

**NOTICE of PUBLIC COMMENT PERIOD
of the
STATE of NEVADA 2025 CONSOLIDATED ANNUAL
PERFORMANCE EVALUATION REPORT
For HUD PROGRAMS**

In accordance with the Citizen Participation Plan, the State of Nevada has made available for public review and comment the 2025 State of Nevada Consolidated Annual Performance Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development programs: Community Development Block Grant (CDBG), HOME, National Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and Housing for People with AIDS (HOPWA).

PUBLIC COMMENT PERIOD: Copies of the 2025 CAPER is available for public review and comment beginning September 4, 2026, in the Governor's Office of Economic Development, in all City and County Administration offices (except Reno, Sparks, and city and county offices of Clark County) and at www.goed.nv.gov.

To be included in the State's report to HUD, all comments relative to the plan must be submitted to the State of Nevada, Governor's Office of Economic Development, no later than **September 24, 2026, by 5:00 P.M.** Comments can be made via mail to Governor's Office of Economic Development, 808 West Nye Lane, Carson City, NV 89703, or via email to jsanders@goed.nv.gov.

SPECIAL ACCOMMODATIONS: Accommodations for disabled or non-English speaking residents will be made available upon reasonable advance notice. If notice is given, the State will make available the CAPER in appropriate format for non-English speaking persons and persons with visual and/or hearing impairments. Anyone requiring special accommodations should contact the Section 504 Coordinator at (775) 687-9919. People with impaired speech or hearing using TDD devices may reach us at (775) 687-9900 or through the Nevada Relay Service at (800) 326-6868.

AVISO DE PERIODO DE COMENTARIOS PÚBLICOS
de la
ANUAL CONSOLIDADO DEL ESTADO DE NEVADA 2025
INFORME DE EVALUACIÓN DE DESEMPEÑO
Para PROGRAMAS HUD

De acuerdo con el Plan de Participación Ciudadana, el Estado de Nevada ha puesto a disposición para revisión y comentarios públicos el Informe Consolidado de Evaluación Anual de Desempeño 2025 del Estado de Nevada (CAPER) para los programas del Departamento de Vivienda y Desarrollo Urbano de EE. UU.: Community Development Block Grant (CDBG), HOME, National Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) y Housing for People with AIDS (HOPWA).

PERIODO DE COMENTARIOS PÚBLICOS: Copias del CAPER 2025 están disponibles para revisión y comentarios públicos a partir del 4 de Septiembre de 2026, en la Oficina de Desarrollo Económico del Gobernador, en todas las oficinas de la Administración de la Ciudad y el Condado (excepto Reno, Sparks, y las oficinas municipales y del condado de Clark) y en www.goed.nv.gov.

Para ser incluidos en el informe del Estado al HUD, todos los comentarios relacionados con el plan deben enviarse al Estado de Nevada, Oficina del Gobernador para el Desarrollo Económico, a más tardar el **24 de Septiembre de 2026, antes de las 5:00 P.M.** Los comentarios pueden hacerse por correo postal a la Oficina del Gobernador para el Desarrollo Económico, 808 West Nye Lane, Carson City, NV 89703, o por correo electrónico a jsanders@goed.nv.gov.

ADAPTACIONES ESPECIALES: Las adaptaciones para residentes con discapacidad o que no hablan inglés estarán disponibles con aviso razonable con anticipación. Si se da aviso, el Estado pondrá a disposición el CAPER en formato apropiado para personas que no hablan inglés y personas con discapacidades visuales y/o auditivas. Cualquier persona que requiera adaptaciones especiales debe comunicarse con el Coordinador de la Sección 504 al (775) 687-9919. Las personas con discapacidad del habla o audición que usan dispositivos TDD pueden comunicarse con nosotros al (775) 687-9900 o a través del Nevada Relay Service al (800) 326-6868.

State of Nevada

2025 Consolidated Annual Performance and Evaluation Report (CAPER)

EXECUTIVE SUMMARY

This is the first Consolidated Annual Performance and Evaluation Report (CAPER) for the State of Nevada's 2025-2029 Consolidated Plan, a five-year plan addressing the State's housing and community development needs. The CAPER provides a review of the performance of each of the Community Planning and Development formula programs of the Department of Housing and Urban Development (HUD) for the State of Nevada. The U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community and economic development through the following grant programs:

- Community Development Block Grant (CDBG)
- Community Development Block Grant CARES Act (CBDG-CV)
- HOME Investment Partnerships (HOME)
- HOME Investment Partnerships – American Rescue Plan Program (HOME-ARP)
- The National Housing Trust Fund (HTF)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)

The Rural Community & Economic Development Division of Governor's Office of Economic Development (GOED), the Nevada Housing Division (NHD) of the Department of Business and Industry, and the Nevada Health Division of the Department of Health and Human Services distribute these funds to non-entitlement communities (counties and cities that do not receive direct grant assistance from HUD). In managing these funds, GOED, the NHD, and the Health Division are responsible for preparing and submitting the following documents:

Five-Year Consolidated Plan. This is a strategic plan for five successive program years. The plan contains analysis of data from a variety of sources and addresses housing and community development needs through goals and strategies for the five-year period. The current five-year plan for Nevada spans 2025 through 2029.

Annual Action Plan. This plan specifies actions for each grant program for the program year (PY) July 1 through June 30. The annual plan contains updates or modifications to the Consolidated Plan and describes the proposed use of Federal and State funds in the upcoming year. The five-year plan includes an integrated action plan with project goals for the first year of the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER). This report reviews progress for the PY 2025 which covers the period of July 1, 2025, through June 30, 2026. The CAPER describes the past year's

performance of the State of Nevada in administering the HUD Community Planning and Development (CPD) programs.

The ESG Program completes a portion of the annual reporting through Sage HMIS Reporting Repository (Sage). Sage is a web-based reporting system used for data collection that is aligned with the most recent version of the Homeless Management Information System (HMIS) Data Standards. Once completed, the Sage report will be attached as an appendix to the State of Nevada's CAPER.

The HOPWA Program completes a separate Excel-based Consolidated APR/CAPER form and reporting process that fulfills the HOPWA annual reporting requirements, as outlined in 24 CFR 574. Once completed, the HOPWA Consolidated APR/CAPER form will be attached as an appendix to the State of Nevada's CAPER.

RESOURCES AVAILABLE

The U.S. Department of Housing and Urban Development (HUD) makes funds available each year to five programs: CDBG, HOME, HTF, ESG, and HOPWA. The assessment of how funds have been used and how the State of Nevada is meeting its affordable housing and community, and development goals are reported each year in this report: The Consolidated Annual Performance and Evaluation Report (CAPER).

In addition to CDBG, HOME, HTF, ESG, and HOPWA funds received from HUD, the State uses other funds to meet its housing and community development objectives. These additional resources are shown in Table A and are included in this report to provide a complete picture of the State's available resources in PY 2025.

During PY 2025, \$553,784,873.46 in resources were available for affordable housing and community improvement activities. The funding was provided by HUD to the formula programs of CDBG, HOME, ESG, HTF and HOPWA (Table A). Formula program resources were managed respectively by GOED, NHD, and the Nevada Health Division. This table does not include dollars leveraged by the units of general local government (UGLGs).

Table A: Summary of Resources from HUD and Other Sources PY 2025

Administrative Agency	Program	PY 2025 Funding (\$)
GOED	CDBG	\$2,910,779.00
GOED	CDBG-CV (2020 allocation)	\$14,488,197
Nevada Housing Division	HOME	\$3,014,372.26
Nevada Housing Division	HOME-ARP (2021 allocation)	\$6,444,739.00
Nevada Housing Division	HTF	\$3,134,373.20

Nevada Housing Division	ESG	\$492,047.00
Nevada Health Division	HOPWA	\$544,464.00
Nevada Housing Division	Low Income Housing Tax Credits 9%	\$9,802,401.00
Nevada Housing Division	Account for Affordable Housing Trust Fund (AAHTF)	\$7,380,112.00
Nevada Housing Division	Home Means Nevada Initiative (HMNI)	\$500,000,000.00
Total Funding		\$553,784,873.46

In addition to funding for the State-run programs listed in Table A, Nevada has several entitlement entities that receive program funding directly from HUD. These jurisdictions are Clark and Washoe County Consortiums, the City of Las Vegas, the City of Henderson, and Carson City. During the year, the NHD worked closely with these entities to optimize the use of the available funds via jurisdictional collaboration meetings, to discuss project funding as well as timelines. The NHD worked with Clark County directly on the HOME-ARP grant, to ensure a cohesive approach to application timelines. During PY 2025 the NHD executed agreements for five total HOME-ARP projects including three development projects and two supportive services projects.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

CDBG

The 2025 allocation from the Department of Housing and Urban Development (HUD) to the State of Nevada's CDBG program was \$2,910,779.00. During 2025, eleven projects were completed and closed with \$4,504,528.92 drawn from Integrated Disbursement Information System (IDIS).

