

Across Nevada, many residents have been impacted by the lack of affordable housing. This has resulted in rising rents, displacement of long-time residents, housing instability for vulnerable populations and increased health insecurities for those disproportionately affected by the COVID 19 Pandemic. To address these issues and others, the American Rescue Plan Act was passed which created the State and Local Fiscal Recovery Funds (FRF), in which addressing housing affordability and homelessness are identified as eligible uses for these funds. The State of Nevada committed \$500 million from these funds to address these pressing issues through the HOME MEANS NEVADA INITIATIVE. The Nevada Housing Division examined four distinct areas of affordable housing in which FRF could be applicable. The Housing Division along with the Nevada Housing Coalition determined where the greatest impacts could be made. The following areas summarize the initial recommendations:

- Affordable Housing Multifamily Development \$300 Million
- Affordable Housing Preservation \$130 Million
- Homeownership Opportunities & Rehabilitation \$ 30 Million
- Land Acquisition for Future Affordable Development \$ 40 Million

Process for HMNI Applications-

Step 1 Pre-applications

The Nevada Housing Division solicited pre-applications for the Fiscal Recovery Funds. Specifically, the Division solicited pre-applications from community stakeholders, developers, faith-based organizations, community development organizations, and non-profit organizations to address the direct and immediate needs of the community as a result of the pandemic and its negative social, health and economic impacts as related to housing.

The Pre-Application forms and criteria were released on the Nevada Recovers website <https://nevadarecovers.com/> immediately following the Governor's announcement on April 14, 2022. Pre-applications were accepted until May 15, 2022 and scoring of the Pre-applications was completed during early June 2022.

Members of the Pre-Application scoring committee were selected with consideration given to their housing expertise, their subject matter knowledge and experience in the affordable housing space.

- Of the 234 pre-applications received 180 scored enough points to move to the application round (Step 2).
Pre-applications were submitted in the following categories:
 - Development of Multi-family Housing – 112 of 140 pre-applications scored enough points to move to the final application round.
 - Preservation of Multi-family Housing – 38 of 40 pre-applications scored enough points to move to the final application round.
 - Homeownership Opportunities and rehabilitation – 15 of 20 pre-applications scored enough points to move to the final application round.
 - Land Acquisition for Affordable Housing Development – 15 of 20 pre-applications scored enough points to move to the final application round.
 -

Step 2 Applications

Applications submitted through the HOME MEANS NEVADA INITIATIVE were evaluated using the criteria below:

1. Aligns with the State of Nevada’s [Every Nevadan Recovery Framework](#); specifically, “Strengthen secure housing for all who call Nevada home”;
2. Aligns with regional needs assessments regarding the housing needs of that region.
3. Provides measurable and proven outcomes.
4. Leverages delivery of a Private Source and/or State, County or City service to expand capacity.
5. Uses providers with a demonstrated commitment to inclusionary and diversity practices.
6. Aligns with proven methods of federal funding and compliance.
7. Benefits low-income and/or impoverished neighborhoods.
8. Demonstrates the ability to be a sustainable investment, and
9. Complies with all Federal and State Laws

Upon the closure of the New Development and Rehabilitation application period, scoring teams were assembled to competitively score the submitted qualified applications.

Members of the New Development and Rehabilitation Application scoring committees were selected with consideration given to their housing expertise, their subject matter knowledge and experience in the affordable housing space.

Financial Accountability, Capacity and Developmental Aspects were scored by Novogradac & Company, a CPA firm and recognized national experts in affordable housing development and accounting.

A Scoring system was created to allow for the scoring of each project by the following categories- (points are indicated as up to)-

○ Organizational Experience	up to 5 points
○ Project Narrative/Description	up to 10 points
○ Site Information and amenities	up to 10 points
○ Project Financial Accountability	up to 20 points
○ Partnership Information	up to 20 points
○ Financial Capacity, Project Cost and Financing	up to 50 points
○ Project Accessibility, Affordability and Sustainability	up to 20 points
○ Program Readiness	up to 15 points
Total	up to 150 points

Projects were then evaluated and selected for awards based on their scoring, their targeting of supportive and transitional housing, the targeting of extremely low income and very low income populations and the ability to achieve immediate financial closing.

Upon the closure of the Homeownership and Rehabilitation and Land Acquisition application periods, a scoring team consisting of subject matter experts were assembled to competitively score the submitted qualified applications.

