA funds, minimum at a rate of 1:2</li> <li>○ Financial underwriting of the project construction budget and including operating proforma of at least 10 years for multifamily (non-LIHTC) and 20 years for multifamily LIHTC</li> </ul>	50
Project Readiness <ul style="list-style-type: none"> <li>○ Other funding certainty to be supported with term sheets, letters of interest or intent, award letters, etc.</li> <li>○ Purchase and sale agreement or other legal binding commitment for land</li> </ul>	30
<b>TOTAL</b>	<b>120</b>
<b>BONUS POINTS AVAILABLE</b>	
Single-Family For Sale Homes	9
Repayment of funds (pts non cumulative): <ul style="list-style-type: none"> <li>• 20 pts for pay back within 2 years (for sale) or 4 years (multifamily rental)</li> <li>• 15 pts for pay back of at least 50% of funds for multifamily rental within 4 years</li> <li>• 10 pts for pay back aligned with an attainability period of at least 10 years with partial recapture of funds during the course of the loan</li> </ul>	20
Projects serving communities with a population below 100,000 that have not yet received a NAHA Award in the city/county where the project is located or Tribal projects	13
A Land Trust Model with attainability demonstrated for at least 99 years	10
Leverage of other funds at a ratio greater than 1:3	15
Essential Workers priority	3
Infill projects with less than 25 homes	10
<b>TOTAL POINTS + BONUS POINTS</b>	<b>200</b>

### Section 3.5: Nevada Attainable Housing Council Review

The Division will present all projects that are proposed to be awarded NAHA Funds to the Nevada Attainable Housing Council for additional input.

### Section 3.6: Awards

The Division will provide commitment letters to all preliminary award recipients after the review by the Nevada Attainable Housing Council. This commitment letter will trigger the eligibility of any pre-development/pre-award expenses submitted in the application and also begin the eligibility period for reimbursable expenses within 12 months prior to the award date. Applicants who receive an award of NAHA Funds will be required to enter into a Funding Agreement with the Housing Division which will include not only the award, but also detail the compliance and reporting requirements prescribed by the Housing Division. Upon execution of the Funding Agreement, the applicants may begin drawing down their funds as set forth in the Funding Agreement. All funded projects will be monitored throughout the construction period and affordability period, as applicable.

## SECTION 4: HOMEOWNERSHIP OPPORTUNITIES

The 2026 Plan does not allocate additional funds to Homeownership Opportunities; however, 2025 Award Recipients may request to revise their agreements to meet the terms of the 2026 Plan for any unspent funds and with justification that is deemed acceptable to the Housing Division.

Program requirements include:

- Household income less than Tier Five Affordable Housing as defined in NRS 278.01901.
- Prioritization of Nevada’s Essential Workers as defined in NRS 278.01901.
- Proof of at least 6 months of Nevada residency OR a letter of employment from a Nevada essential industry (employes Essential Workers) employer that states that housing is essential to job recruitment/retention for this employee.
- Home must be the homebuyer’s primary residence.
- Program Income is allowed; however, the application must include a detailed description of program income tracking and reporting experience and the proposed plan, for a minimum of 5 years.
- For any homebuyers that receives NAHA Funds, a deed of trust in the amount of the assistance must be placed on the home for a period of at least 5 years requiring the repayment if the home is sold.

Program design may include the following elements:

- Downpayment Assistance.
- Interest Rate Buydowns.
- Other forms of direct financial support for home purchasing.

Each entity administering a Homeownership Opportunity program will submit monthly reports until the funds are exhausted detailing the following:

- Essential Worker Designation.
- Household makeup including demographic information as required by the Housing Division.
- Household Income.
- Purchase Price of Home.
- Geographic location (City and/or County).

## SECTION 5: LOCAL GOVERNMENTS (Non-Competitive)

Local governments may apply to the Nevada Housing Division for reimbursement of not more than 50% of the incentive that was provided to facilitate the development of attainable housing in their respective jurisdiction.

The initial amount available for each jurisdiction was established based on the state demographer’s 2025 population numbers and is shown below alongside the available balance. After a period of not less than 9 months and to be determined by the Division after the public process for an updated Plan, any local jurisdiction that has not yet sought reimbursement from the Local Government Allocation, will have the funds allocated for their jurisdiction redistributed to other jurisdictions that have fully spent their allocation and have an active program for attainable housing incentives. The proposed redistribution will be presented to the Nevada Attainable Housing Council for review.