The program priority established in the PY 2025 Action Plan is support of Non-Housing Community Development Needs, including upgrading and expanding existing community infrastructure to expand economic opportunities. In 2025, the CDBG Advisory Committee recommended funding:

- Public Facility and Infrastructure Grants: 7 applications for a total of \$2,764,708.92
- Planning Grants: 1 application for a total of \$55,820.00

All Public Facility and Infrastructure Grants projects fell under the Low – Moderate Income (LMI) National Objective. When all 2025 projects are completed, an estimated 39,471 individuals will benefit. Of the estimated beneficiaries, 22,893 or 58% percent are LMI.

The goal of the CDBG program has been to focus on projects that have an impact on the community by supporting fewer but larger projects that impact low- to moderate-income individuals and families. An additional focus has been to support planning that will lead to specific developments that will impact the community or region. If a community or region has already completed a planning process, that process and/or subsequent development could lead to a CDBG funded project also. Often this is accomplished by participating with the Nevada Department of Environmental Protection (NDEP), U.S. Department of Agriculture (USDA) and others in supporting/funding larger projects that are more difficult for one funder to accomplish alone.

GOED administration of the CDBG program did not change during the 2025 program year. In 2025, training of CDBG eligible entities and other prospective applicants for the 2025 CDBG Application cycle were held in Carson City on May 29 and 30, 2024, in Pahrump on June 5 and 6, 2024, in Elko June 12 and 13, 2024. Additional training is conducted to accommodate all eligible entities, as needed and/or requested. CDBG staff members arrange training that enhances Nevada's CDBG program and attempts to be as flexible as possible in working with CDBG Grant Administrators in the 26 eligible cities and counties. Training is an on-going process for CDBG staff members and grantees.

CDBG staff continue to work with grantees in providing technical assistance, guidance in closing grants, and compliance with state and federal regulations. Additionally, the office seeks to streamline policies and procedures because of the reduced number of staff members at State, City and County levels. This is critical as those with institutional memory retire and new grant administrators are hired. Generally, CDBG grant administration is one of many responsibilities for those at the city/county level; streamlined policies and procedures help ensure effective grant management.

CDBG - CV

The State was awarded \$14,488,197 in CDBG-CV funding in 2021. CDBG-CV funds focus on activities to prevent, prepare for, and respond to the Coronavirus. Priority activities include Public Services: healthcare response, food distribution and childcare; and Public Facilities and Infrastructure: facility activities, HVAC installation, senior center expansions, and vaccination staging areas. There were no new CDBG-CV funded activities awarded during the 2025 program year. Two (2) CDBG-CV activities were completed in PY 2025 benefiting 1,553 total persons, and 1,094 low- and moderate-income persons.

HOME

The NHD is the largest producer of affordable housing in the State of Nevada. NHD administers the multi-family bond program, the low-income housing tax credit program, single-family bond program, State HOME program, Account for Affordable Housing (AAH), Neighborhood Stabilization Program (NSP), Home Means Nevada Initiative (HMNI), and the National Housing Trust Fund (HTF). NHD allocates HOME funds on a pro-rata basis taking into consideration all HOME funds that are received by the state. The National Housing Trust Funds are also allocated on a pro-rata basis.

To ensure the financial feasibility of the bond projects and tax credit projects, HOME funds are usually used in these projects to provide gap financing. Without the infusion of HOME or Trust funds, NHD would not be able to produce multi-family housing. Homeowner rehabilitation continues to be an important

program to fund and as such NHD has begun funding this program with AAHTF, in order to increase the amount of HOME funds awarded for larger multifamily projects. Additionally, NHD received additional funding from the State and Local Fiscal Recovery Fund (SLFRF) which supplemented continuing funding for Down Payment Assistance and Homeowner Rehab projects in rural areas.

The 2025 HOME allocation from HUD to NHD was \$ 3,014,372.26. The 2025 HOME Program funds were disbursed according to a population-based formula allocation under which Clark County HOME Consortium received \$743,104, City of Henderson received \$190,443, City of Las Vegas received \$365,638, Washoe County HOME Consortium received \$279,036, NHD retained \$301,437 for administrative purposes, and made the remaining balance of \$1,134,708.26 available for affordable housing projects in the balance of state. In program year 2025, NHD disbursed \$4,653,599.36 in HOME Program funds in support of the new construction of 54 rental units, one first-time homebuyers' downpayment assistance, and two homeowner-occupied rehabilitation projects.

HOME-ARP

In April 2021, the NHD received \$6,444,739 in HOME-ARP funding of which \$966,711 is expected to be used for administration and the remaining \$5,478,028 is planned to be used for eligible activities. Eligible activities include affordable rental housing, supportive services, tenant based rental assistance (TBRA), acquisition and development of non-congregate shelter, nonprofit operating and capacity building, and administration and planning. On September 15, 2023, NHD issued a Notice of Funding Availability of \$4,633,554 in HOME-ARP to support multi-family acquisition, new construction, and rehabilitation of affordable housing projects that serve HOME-ARP Qualifying Populations and low-income residents statewide. A separate Notice of Funding Availability for \$644,474 was issued to support tenant-based rental assistance. The announcements also allocated an additional \$100,000 for non-congregate shelter development and \$100,000 for non-profit operating and capacity building assistance.

As of June 30, 2026, five agreements for the HOME-ARP program have been executed. The NHD is leveraging HOME-ARP funds to support the construction of 23 new units of affordable housing targeting the HOME-ARP Qualifying Populations with these HOME-ARP funds and tenant based rental assistance. The NHD disbursed \$159,335 in HOME-ARP to support Tenant-Based Rental Assistance activities for homeless households. 54 total qualifying population households were assisted.

HTF

For PY 2025, the State of Nevada HTF allocation was \$3,134,373.20. The NHD distributes the HTF program funds through a competitive application award process. The HTF 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. The funding of new construction and acquisition and rehabilitation or conversion projects that add units to the affordable housing inventory are prioritized over projects that only preserve existing subsidized affordable rental housing. These housing priorities include increased availability of rental housing for extremely low-income and very low-income households and improved housing accessibility and safety.

In PY 2025, three projects were awarded \$2,787,631, a combination of PY 2022 and 2023 HTF funds to add 30 units of affordable housing, with 2 units committed to serving HTF-eligible households with incomes at or below 30% of Area Median Income for at least 30 years. At the time of this report, NHD has finalized the low-interest loan documents on three of these projects but has not disbursed any of the FY2023 funds.

Additionally, in PY 2025, NHD disbursed \$1,759,698.31 in HTF funds in support of eight projects for the new construction of 248 rental units (54 of which will be reserved for HTF-eligible households) and the major rehabilitation of 30 units of rental housing (2 of which will be reserved for HTF-eligible households).

ESG

In 2025 the NHD received an ESG allocation of \$492,047.00 which was an increase from the \$487,812 award received in 2024. State ESG funds were awarded to units of local government and non-profit providers either located in or serving non-entitlement areas of rural Nevada.

\$497,891.30 in ESG funds from the 2023 and 2024 grants were drawn during PY 2025 across prior-year grants: \$43,773.82 from the FY 2023 grant and \$454,117.48 from the FY 2024 grant. The FY 2025 grant had no draws through June 30, 2026.

HOPWA

In 2025, the Department of Health and Human Services received \$544,464.00 in HOPWA allocation from HUD. Due to the Housing Opportunity Through Modernization Act (HOTMA), HUD notified Nevada that PY 2025 was the last year that Nevada receives a HOPWA allocation based on updates to the HUD formula and changing demographics statewide.

HOPWA funds are dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families. Northern Nevada HOPES is the sole HOPWA project sponsor for northern Nevada. The project sponsor is an established federally qualified health center, which provides wrap-around services, such as mental health.