For New Development and Preservation

- 91 Applications were accepted.
 - 66 for New Development projects
 - 25 for Preservation projects

For Homeownership and Rehabilitation

- 13 Applications were accepted

For Land Acquisition

- 9 Applications were accepted

Step 3 – Recommendation of Awards

Across all four categories and based on the scoring received from the committees and the need for matching the criteria expressed in the Home Means Nevada Initiative, the Division recommends the following:

New Development Funding- \$391.9 million

The Division prioritized those projects which would best serve transitional, supportive needs, extremely low-income populations (below 30% Area Median Income) and very low-income populations (below 50% Area Median Income). The traditional funding sources used to house these populations are significantly limited, and the Home Means Nevada funding, in concert with the Treasury Final Rule of State and Local Fiscal Recovery Funds to serve communities which had been disproportionately impacted by the pandemic, allow these funds to be used to house to those who are at the greatest risk of housing insecurity. When combined with the scoring of the projects by the committee and the proven nature of those who applied, the Division recommends the award of \$391.9 million towards the development of 2800 new affordable units, 1800 of which will serve 50% and below AMI households. The Division also had to account for the use of our traditional funding sources in the use of supporting the construction of these communities, the 4% and 9% Low Income Housing Tax Credit (LIHTC) Programs, and as those program resources are limited, leveraged every available source to ensure the awarded proposals come to completion.

Preservation of existing Affordable Housing- \$56.3 million

Using the same criteria as indicated in the New Development Funding, the Division recommended the allocation of \$56.3 Million in Preservation of existing funding. These determinations were made

through the examination of the data and the capacities of the organizations to complete the projects. The recommendation allows for an additional \$73 million to be provided to the New Development category, while still preserving housing for over 1000 extremely low income and very low-income households.

Home Ownership and Rehabilitation - \$28.8 million

The Division examined the three ways most of the applicants defined how they could assist homeowners or potential homeowners. Those three ways included Down Payment Assistance (DPA) for new homebuyers, home construction projects for low-income individuals and households, and home rehabilitation programs to assist low-income homeowners to age in place. The awardees were selected for the score they received from the committee as well as their expertise in each area. Over \$10 million will be provided for DPA to entities who have a history of operating such programs to homebuyers across the State of Nevada. Over \$16 million will be provided to entities who have experience in home rehabilitation and will compliment current programs they are already operating or federal programs, such as the Weatherization Assistance Program, to enhance the building envelope, allowing the recipients of these services to reduce their energy burden and have a safe, affordable home to continue to live in. \$1.5 million will allow for a home construction project in North Las Vegas to create new opportunities for first time homebuyers. This recommendation of awards allows for \$1.2 million in additional funding to be provided to the New Development category.

Land Acquisition for Future Affordable Housing Development- \$22 million

The Division reviewed the Land Acquisition projects based on the scoring and the ability of the projects to be turned address immediate housing needs. The projects selected for approval were the ones that indicated the development of housing could be completed within the timeframes expressed through Treasury's Final Rule. The Division recommends that the bulk of the funding that can't be used to address immediate needs be provided to the oversubscribed New Development category. As it is currently recommended, an excess of \$18 million in this category will be provided to the New Development category.

Step 4 Awards

The Division will provide commitment letters to applicants who successfully received a preliminary award of Home Means Nevada funding. Those applicants will then receive funding agreements which will include not only the award, but also detail the compliance and reporting requirements prescribed by the Treasury Final Rule. Upon acceptance of the agreement, funding will be provided to the applicant as prescribed in the agreement. All funded projects will be monitored through the compliance period and should the applicant not abide by the terms of the agreements, remaining funding to the project will cease. Additionally, any funds later deemed ineligible that already been received by the applicant will be recouped and used to enhance one of the above program areas that was under funded or not funded.

Preliminary Awards were provided as follows-

New Development

Projects focused on housing supportive and/or transitional populations-

- Dick Scott Manor 1 – Reno Housing Authority – 12 units of Permanent Supportive Housing
- Line Drive Apartments – Accessible Space Inc. (ASI) ASI is a nationally known leader for providing supportive housing across the country and have an exceptional track record in this field.
- Eagles Landing Phases 1-4 – Northern Nevada Community Housing Resource Board is the primary developer of affordable housing in Northern Nevada for those who have experienced homelessness and need supportive services.
- South Nellis Permanent Supportive Housing – Coordinated Living of Southern Nevada. The Ovation group, which is partnering with CLSN, builds the most cost-effective units for their populations in the state. This will be their first foray into true Supportive Housing but have developed partnerships that will ensure success.
- Marvel Way- The Empowerment Center- This is an expansion for their current Marvel Way development where the focus is on women recovering from substance abuse issues.
- PureVida Senior Housing – Foresight Housing – Foresight is a relatively new developer but has extensive experience in developing affordable housing in the state, this will be their first foray into supportive housing.
- 1800 Threikel St CARES Campus – This project will provide transitional housing for those exiting the CARES campus and will provide the necessary bridge to those who need assistance exiting homelessness.
- Blind Center of Nevada – This project will allow for supportive services to be provided to the blind community in Las Vegas and help establish the independence this population desires.