<b>Counties &amp; Incorporated Cities</b>	<b>Initial Allocation</b>	<b>Available Balance 2026 Allocation Plan</b>
<b>Carson City</b>	<b>\$ 458,937.21</b>	<b>\$ 238,806.34</b>
<b>Churchill County</b>		
Fallon	<b>\$ 73,182.00</b>	<b>\$ 73,182.00</b>
Unincorporated County	<b>\$ 134,354.85</b>	<b>\$ 134,354.85</b>

<b>Clark County</b>		
Boulder City	\$ 112,933.31	\$ 112,933.31
Henderson	\$ 2,670,693.78	\$ 2,670,693.78
Las Vegas	\$ 5,127,568.19	\$ 5,127,568.19
Mesquite	\$ 179,535.78	\$ 179,535.78
North Las Vegas	\$ 2,183,016.84	\$ 2,183,016.84
Unincorporated County	\$ 7,945,524.57	\$ 318,886.98
<b>Douglas County</b>	\$ 424,904.91	\$ 424,904.91
<b>Elko County</b>		
Carlin	\$ 19,388.28	\$ 19,388.28
Elko	\$ 168,219.61	\$ 168,219.61
Wells	\$ 10,158.67	\$ 10,158.67
West Wendover	\$ 34,451.13	\$ 34,451.13
Unincorporated County	\$ 209,379.72	\$ 209,379.72
<b>Esmeralda County</b>	\$ 8,270.10	\$ 8,270.10
<b>Eureka County</b>	\$ 14,103.34	\$ 14,103.34
<b>Humboldt County</b>		
Winnemucca	\$ 65,315.51	\$ 65,315.51
Unincorporated County	\$ 70,242.54	\$ 70,242.54
<b>Lander County</b>	\$ 47,633.03	\$ 47,633.03
<b>Lincoln County</b>		
Caliente	\$ 7,874.11	\$ 7,874.11
Unincorporated County	\$ 28,138.14	\$ 28,138.14
<b>Lyon County</b>		
Fernley	\$ 192,748.14	\$ 192,748.14
Yerington	\$ 27,308.08	\$ 27,308.08
Unincorporated County	\$ 275,814.67	\$ 275,814.67
<b>Mineral County</b>	\$ 36,324.47	\$ 36,324.47
<b>Nye County</b>	\$ 394,482.21	\$ 394,482.21
<b>Pershing County</b>		
Lovelock	\$ 13,867.27	\$ 13,867.27
Unincorporated County	\$ 40,840.28	\$ 40,840.28
<b>Storey County</b>	\$ 33,940.91	\$ 33,940.91
<b>Washoe County</b>		
Reno	\$ 2,139,983.39	\$ 891,404.39
Sparks	\$ 877,574.81	\$ 877,574.81
Unincorporated County	\$ 895,539.05	\$ 895,539.05
White Pine County		
Ely	\$ 30,704.46	\$ 30,704.46
Unincorporated County	\$ 47,039.05	\$ 47,039.05

<b>Total</b>	<b>24,999,992</b>	<b>\$ 15,906,434.41</b>
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## Schedule 5.1: Schedule and Key Dates

Local Government Matching Funds	Pre-Application		Application Deadline		Awards
	Open Date	Close Date	Open Date	Close Date	
	06/22/2026	07/13/2026	07/06/2026	08/07/2026	9/30/2026

## Section 5.2: Eligible Entities

Applicants are limited to local jurisdictions.

## Section 5.3: Pre-Application Threshold Requirements

The pre-application period allows for the identification of applicants and projected awards for local governments. Pre-Application Criteria and Evaluation for the Local Government Matching Fund includes that the entity is an eligible entity as set forth in Section 5.2.

## Section 5.4: Application Criteria and Scoring

Initial awards will be made per the distribution. Once the NAHA Local Government funds reach the competitive process, the Housing Division will establish a Scoring Committee. This will be a consideration in the 2027 Allocation Plan.

Of note:

- Per the Act , eligible funds include incentives for local governments to increase the supply of attainable housing including, without limitation:
  - Incentives for local governments to expedite the approval of attainable housing projects;
  - Reimbursing local governments for waiving or deferring the payment of fees or taxes for attainable housing projects; and
  - Taking any other action within the authority of the local government that increases the supply of attainable housing.
- Any grant request must show a match by the local government that was paid in FY24 or FY25.
- Loans made to incentivize attainable housing are not eligible for consideration in this program.
- Donated or discounted land must have an appraisal to validate the reimbursement request made by the local government. The land must have a deed restriction for attainable housing purposes of at least 30 years.
- Approval of a waiver of fees or taxes does not qualify unless the actual expense incurred by the local government happened at the time of approval. The local government must provide supporting documentation to show that the expense was incurred, i.e., building permits were issued so the waiver of the building permits is now eligible.
- Attainable housing must qualify as new supply in order to be considered.
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The table below is the proposed scoring matrix if, and when, the Local Government Matching Funds become competitive.

Scoring Categories (including some of the criteria that will be found in the application)	Point max
Eligible Uses	40

<b>TOTAL</b>	<b>40</b>
<b>BONUS POINTS AVAILABLE (to be used when a local jurisdiction has exhausted their initial distribution)</b>	
Number of homes/units supported	5
Housing Element of Master Plan or a Housing Plan as part of a Community Assessment in the last 5 years	5
Have passed ordinances to formalize an expedited process for Attainable Housing Projects per NRS 278.02072	20
Have passed ordinances to incentivize Attainable Housing projects per NRS 278.02072	20
Have prioritized Attainable Housing Projects through zoning ordinances	10
<b>TOTAL POINTS + BONUS POINTS</b>	<b>100</b>