PY 2025 HOPWA expenditure and outcome figures should be inserted from the separate HOPWA Consolidated APR/CAPER.

AAH

In PY 2025, NHD made \$8,464,315.13 available in Nevada's Account for Affordable Housing Funds (AAHF). These funds are allocated in accordance with NRS 319.510, reserving 6% for administration and 6% for creation and maintenance of the low-income housing database and report, \$75,000 for lot rent subsidies, \$175,000 to maintain the Low-Income Housing Database, \$300,000 for the Weatherization program, and \$1,686,775 for the Welfare Set-Aside Program projects serving low-income Nevadans across the state. NHD uses a population-based formula to determine allocations to counties and large cities, making \$1,086,899 available for competitive application. Projects wishing to provide emergency rent and utility assistance, short-term rent and utility assistance, and homeowner rehabilitation submitted applications totaling \$2,032,500 in requests. In the program year PY 2025, Clark County committed AAH funds in the

amount of \$241,825.76 to the new construction of a 125-unit affordable senior rental housing for the Buffalo Cactus project. During the program year PY 2025, NHD disbursed \$1,368,640.23 in AAH funding to support the new construction of 275 units of rental housing and the rehabilitation of five (5) homeowner-occupied single-family homes in rural Nevada. No AAH-supported capital projects were completed in FFY2023.

HMNI

NHD administers a portion of the State of Nevada's federal Coronavirus State and Local Fiscal Recovery Funds by distributing a one-time allocation of \$500 million through Home Means Nevada Initiative (HMNI). The HMNI program's core focus is affordable housing for low-income families. Funding was awarded through a competitive application process for funding categories of multi-family development, multi-family preservation, land acquisition, homeowner down payment assistance, and homeowner rehabilitation. The HMNI program funds are leveraged for multiple HOME, HTF, and LIHTC projects. As of June 30, 2026, the HMNI program has disbursed \$202,118,524 for affordable housing projects.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

The State CDBG Program met overall objectives for PY 2025 assisting 23,505 persons through eleven (11) non-housing Public Facility or Infrastructure Activities, with 12,674 persons assisted being low- and moderate-income. As CDBG is administered through the Governor's Office of Economic Development (GOED), the priority of supporting Non-Housing Community Development Needs, which includes the support and expansion of economic development opportunities, is also served by GOED's Economic Development team who can apply products/tools that best assist with retention and expansion of existing businesses.

Both the State HOME and National Housing Trust Fund Programs met overall objectives for PY 2025. As outlined in the Consolidated Plan, NHD had a goal outcome to produce 40 units of affordable rental housing (new construction), rehabilitate 50 units of affordable rental units, assist 60 households with direct financial assistance to purchase a home, and an un-quantified goal of rehabilitating owner housing, through the investment of an estimated \$5,600,000 in HOME Program funds and \$15,000,000 in National Housing Trust Funds.

In Program Year PY 2025, NHD completed three (3) HTF-assisted projects, creating 29 rental units (new construction) and rehabilitating 26 units of affordable housing, by investing \$5,198,298 in HTF funding.

In Program Year PY 2025, NHD provided \$30,976 in HOME Program funds to assist two (2) first-time homebuyers. These numbers are lower than projected because NHD commits state Account for

Affordable Housing funds to assist with first time homeowner downpayment assistance, as well as homeowner rehabilitation.

Also in Program Year PY 2025, NHD disbursed \$726,971 in HOME Program funds to assist sixteen (16) homeowners to rehabilitate their housing, eliminating health and safety concerns and bringing their housing up to building codes. Additionally, NHD disbursed \$85,947.38 in Nevada Account for Affordable Housing funds, assisting in the rehabilitation of five owner-occupied single-family homes.

In Program Year PY 2025, NHD did not disburse any funds from the \$484,826 ESG award.

NHD did not meet all the year one goals established in the 2025-2029 Consolidated Plan and 2025 Action Plan. While not all year one accomplishment goals were met, NHD exceeded the expected outcomes for new affordable rental units constructed by nearly double and has worked diligently to increase the supply of decent affordable housing, having produced new construction of 99 rental units and rehabilitating 5 affordable rental units in the first year of this Consolidated Plan. NHD has provided financial assistance towards homeownership for 2 first-time homebuyers and assisted 3 homeowners preserve their housing through homeowner rehabilitation.

CR-05 - Goals and Outcomes

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Affordable Housing	Affordable Housing	HOME: \$ 3,014,372/ HTF: \$3,134,373 / Account for Affordable Housing: \$150,000	Rental units constructed	Household Housing Unit	255	192	75.29%	51	192	376.47%
Expand Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$ / Account for Affordable Housing: \$	Rental units rehabilitated	Household Housing Unit	165	68	41.21%	33	68	206.06%
Expand Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$ / Account for Affordable Housing: \$	Homeowner Housing Added	Household Housing Unit	20	2	10.00%	4	2	50.00%
Expand Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$ / Account for Affordable Housing: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	1	1.00%	20	1	5.00%

Reduce and Prevent Homelessness	Homeless	HOPWA: \$ 544,464/ ESG: \$ 492,047/ Account for Affordable Housing: \$7,230,112	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%	200		
Reduce and Prevent Homelessness	Homeless	HOPWA: \$ / ESG: \$ / Account for Affordable Housing: \$	Rapid Rehousing	Households Assisted	220	0	0.00%	44		0.00%
Reduce and Prevent Homelessness	Homeless	HOPWA: \$ / ESG: \$ / Account for Affordable Housing: \$	Overnight Shelter	Beds	2530	0	0.00%	506		0.00%
Reduce and Prevent Homelessness	Homeless	HOPWA: \$ / ESG: \$ / Account for Affordable Housing: \$	Tenant-Based Rental Assistance/ Homelessness Prevention	Persons Assisted	630	0	0.00%	126	*	0.00%
Reduce and Prevent Homelessness	Homeless	HOPWA: \$ / ESG: \$ / Account for Affordable Housing: \$	Street Outreach	Persons Assisted	1,025	0	0.00%	205	*	0.00%

Reduce and Prevent Homelessness	Homeless	HOPWA: \$ / ESG: \$ / Account for Affordable Housing: \$	HIV/AIDS Housing Operations	Household Housing Unit	75	0	0.00%	150	*	
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$2,910,779	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50,000	23,505	47.01%	10,000	23,505	235.05%
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	30	0	0.00%	0	0	
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The State CDBG Program met overall objectives for PY 2025 assisting 23,505 persons through eleven (11) non-housing Public Facility or Infrastructure Activities, with 12,674 persons assisted being low- and moderate-income. As CDBG is administered through the Governor's Office of Economic Development (GOED), the priority of supporting Non-Housing Community Development Needs, which includes the support and expansion of economic development opportunities, is also served by GOED's Economic Development team who can apply products/tools that best assist with retention and expansion of existing businesses. We strongly believe that because the State of Nevada and the Governor's Office of Economic Development have aggressively recruited businesses for the state and/or assisted in the growth of existing companies and concentrated on workforce development that CDBG cannot match the economic development tools that other divisions of GOED has available to support those priorities. CDBG funding has contributed to creating Suitable Living Environments, accessible to all, where employers and employees want to work and live.

Table SP-25 in the Consolidated Plan for 2025-2029 identified the need to increase the supply of and access to affordable housing, support non-housing community development needs, and address homelessness needs as priorities. NHD's production of 99 new construction affordable rental units and the acquisition and rehabilitation of 5 rental units in the program year demonstrates progress. Additionally, NHD utilizes Nevada's AAHTF program funds to develop rental housing and to assist low-income homeowners with rehabilitation, completing five (5) homeowner-occupied rehabilitation projects during PY 2025.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HTF	HOPWA
White	899	37	115	38
Black or African American	13	10	52	37
Asian	5	1	6	0
American Indian or American Native	109	0	1	0
Native Hawaiian or Other Pacific Islander	5	0	0	0
American Indian or Alaska Native and White	0	0	1	0
Other Multiracial	522	6	27	0
Total	1553	54	202	75
Hispanic	34	7	30	3
Not Hispanic	1519	50	172	72

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Narrative

The racial and ethnic composition tables reflects assistance reported for July 1, 2025, through June 30, 2026. The HOME figures are drawn from PR-23. Two CDBG-CV activities were completed in PY 2025 and assisted 1,553 beneficiaries, including 34 Hispanic beneficiaries; regular CDBG area-benefit activities do not report individual race and ethnicity in these fields. ESG PR-91 is a financial report and does not contain client demographics, so ESG demographics must be supplied from Sage; HOPWA demographics must come from the separate Consolidated APR/CAPER, and the supplied HTF reports do not isolate beneficiary characteristics for only those activities completed during PY 2025.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$3,083,344	\$4,740,263.97
HOME	public - federal	\$6,531,372.26	\$3,385,980.22
HOPWA	public - federal	\$997,616	\$235,280.35
ESG	public - federal	\$979,859	
HTF	public - federal	6,323,032.20	\$1,759,698

Table 2 - Resources Made Available

Narrative

HUD makes funding allocations available each year to five CPD programs: CDBG, HOME, HTF, ESG, and HOPWA. In addition to these funds received from HUD, the State uses other funds to meet its housing and community development objectives including AAHTF, HMNI, and LIHTC programs. These additional resources are shown in Executive Summary, Table A and are included in this report to provide a complete picture of the State's available resources. During PY 2025, \$553,784,873.46 in resources were available for affordable housing and community improvement activities as outlined within the 2025 - 2029 Consolidated Plan.