Projects focused on housing ELI and VLI populations-

- Old Rose Gardens, 28th and Sunrise, Duncan & Edwards, Marion D Bennett Plaza- Southern Nevada Regional Housing Authority –
 - These projects will expand SNRHA’s footprint in the Las Vegas valley, housing those populations at the greatest risk of homelessness and combined providing 286 new units of deeply targeted affordable housing.
- Hawk View Apartments – Reno Housing Authority – New Development of 96 new units serving those at 50% and below AMI
- Golden Rule Phase II - An expansion of a project approved last year through 9% LIHTC
- Stewart Pines, Buena Vista Springs, Boulder and Gibson – Nevada Hand
 - These projects will provide for the new construction and the rehabilitation of Low-income units focusing on Seniors at Stewart Pines and Buena Vista Springs. Boulder & Gibson is going to be a partnership with St. Jude’s and all jurisdictions in Clark County to assist youths exiting out of Foster Care.
- Pebble and Eastern – Coordinated Living of Southern Nevada - This project is using BLM provided land to serve primarily low-income seniors, including 20 units of permanent supportive housing.
- Decatur & Rome – Coordinated Living of Southern Nevada - One half of the units will be targeted to very low-income families and this project received substantial Clark County Community Housing Funds.

- Village on Sage Expansion- Community Foundation of Northern Nevada – 96 units of transitional housing to expand their current facility which is assisting 216 individuals.
- Eddy House – Eddy House – Creation of the Transitional Living Community which will assist their current homeless youth population to transition out of homelessness.
- WHA #2 – Washoe Housing Authority – Construction of 20 tribal single-family homes in Carson City for those between 30% and 50% AMI.

Projects which are awaiting Home Means Nevada Funding as the final part of their financing-

- Ridge at Sun Valley, Pinyon Apartments, Raiders Way
 - While not all these projects are targeting the most vulnerable populations, Ridge at Sun Valley and Raiders Way are prepared to initiate financial closing upon receipt and approval of HMNI funds, ensuring they will begin construction upon close. Pinyon is scheduled to be presented at December’s Board of Finance for Bond authority approval and with their HMNI award will begin financial closing soon thereafter.

Projects Approved for Preliminary Awards in New Development -

Project Name	Organization Name	Service Area	Affordable Units	Supportive Units	Less than 30% AMI Units	Between 30% & 50% AMI Units	Senior Units	Family Units	Proposed Funding Award(MM)
WHA #2	Washoe Housing Authority	Carson City	20				20	20	5.5
Ridge at Sun Valley	Ulysses Development Group LLC	Reno	195					195	28.5
Old Rose Gardens	Southern Nevada Regional Housing Authority	NLV	120	0	45	41	120		10
Stewart Pines 1,2,3	NV Hand	LV	178		8	170	178		4.7
Buena Vista Springs III	NV Hand	NLV	98		1	97	98		4.7
Golden Rule Senior Apartments Phase II	Neighborhood Housing Services of Southern Nevada, Inc.	LV	60		10	31	60		9
Hawk View Apts	Reno Housing Authority	Washoe County	96		48	48		96	25
Dick Scott Manor 1	Reno Housing Authority	Washoe County	12	12	6	6		12	1.5
Boulder & Gibson	NV Hand	Henderson	150			150		150	31.5
Pinyon Apartments	Lincoln Av Capital	Reno	252					252	10.6
Line Drive Apts	Accessible Space	Reno	120	54	28	90		120	15.8
Eagles Landing Phases 1-4	Northern Nevada Community Housing Resource Board	Carson City	126	32	32	94	126	0	39.4
28th & Sunrise	Southern Nevada Regional Housing Authority	LV	60	0	22	32		60	23.8
South Nellis Permanent Supportive Housing	Coordinated Living of Southern Nevada / Ovation	Clark County	42	42	21	21		42	6
Duncan & Edwards	Southern Nevada Regional Housing Authority	LV	60	0	22	32		60	10.5
Pebble & Eastern	Coordinated Living of Southern Nevada / Ovation	Clark County	195	20	46	76	195		22.3
Raiders Way	RISE Residential	Henderson	304		32			304	15.7
Marvel Wy	The Empowerment Center	Reno	44	39	23	21		44	16.3
PuraVida Senior Housing	Foresight Housing Partners	NLV	74	74	29	45	74		19.7
1800 Threlkel St CARES Campus	Washoe County	Reno	50		25	50		50	21.9
Blind Center of NV	Blind Center of NV	Clark County	99	99	50	49		99	15
Marion D Bennett Sr Plaza	Southern Nevada Regional Housing Authority	LV	46		23	23	46		16.3
Decatur and Rome Family Apartments	Coordinated Living of Southern Nevada / Ovation	LV	276	0	0	173		276	26
Eddy House	Eddy House	Reno	27	27	27			27	6.5
Village on Sage St Expansion	Community Foundation of N NV/ Housing Land Trust	Reno	96		32	32		96	5.7
Totals			2800	449	530	1301	897	1903	391.9