The above table does not reflect CDBG-CV resources and investments. The State was awarded \$14,488,197 in CDBG-CV funding in 2021. CDBG-CV funds focus on activities to prevent, prepare for, and respond to the Coronavirus. Priority activities included Public Services and Public Facilities and Infrastructure. During PY 2025, the CDBG-CV program disbursed \$xx.xx. As of June 30, 2026, two (2) Public Services and Public Facilities and Infrastructure projects were completed and closed. The two (2) projects benefited 1,553 total persons, of which there were 1,094 low- and moderate-income persons.

In PY 2025 GOED made \$xx.xx in CDBG available to support non-housing community development activities, which includes the PY 2025 allocation of \$2,910,779 and \$xx.xx in prior year rollover funds. \$1,412,924.23 was expended to support public facility and improvement and planning activities.

For HOME, in PY 2025, NHD made available its PY 2025 allocation of \$3,014,372 plus \$664,699.68 in Program Income collected in PY2022. Furthermore, the project applications submitted for PY 2025 had available the 2025 HTF Program allocation of \$3,992,364.65, Program Income of \$202,897.00 and an unexpected surplus of 2022 HTF Program funds in the amount of \$2,061,384.64 that were relinquished by two stalled projects.

The NHD made \$971,918 in ESG funds available during PY 2025. This amount is a combination of the FY22 and FY23 ESG awards which have overlapping project periods. Of this amount, \$456,448 was expended on eligible activities including Street Outreach, Emergency Shelter, Rapid Re-housing, and Homelessness Prevention for persons who were homeless or at-risk of homelessness.

For HOPWA, in PY 2025, the Nevada Health Division made its 2025 allocation of \$435,999. Of this amount, \$228,452 was expended on eligible activities including Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance, and Permanent Housing Placement (PHP)

In addition to funding for the State-run programs listed in Executive Summary, Table A, Nevada has several entitlement entities that receive program funding directly from HUD. These jurisdictions are Clark and Washoe County Consortiums, the City of Las Vegas, the City of Henderson, and Carson City. During the year, the NHD worked closely with these entities to optimize the use of the available funds via jurisdictional collaboration meetings, to discuss project funding as well as timelines. The NHD worked with Clark County directly on the HOME-ARP grant, in order to ensure a cohesive approach to application timelines.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100	100	Funds are available statewide.

Table 3 – Identify the geographic distribution and location of investments

Narrative

CDBG

The CDBG program does not allocate on a geographic distribution. All awards are allocated through a competitive grant process. A CDBG Advisory Committee scores and reviews applications; the committee recommends allocations to the GOED Deputy Director. Final awards are approved by the governor.

The CDBG-CV round 1 and 3 awards were allocated through a competitive grant process. A CDBG Advisory Committee scores and reviews applications; the committee recommends allocations to the GOED Deputy Director. Round 2 was allocated to all counties and entitlement areas.

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.

In the non-entitlement areas, NHD facilitates a competitive application. If older funds are released for statewide applications, these applications will go through the same competitive application process.

HOME-ARP

The one-time allocation of HOME-ARP funds were distributed through a statewide competitive application process. The funds are awarded for the development of affordable rental housing, tenant-based rental assistance, non-congregate sheltering, supportive services, and nonprofit operating and capacity building assistance.

HTF

NHD solicits projects through a statewide competitive application process for HTF funding. The HTF 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 are prioritized over projects that only preserve existing subsidized affordable rental housing.

ESG

ESG funds are awarded through the competitive application process. 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 are mostly or entirely allocated to programs serving those in rural areas of the State, and the CoCs' standards will be met as well. 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).

HOPWA

The State of Nevada HOPWA funds are allocated to local for-profit and non-profit organizations only in northern Nevada. In southern Nevada, Clark County (Las Vegas), the City of Las Vegas receives and manages funding for HOPWA services. Northern Nevada HOPES, the sole project sponsor, receives the entire HOPWA grant minus three percent that is retained for State administration.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG

Federal Law allows the State to retain two percent (\$58,215) plus \$100,000.00 of its annual CDBG allocation for program administration (\$158,215 for PY 2025). It also mandates that the State provides a non-federal match for the two percent. The match is documented at the time CDBG funds are drawn for the State's administrative expenditures above \$100,000.00. During the July 1, 2025, to June 30, 2026, period covered by this CAPER, the State provided \$57,908 in matching funds.

Grantees anticipated leveraging CDBG funds with \$17,846,431 in funding from other sources (Cash, State/Federal and Other Funds) that included \$17,421,768 for cash match and \$64,663 In-Kind for the PY 2025 projects. At the close of every project a final financial summary is submitted to CDBG on the summary the grantee states the leveraging funds that were used. Since CDBG is not a matching program CDBG staff does not track the leveraging funds but has the grantee ensure that they have the records if ever requested.

CDBG-CV

The State was awarded \$14,488,197 in CDBG-CV funding in 2021. CDBG-CV funds focus on activities to prevent, prepare for, and respond to the Coronavirus. Priority activities include Public Services: healthcare response, food distribution and childcare; and Public Facilities and Infrastructure: facility activities, HVAC installation, senior center expansions, and vaccination staging areas. There were no new CDBG-CV funded activities awarded during the 2025 program year. During PY 2025, the CDBG-CV program disbursed \$xx.xx. Two (2) CDBG-CV activities were completed in PY 2025 benefiting 1,553 total persons, and 1,094 low- and moderate-income persons.

HOME

HOME match liability is met through a combination of State Trust Fund dollars invested and the tax exemption that is provided to projects when they expend HOME funds in a project. The HOME program match liability is based on 25 percent (statutory requirement) of actual expenditures of actual program dollars spent during this period. The HOME match liability amount NHD was responsible for in PY 2025 was \$590,930.58. This results in the State carrying available matching funds into the next fiscal year. Regarding housing, NHD has six major programs in one Division and can ensure that all types of funds are used in projects. HOME funds are expended in tax credit and multi-family bond projects. The project is granted a tax exemption from the county in which it resides. This decreases the amount of HOME funds needed for a project to be affordable. NHD also leverages the majority of its down payment assistance funds with USDA Rural Development, which also increases the leveraging capacity by ensuring that the best interest rate is achieved for the homeowner.

NHD utilizes HOME Program funds to support the development of new affordable housing in Nevada, the rehabilitation of existing affordable rentals, rehabilitation of homeowner occupied housing, and in the past, HOME has been used to assist first-time homebuyers. The majority of HOME Program funds are used to provide gap financing to affordable housing development projects, leveraging these federal funds many times over.

During PY 2025 no publicly owned land or property were utilized for affordable housing projects. However, 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 anticipates working toward issuing at least one Request for Proposal out for a multifamily housing development using land reserved through SNPLMA. NHD continues to 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.

HOME-ARP

The HOME-ARP program, 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. The HOME-ARP Implementation Notice CPD-21-10 outlines that matching requirements are not applicable to the HOME-ARP funds.

HTF

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

ESG

There is a 1:1 match requirement for ESG. Match for the first \$100,000 of the ESG award is waived by HUD and this benefit is passed down to subrecipients. Sources of match identified in PY 2025 are eligible Federal funds, State government funds including the NHD's AAHTF, local government funds, private funds, and volunteer hours used as in-kind contributions. Subrecipients have provided \$439,647 in match funding for PY 2025 ESG to-date.

HOPWA

HOPWA leverages funding for housing services through Ryan White Part B to complement services provided under HOPWA 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. This assistance is only provided in northern Nevada. The Project Sponsor, Northern Nevada HOPES, is also the sole Ryan White Part B subrecipient that provides housing services in northern Nevada.

AAHTF

AAHTF allocation of \$13,805,740.81 for program year 2025 were available for new construction and rehabilitation of multifamily projects, down payment assistance, homeowner rehabilitation, tenant-based rental assistance, weatherization, support of the searchable NVHousingSearch.org website, and homeless prevention assistance. These funds are leveraged as a match for multiple federal programs including ESG and HOME.

During PY 2025 no publicly owned land or property were utilized for affordable housing projects. However, 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 anticipates working toward issuing at least one Request for Proposal out for a multifamily housing development using land reserved through SNPLMA. NHD continues to 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.

HMNI

NHD administers a portion of the State of Nevada’s federal Coronavirus State and Local Fiscal Recovery Funds by distributing a one-time allocation of \$500 million through HMNI. The HMNI program’s core focus is affordable housing for low-income families. Funding was awarded through a competitive application process for funding categories of multi-family development, multifamily preservation, land acquisition, down payment assistance, and homeowner rehabilitation. The HMNI program funds are leveraged for multiple HOME, HTF, and LIHTC projects.

Subrecipients of the HMNI program funds include city, county, housing authority, for profit and non-for-profit organizations. The City of Sparks purchased two plots of vacant land at 2026 I Street and 10th Street, with the plan of soliciting applications for affordable housing projects. The City anticipates receiving proposals from nonprofits, housing authority, and housing developers assisting specific populations, veterans, seniors, intergenerational households, and other special populations.

The HMNI program funds are to be expended by December 31, 2026.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,497,699
2. Match contributed during current Federal fiscal year	
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	590,930.58
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 5 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
947,949	675,185.19	161,243.05	0	675,185.19

Table 6 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

	Total	Women Business Enterprises	Male
Contracts			
Number			
Dollar Amount			
Sub-Contracts			
Number			
Dollar Amount			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	44	0
Number of Non-Homeless households to be provided affordable housing units	230	0
Number of Special-Needs households to be provided affordable housing units	25	0
Total	299	0

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	195	0
Number of households supported through The Production of New Units	51	0
Number of households supported through Rehab of Existing Units	53	0
Number of households supported through Acquisition of Existing Units	0	0
Total	299	0

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Goals reflect the intention of the state to invest in its infrastructure, housing and quality of life for its citizens. Table 11 and Table 12 report the one-year goal of 256 households anticipated support from the HOME, HTF, ESG and HOPWA programs. The CDBG and CDBG-CV program funds focused their resources on Public Services and Public Facilities and Infrastructure activities.

In PY 2025, 253 homeless, non-homeless and special needs households received affordable housing support. Additionally, 230 households benefited from rental assistance, new unit production, rehabilitation, and existing unit acquisition. The State nearly met the affordable housing goal through the ESG Rapid Re-Housing program as all households served were experiencing homelessness prior to

receiving housing assistance. All households served by HOPWA are classified as Special Needs households because they include persons living with HIV/AIDS. HOPWA affordable housing activities include short-term rent, mortgage, or utility assistance and Tenant-Based Rental Assistance.

Discuss how these outcomes will impact future annual action plans.

The State will continue to assist in all activity areas based on local needs, priorities, and funding availability. The outcomes achieved in PY 2025 did not impact NHD's considerations of affordable housing projects solicited and considered in the PY 2026 application competition for HOME and HTF funds. The State will continue to prioritize the completion of rental units affordable to extremely low-income households through funds awarded in the HTF program. The State will also increase support for households experiencing homelessness through the production of new units using the HOME-ARP program funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	12	202
Low-income	0	31	0
Moderate-income	0	14	0
Total	0	57	202

Table 12 – Number of Households Served

Narrative Information

Table 13 reports the number of households served, by income category, for CDBG, HOME, HTF, and ESG. The CDBG and CDBG-CV program focuses primarily on Public Services and Public Facility and Infrastructure. The HOME program serves both owner-occupied households and renter households. HTF focuses on rental housing for extremely low-income households. Lastly, the ESG program focuses primarily on sheltering and re-housing homeless individuals.

As in prior years, the numbers in Table 13 are consistent with the income targeting of each of these program's primary activities. CDBG's activities serve low-and moderate-income households. HOME uses its funds for rental housing production, which primarily serves low-and extremely low-income households, and homebuyer assistance, which primarily serves moderate- income households.

The State continues to make progress in addressing housing needs among renter households with worst case needs. Worst case needs is defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homelessness, or have been

involuntarily displaced. Both federally funded and state funded programs provide incentives for applicants to target housing development towards very-low-income and extremely low-income households, through scoring criteria.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

17% of PY2023 ESG funds were allocated to subrecipients for street outreach activities. Carson City Health and Human Services piloted a street outreach program, led by an individual with lived experience, specializing in engaging and connecting with literally homeless individuals in encampments throughout Carson City. Churchill County Social Services provides on-site outreach assessments in order to provide necessary services as quickly as possible. Elko FISH provides a wide array of outreach services including connecting individuals to housing assistance programs, social services, and mental health services, distributing vital supplies, and providing needed transportation information and assistance. The City of Henderson Homeless Response Team has conducted more than 1,000 engagements and over 300 individuals have enrolled in the Henderson Outreach Program. All NHD ESG funded outreach programs include assessing and enrolling individuals in the coordinated entry system to connect them to personalized services.

Addressing the emergency shelter and transitional housing needs of homeless persons

33% of ESG funds were allocated to operational and essential services costs for emergency shelters. Advocates to End Domestic Violence operates a domestic violence shelter in Carson City, Eddy House operates a transition-aged-youth shelter in Reno which is the only shelter of its kind in the state, and Elko FISH operates an emergency shelter in Elko which is the only emergency shelter of its kind between Reno, Nevada and Salt Lake City, Utah, a distance of approximately 500 miles. Carson City Health and Human Services and Lyon County Human Services use ESG emergency shelter funds to shelter homeless individuals in hotels and motels as there are no other low-barrier shelter options in these areas. NHD ESG funds sheltered 405 individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

10% of ESG funds were allocated to 3 units of local government and 2 non-profit organizations for homeless prevention activities including housing relocation and stabilization financial and case management services and short-term and medium-term rental assistance. Subrecipients administered these homelessness prevention activities throughout Carson City, Lyon, Nye, Elko, and Humboldt Counties.

*The ESG SAGE have not been finalized. Once the SAGE document is completed, it will be attached as an appendix to the State of Nevada's CAPER.

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.

9% of ESG funds were allocated to rapid re-housing rental assistance, relocation and stabilization, and case management programs. These programs, administered by Carson City Health and Human Services, Elko FISH, Frontier Community Action Agency, Nye County Health and Human Services, and Winnemucca Domestic Violence Services, placed 18 homeless individuals into housing. Chronically homeless persons were referred to units of local government and non-profits throughout Nevada, to assist with obtaining Housing Choice Vouchers (HCV), provided by the Nevada Rural Housing Authority. This topic remains at the forefront during the Rural Nevada Continuum of Care meetings, where Nevada Rural Housing Authority is continually working with ESG Grantees to provide as many HCV's to eligible recipients as possible.

*The ESG SAGE have not been finalized. Once the SAGE document is completed, it will be attached as an appendix to the State of Nevada's CAPER.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The State does not own or operate public housing. In Nevada, Public Housing Authorities (PHA) directly administer public housing. Pursuant to the HUD requirements, PHAs are not eligible to apply for CDBG, HOME, HTF, ESG, or HOPWA funds directly. However, PHAs in eligible jurisdictions can work with eligible applicants to plan for the use of program funds to assist low-income tenants in their communities. PHAs in jurisdictions eligible to apply for federally funded state programs may seek funds for eligible activities through their city or county application development process.

Special needs populations, the homeless, elderly, and those with very low-income continue to be the most vulnerable populations who struggle to obtain or retain housing stability. To help address this situation

NHD's Low-Income Housing Tax Credit program identified the need for projects that could house the lowest income tenants, including projects serving persons with physical or developmental disabilities, individuals and families who are homeless, and veterans. Tax credits were awarded to projects throughout the state which will provide affordable housing to these populations.

NHD allocated Affordable Housing Trust Funds in partnership with the ESG program to provide rental assistance to homeless and at-risk of homelessness populations throughout rural Nevada, and Trust funds were utilized by the Rural Housing authority to quickly house the most vulnerable homeless identified through local community screenings.

Finally, an allocation of funding is awarded to social services agencies across the state which is used to provide emergency rent and utility assistance, security deposits, and mortgage payments if needed, to households earning less than 60% of the area median income so that they don't become homeless due to eviction.

The following is a list of initiatives that occurred during PY 25 with Nevada Rural Housing Authority:

- Security Deposit Program- assisted families using Account for Affordable Housing Trust funds received from the Housing Division
- COVID Housing Assistance Program (CHAP)
- Rental assistance to low-income disabled, elderly, homeless and veterans
- Housing Choice Voucher Home Ownership Program –families participated in the HCV Home Ownership program
- Provided homeless persons/households with State Trust-funded housing vouchers as part of the rural coordinated intake and assessment system
- Assisted homeless Veterans and their families through the VASH (Veteran Affairs Supportive Housing) Program
- HUD Section 8 HCV Program; and

NRHA's active participation and willingness to resolve issues helped homeless service providers in rural Nevada to assist homeless clients with access to Housing Choice Vouchers. NRHA is not a Troubled PHA.

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

The State does not administer PHA funds, have any oversight over PHA tenants, nor work with PHA's to provide these activities.

Actions taken to provide assistance to troubled PHAs

NHD does not manage PHA's. Nor are they troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Nevada is currently facing an affordable housing shortage. With rising construction costs, and delays in receiving building materials, affordable housing projects are taking longer than anticipated. Through the State and Local Funds Recovery Funds (SLFRF), the State's HMNI aims to provide much needed funding to support affordable housing units. The HMNI program 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.

Additionally, Assembly Bill XX was passed in the 2025 Nevada Legislature to provide \$32,200,000 dollars in Nevada State general funds to build supportive housing. Nevada understands the best way to achieve success in permanent housing is to provide funding to build and/or rehab affordable housing units and to provide the necessary wraparound services to ensure long term success of the individuals served.

The Nevada Attainable Housing Account (NAHA) was established by the Nevada Housing Access and Attainability Act through Assembly Bill 540 in the 2025 Session. 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As reported to the Housing Division, nearly 25,000 households were helped with Emergency Rental Assistance and other Covid-19 related supplemental housing assistance programs. Before the Covid related programs, the number of households assisted with rental assistance ranged from about 1,000 to 4,000 a year.

As reported in the 2022 Annual Housing Progress Report, the AHPR, hit another new milestone reporting 7,159 units in the planning stage or under construction in 2022. Additionally, the total subsidized units in the AHPR inventory increased in 2022 by 7% from the baseline established in 2014.

An allocation of funding is awarded to social services agencies across the state which is used to provide emergency rent and utility assistance, security deposits, and mortgage payments if needed, to households earning less than 60% of the area median income so that they don't become homeless due to eviction.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All recipients of the CDBG, HOME, HTF and ESG funds are required to follow the regulations and statutes pertaining to lead-based paint hazards. Specific requirements depend on the type and amount of federal assistance and the age of the structure. Recipients are responsible for informing residents of the potentials of lead-based paint hazards in their home, evaluating the degree of lead-based paint hazards, mitigating these hazards, providing clearance on the rehabilitated areas affected by the lead-based paint work, and providing all the appropriate notices. The NHD closely monitored lead-based paint documentation and remediation during monitors conducted in PY 2025 and worked closely with subrecipients to correct deficiencies.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The NHD's ESG funded subrecipients offer job skills training and job search assistance, life skills classes, and housing stability case management which are typically a requirement of participation in ESG programs. ESG subrecipients focus on providing individualized assistance to program participants ensuring access to all needed services, successful program completion, exits to permanent housing, and fewer returning applicants. SLFRF subrecipients have reported an increase in average AMI among returning applicants.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken in PY 2025 to enhance coordination and promote further development of that institutional structure included:

- Continued to support cross-jurisdiction economic development regions.
- Provided annual training workshops and on-going technical assistance to CDBG grantees via in person and Zoom Meetings.
- Supported planning collaboration efforts, such as development and support of regional CEDs applications.
- Participated in quarterly meetings with other funders to maximize limited resources (CDBG, USDA, EPA, other collaborative funders).
- CDBG staff site monitor with CDBG grantees.
- HOME staff continued to work with the staff of the Low-Income Housing Tax Credit program to ensure that the HOME funds were used to leverage this program.
- NHD staff continued participation in the Rural Nevada Continuum of Care (RNCOC) Steering Committee, Governance Committee, Technical Assistance, and Coordinated Entry meetings. NHD staff maintains and updates Performance Standards and Written Standards for use by both the ESG and Continuum of Care programs as needed.

- NHD staff participated in monitors of subgrantees in conjunction with the RNCoC.
- Continued funding of State HOME and State Affordable Housing Trust Funds to Consortiums and local jurisdictions to supplement HOME and ESG entitlement funding.
- Meetings with HOME Consortiums and local jurisdictions, local housing authorities and other service providers occurred to address affordable housing issues.
- Funding was provided by the NHD to non-profit housing providers and local jurisdictions to subsidize weatherization funding throughout Nevada.
- Continued funding of Account for Affordable Housing Trust Funds to Nevada Rural Housing Authority for TBRA program for senior clients on the Section 8 waitlist, Emergency Assistance Program, and a Security Deposit Program.
- The NHD participates in a monthly southern Nevada jurisdictional meeting that is designed to allow participants to be informed of affordable housing gaps and goals in order to maximize funding opportunities.

The NHD provided ESG funding to the Homeless Management Information System lead agency to ensure that the HMIS system oversight, user support, and data quality oversight would continue for the northern and rural Continua since two HUD grants were not funded to support the mandated database.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The State is committed to consistent engagement with both public and private housing stakeholders, as well as social service agencies. Various forms of public engagement and outreach is conducted throughout the year through surveys, workshops, and other engagements. Stakeholder outreach is a key element for developing program regulations, guidelines, and for planning documents such as the Consolidated Plan and Annual Action Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)f

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires recipients of HUD funding take meaningful actions to address housing disparities, including replacing segregated living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The State identified the following high factors that have a direct and substantial impact on fair housing choice:

- Moderate to high levels of segregation
- Access to low poverty areas
- Insufficient access to affordable housing in a range of unit sizes

- Black, Pacific Islander, American Indian, and Hispanic households have disproportionate rates of housing problems
- Insufficient accessible affordable housing
- Lack of fair housing infrastructure
- Insufficient fair housing education
- Insufficient understanding of credit

The following actions and timelines are recommended by the State to achieve Fair Housing Choice:

- Continue to promote homeownership and affordable rental opportunities in high opportunity areas with the use of CDBG, HOME, and HTF funds. Over the next five (5) years add 40 rental units, 50 rental units rehabilitated, and 60 households receive down payment assistance.
- Increase outreach and education for housing providers in the state, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations.
- Encourage increased public services and public investment in poverty areas in the state.
- Continue to raise awareness and educate buyers through enhanced home purchase and credit education through seminars, webinars and other outreach efforts.

The following actions have been taken during PY 2025 to Affirmatively Further Fair Housing:

- During PY2023, within both the HOME and HTF programs, 41 rental units were constructed, 26 rental units were rehabilitated, and provided down payment assistance to 3 households. The CDBG program focuses activities on Public Services and Public Facilities and Infrastructure projects. At least 70% of CDBG funds must benefit low-to-moderate income households and/or areas.
- NHD embarked on an aggressive promotion of our Downpayment Assistance programs to the African American and Hispanic communities by recruiting African American lenders, real estate professionals and staff of title companies to participate in the programs and recruiting African American households by having culturally appropriate flyers and advertisements for First Time Homebuyer classes and recruiting at churches and community centers.
- Partnering with Silver State Fair Housing Council on outreach to managers of new and existing rental housing complexes.
- Working with professionals in the home lending industry and other pertinent agencies and organizations to discuss findings and address differentials.
- Conduct outreach and education of prospective housing consumers on acquiring and keeping good credit.
- Establish a requirement for grantees to take actions to publicize fair housing rights, responsibilities and remedies.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The GOED office, in preparation for the 2025 program year completed training of CDBG eligible entities and other prospective applicants. The 2025 CDBG Application workshops were held in Carson City May 29th and 30th, Pahrump June 5th and 6th, Elko June 12th and 13th, 2024, at the same time CDBG staff held the 2024 CDBG Administration workshops. Additional training is conducted to accommodate all eligible entities, as needed and/or requested. CDBG staff members arrange training that enhances Nevada's CDBG program and attempts to be as flexible as possible in working with CDBG Grant Administrators in the 26 eligible cities and counties. Training is an on-going process for CDBG staff members and grantees.

CDBG staff members continue to work with grantees in providing technical assistance, guidance in closing grants, and compliance with state and federal regulations. Additionally, the office seeks to streamline policies and procedures because of the reduced number of staff members at State, City and County levels. This is critical as those with institutional memory retire and new grant administrators are hired. Generally, CDBG grant administration is one of many responsibilities for those at the city/county level; streamlined policies and procedures help ensure effective grant management.

For HOME and HTF, monitoring activities begins with the application cycle. In the time between closure of the application process and making funding decisions, NHD staff screen the principal parties of applicants and co-applicants, to ensure none are de-barred or suspended. NHD staff also review the Financial Audits submitted as part of the application, to consider any findings or concerns noted by the auditors. Once funding decisions have been made, NHD informs each project of the reservations of funds, pending the completion of an Environmental Review and execution of a Written Agreement. Once committed, NHD staff monitors activities via desk audit of each request for reimbursement and periodical required reports. NHD staff conducts a Risk Assessment of each funded project, to determine if a higher level of monitoring should occur before project completion.

When rental projects are completed, the NHD Compliance Team is notified to add these projects to their schedule for on-site monitoring. NHD grants staff monitor HOME or HTF compliance requirements during the period of affordability through Desk Audits.

During PY 2025, NHD conducted 6 onsite monitoring visits. The NHD prioritized subrecipients whose geographical location was closest to our Carson City office in order to complete them efficiently. Due to the volume and nature of findings discovered during these 6 monitors, the NHD spent an unexpected amount of time drafting finding letters, corrective action plans, management decision letters, and providing technical assistance (TA) to subrecipients. Although NHD was not able to conduct additional monitoring visits, we were able to resolve many findings, provide necessary TA, and improve policies and procedures for the new program year. These efforts will allow us to be proactive instead of reactive in our monitoring approach and better manage our many subrecipients and their NHD funded programs.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the State's Citizen Participation Plan, the CAPER was made available to the public on September 4, 2026. A public notice was published in the Elko Daily Free Press on August 22, 2026, the Pahrump Valley Times on August 21, 2026, and Reno Gazette Journal between August 20, 2026. The notice described that the draft CAPER would be available at rural city and county offices throughout the state. The CAPER was also accessible on GOED website at www.goed.nv.gov. In addition, the State does ongoing communication with Grant Administrators, city council members, county commissioners, and other stakeholders to distribute the public notice and outreach to communities in Nevada.

The 15-day public comment period was September 4, 2026, through September 18, 2026. The State will consider any comments or views received during the public comment period. No written comments were received during this public comment period.

When the ESG SAGE and HOPWA CAPER Reports were finalized the State's CAPER was amended to incorporate those documents. A second public notice was published in the Elko Daily Free Press, Pahrump Valley Times and Reno Gazette Journal between X X, 2025 and X X, 2025. The amended CAPER was made available on GOED website. The 15-day public comment period was September 5, 2026, through X X, 2025. The State will consider any comments or views received during the public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The State CDBG Program met overall objectives for PY 2025. The CDBG program is administered through GOED, the PY 2025 priority was non-housing community development needs, including public facility and infrastructure activities intended to expand economic opportunities. Eight non-housing community development activities were supported during PY 2025. Non-housing community development needs are also served by GOED's Economic Development team who can apply products and tools that best assist with retention and expansion of existing businesses.

The CDBG-CV program continued to provide funding in order prevent, prepare for, and respond to the Coronavirus. Priority activities include Public Services: healthcare response, food distribution and childcare; and Public Facilities and Infrastructure: facility activities, HVAC installation, senior center expansions, and vaccination staging areas.

GOED administration of the CDBG and CDBG-CV programs did not change during the year 2025 program as a result of experiences. GOED intends to continue to carry out the CDBG and CDBG-CV programs in its current structure.

Training is an on-going process for CDBG staff members and grantees. CDBG staff members continue to work with grantees in providing technical assistance, guidance in closing grants, and compliance with state and federal regulations. Additionally, the office seeks to streamline policies and procedures because of the reduced number of staff members at State, City and County levels.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The State of Nevada CDBG program does not have any open Brownfields Economic Development Initiative grants. CDBG Program Administrator is working with Center for Creative Land Recycling to align the CDBG and Brownfields programs together.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

On-site inspections and monitoring are conducted throughout the year by NHD's Compliance Office, based on a rotating schedule of properties and in conjunction with the Cities and Counties. The NHD Compliance Team inspects properties funded by Low Income Housing Tax Credits, Municipal Bonds, Housing Trust Funds, and HOME Program funds. Additionally, the HOME entitlement PJ's, with the exception of Washoe HOME Consortium, contract with the NHD to conduct all inspections of their HOME-funded projects.

The following is a list of the HOME- and/or HTF properties which were inspected, with common findings noted. Due to staff turnover, of the six properties that were completed in PY 2023, only one was inspected upon completion, Archie Grant Park. The NHD Compliance Team conducted 117 on-site monitoring and inspections in PY 2023.

- Archie Grant Park, Las Vegas: on-site monitoring and inspection conducted March 6, 2024; eight (8) units were inspected. Five units had minor compliance findings (missing vent cover over stove, stove or kitchen light not working, smoke detector chirping), and two (2) tenant files had incorrect dates and/or late signatures on income recertifications. All compliance findings were corrected within one week of inspection.
- Allegiance Apartments, Las Vegas: on-site monitoring and inspection occurred on August 8, 2023, ten (10) units were inspected, and tenant files reviewed. Zero (0) units and zero (0) buildings were out of compliance and zero (0) tenant files were out of compliance.
- Espinoza Terrace, Henderson: on-site monitoring and inspection occurred on January 23, 2024; 16 units were inspected, and tenant files reviewed. One (1) tenant file was found to have

noncompliance, and five (5) units were found to have health and safety findings (expired fire extinguisher, bathroom fan not working, oven light remains lit even though oven is not on). All findings were cured within thirty days.

- Vera Johnson Apartments, Las Vegas: on-site monitoring and inspection occurred on January 9, 2024, twenty-one (21) units were inspected, and tenant files reviewed. Three (3) of the tenant files required correction and ten (10) units were found to have various health and/or safety issues (stove burners not working, closet doors broken or missing, smoke detectors chirping, etc.). All findings were cured within seven days.
- Landsman Family Apartments, Henderson; on-site monitoring and inspection occurred on April 23, 2024; fifteen (15) units were inspected, and tenant files reviewed. The two (2) units had minor health and safety findings (smoke detector chirping, door weather stripping worn, etc.), all were cured within six days. Six (6) tenant files were out of compliance, three (3) were missing an income recertification. All findings were cured within one week.
- Zephyr Pointe Apartments, Reno: an on-site monitoring and inspection occurred on September 5, 2023, twenty-two (22) units were inspected, and tenant files reviewed. All units had various health and/or safety issues and sixteen (16) tenant files were deficient. All findings were cured within two weeks.
- Village at North, Reno: an on-site monitoring and inspection occurred on December 7, 2023, four (4) units were inspected, and tenant files reviewed. All units had minor health and/or safety concerns, which were corrected within one month.
- Quail Run at River's Edge, Elko: an on-site monitoring and inspection occurred on October 2, 2023, three (3) units were inspected, and tenant files reviewed. All units had minor health and/or safety findings which were corrected within one week. The building and common areas had seven (7) findings (drip lines posing a trip hazard, fire extinguisher boxes broken, missing smoke detectors in some common areas, etc.) which were corrected within one week.
- Autumn Village I, Carson City: an on-site monitoring and inspection occurred on October 17, 2023, five (5) units were inspected, and tenant files reviewed. Four (4) units and one (1) building were found to have various health and/or safety findings (bathroom drawer not closing, bedroom blinds broken, safety bar in shower loose, etc.) and two (2) tenant files were missing Exhibit G. All findings were corrected within a week.
- Juniper Village, Reno: an on-site monitoring and inspection occurred on December 2, 2023, seven (7) units were inspected, and tenant files were reviewed. Six (6) of the units had various health and/or safety findings and one (1) tenant file was out of compliance (missing the VAWA addendum). All findings were corrected within a week.
- Pershing Meadows, Lovelock: an on-site monitoring and inspection occurred on September 12, 2023, five (5) units were inspected, and tenant files reviewed. Four (4) units had various health and/or safety findings (bathroom exhaust fan not working, tenant belongings blocking all windows, preventing egress, pest control needed for bugs, etc.) and two (2) tenant files were out of compliance (missing LIHTC addendum). All findings were corrected within a week.
- Woodlands Village, Elko: an on-site monitoring and inspection occurred on October 4, 2023, four (4) units were inspected, and tenant files reviewed. Three (3) units had health and/or

safety findings (front porch rail loose, bathroom faucet needs new aerator, belongings too close to heater pilot light) and two (2) files were out of compliance (missing LIHTC addendum and income recertification not dated by client). All findings were cured within one week.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The state continues to require all HOME recipients adopt and maintain an affirmative marketing plan. Requirements are set forth in funding contracts and consist of actions required by recipients to provide information and otherwise attract eligible persons from all racial ethnic and gender groups in the housing market. NHD has a website that consists of area available housing units and all developers are expected to post available units as they become available thus meeting the affirmative marketing requirements of developments.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program Income:

For PY 2025, the beginning program income balance was \$947,949.00 with \$675,185.19 receipted during the year. Approximately \$161,243.05 was expended leaving \$1,461,891.14 to be committed to activities awarded support in the PY 2026 application competition. In PY2021, Oikos Development was awarded \$1,328,620.37 in HOME Program Income for Sierra Flats Family Apartments in Carson City, NV, which has finished construction and begun lease-up, and accomplishments will be reported in 2024 CAPER.

HTF Program Income:

NHD receipted \$6,449.00 in program income in the National Housing Trust Fund program in PY 2025, and had \$117,759.00 in draws.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The LIHTC program, administered by NHD, provides incentive to owners to develop affordable rental housing. Allocation 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 units affordable and available to lower-income tenants for at least 30 years.

The NHD is required to adopt a Qualified Allocation Plan (QAP) to establish priorities and needs. The most recent QAP was adopted December 1, 2023. According to the QAP, there are two methods of obtaining

a LIHTC allocation: 1) competitive application process and 2) tax-exempt bond financing. NHD provides preference to applications serving the lowest income residents for the longest period of time. NHD considers the impact of the proposed projects on the stability of LIHTC and market rate properties in the primary market area of the proposed project, including vacancy rates, rent concessions, or reduced rents. The proposed project must be ready to be constructed, completed and tenant occupied within the timeframes set in the QAP.

The HOME and HTF prioritizes funding for affordable housing projects that receive LIHTC funding and increases the impact of the funding. This leverage of funds results in producing higher-quality affordable housing with more affordable units, contributing both the increase and maintenance of the affordable housing stock in Nevada.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing using HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance		
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total		

Table 13 – HOPWA Number of Households Served

Narrative

The HOPWA Program completes a separate Excel-based Consolidated APR/CAPER form and reporting process that fulfills the HOPWA annual reporting requirements, as outlined in 24 CFR 574. The HOPWA Consolidated APR/CAPER form is attached as an appendix to the State of Nevada's CAPER.

The State surpassed the HOPWA annual goal of 49 by serving 90 households (duplicated). All households served by HOPWA are classified as Special Needs households due to including individuals with HIV/AIDS. HOPWA's affordable housing activities include short-term rent, mortgage, or utility assistance, and Tenant-Based Rental Assistance.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

For PY 2025, the State of Nevada HTF allocation was \$3,134,373.20. The NHD distributes the HTF program funds through a competitive application award process. The HTF 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 are prioritized over projects that only preserve existing subsidized affordable rental housing. These housing priorities include increased availability of rental housing for extremely low-income and very low-income households and improved housing accessibility and safety.

In 2025, three projects were awarded \$2,787,631, a combination of PY 2022 and 2023 HTF funds to add 30 units of affordable housing, with 2 units committed to serving HTF-eligible households with incomes at or below 30% of Area Median Income for at least 30 years. At the time of this report, NHD has finalized the low-interest loan documents on three of these projects but have not disbursed any of the FY 2025 funds.

Additionally, in PY 2025, NHD disbursed \$1,759,698.31 in HTF funds in support of the new construction of 436 rental units (57 of which will be reserved for HTF-eligible households) and the major rehabilitation of 20 units of rental housing (7 of which will be reserved for HTF-eligible households). The HTF completed projects to date are described below in the following table:

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	193	9	0	202	4	206
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	6	9	0	0	5
Total Labor Hours	8,556	468,119			182,012
Total Section 3 Worker Hours	0	62,107			8,430
Total Targeted Section 3 Worker Hours	0	17,004			0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		2			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		3			
Direct, on-the job training (including apprenticeships).	1	5			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1	1			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		1			
Outreach efforts to identify and secure bids from Section 3 business concerns.		5			
Technical assistance to help Section 3 business concerns understand and bid on contracts.		1			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		1			1
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		1			
Held one or more job fairs.		5			
Provided or connected residents with supportive services that can provide direct services or referrals.		1			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1	1			
Assisted residents with finding child care.		1			
Assisted residents to apply for, or attend community college or a four year educational institution.		1			
Assisted residents to apply for, or attend vocational/technical training.		1			
Assisted residents to obtain financial literacy training and/or coaching.		2			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.		1			
Provided or connected residents with training on computer use or online technologies.		1			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		1			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.		1			
Other.	1	7			5

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

CDBG staff collects Section 3 data throughout the project and reports it at the close of the project, CDBG has not closed out any qualified Section 3 projects during the CAPER reporting period.

There were X HOME Program projects that completed in FY 2025, and three (3) HTF-supported projects completed. Before drawing down the full project funding, developers must submit a Section 3 Report that aggregates the Section 3 Reports from each of its subcontractors and adds their own Section 3 hours. NHD then copies the above tables and enters the data for each project, then summarizes the data in the tables in IDIS.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NEVADA
Organizational DUNS Number	878649110
UEI	
EIN/TIN Number	886000022
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mrs
First Name	Adrienne
Middle Name	M
Last Name	Babbitt
Suffix	
Title	Deputy Administrator

ESG Contact Address

Street Address 1	3300 W Sahara Ave
Street Address 2	Suite 400
City	Las Vegas
State	NV
ZIP Code	-
Phone Number	7024865946
Extension	

Fax Number
Email Address

ababbitt@housing.nv.gov

ESG Secondary Contact

Prefix Ms
First Name Chelsea
Last Name Heath
Suffix
Title Management Analyst IV
Phone Number 7756872226
Extension
Email Address cheath@housing.nv.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2025
Program Year End Date 06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

Attachments

ATTACHEMENT A. PR28 – CDBG State PER

DRAFT

DRAFT

ATTACHEMENT C. HOPWA CAPER

DRAFT

ATTACHMENT D: 2025 CAPER Proof of Publication

Included in the final CAPER.

DRAFT



Prepared by the Governor's Office of Economic Development

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Partner Agencies:

State of Nevada's Housing Division

State of Nevada's Health Division

Prepared for the U.S. Department of Housing and Urban Development

The *PY 2025 State of Nevada Consolidated Performance and Evaluation Report* (CAPER) represents a collaborative effort between the Governor's Office of Economic Development: Community Development Block Grant Program, the Department of Business and Industry: Nevada Housing Division, and the Department of Health and Human Services: Health Division. This document outlines the State's affordable housing and community development resources, funding objectives, and actions by the State to meet those objectives during the past fiscal year.

Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act prohibit discrimination on the basis of disability in the programs of a public agency. Persons who need information contained in this publication in an alternate format may call Jessica Sanders, CDBG Program Administrator, at the Governor's Office of Economic Development, (775) 687-9900; for hearing impaired call TDD (775) 687-9906, Fax (775) 687-9924, or email @ jsanders@goed.nv.gov