Preservation-

- Capital Improvements on 3 ASI Properties- As mentioned previously, ASI is a nationally known leader in supportive housing. These improvements will allow for the improvement of the properties that house 69 residents who currently receive permanent supportive housing.

- Janice Brooks Bay – Southern Nevada Regional Housing – Preserves 100 units of housing for families primarily under 50% AMI
- Silverada Manor, Stead Manor, McGraw Ct, Essex Manor – Reno Housing Authority (RHA) – Allows for the major renovations at Stead Manor and Silverada Manor for current RHA residents and minor repairs at McGraw Ct and Essex Manor.
- Multiple Integra Property Group Projects – These projects are primarily being funded for safety improvements at the properties.

Projects Approved for Preliminary Awards in Preservation -

Project Name	Organization Name	Service Area	Affordable Units	Supportive Units	Less than 30% AMI Units	Between 30% & 50% AMI Units	Senior Units	Family Units	Proposed Funding Award
Janice Brooks Bay	Southern Nevada Regional Housing Authority	LV	100	0	25	37		100	6.5
Silverada Manor	Reno Housing Authority	Washoe County	150		59	90	150		12
Trembling leaves	Northern Nevada Community Housing Resource Board	Reno	26	1	3	23		26	7
4th & Sutro Streets - Hwy 40	Volunteers of America Northern California Northern Nevada	Reno	34		3	31		34	2.3
Stead Manor	Reno Housing Authority	Reno	68		68			68	18
Metropolitan Gardens	Integra Property Group	Reno	83		83		83		0.5
Sagebrush Place 1 Reno LIHTC	Integra Property Group	Reno	126			126		126	1.7
Pinewood Apts	Integra Property Group	Reno	50			50		50	0.7
Sagebrush Place II	Integra Property Group	Reno	40			40		40	0.4
Sierra Pointe / Grenada	Integra Property Group	LV	175			175	14	161	1.2
McGraw Ct	Reno Housing Authority	Washoe County	50		25	25		50	3.5
Essex Manor	Reno Housing Authority	Washoe County	106		53	53		106	1.5
Capital Improvements on 3 ASI	Accessible Space	Reno/Carson	69	69		69		69	1
Totals			1077	70	319	719	247	830	56.3

Home Ownership and Rehabilitation-

- Home Means Nevada Down Payment Assistance – Nevada Housing Division- This program will provide \$15,000 in the form of a no interest, no payment forgivable second mortgage available statewide to those households below 300% of poverty level.
- Home Means Nevada Down Payment Assistance – Nevada Rural Housing authority – Companion program to the Division’s exclusively for those in rural Nevada.
- Down Payment Assistance - Rural Nevada Development Corporation- Up to 10% of the purchase price of the home, plus eligible closing costs in a deferred forgivable loan structure.
- Home Repair Program – Nevada Rural Housing Authority – Allows NRHA to address deferred home repairs not currently covered under other programs administered by the agency.
- Housing Rehabilitation – Rural Nevada Development Corp – Companion to the above NRHA program.
- Critical Home Repair / Fall Prevention Program – Rebuilding Together Southern Nevada- Provides gap funding to rehabilitation projects currently administered and creates a home environment that reduces in home falls for low-income seniors and other mobility challenged homeowners in southern Nevada.
- Home Means Nevada Safe and Healthy Housing- Rebuilding Together Northern Nevada- Companion program to the program above, but in northern Nevada
- Jefferson North Project – Habitat for Humanity – Will provide funding to complete the construction of 10 new single-family homes in Habitat’s 20 home project in Henderson.

Projects Approved for Preliminary Awards in Home Ownership and Rehabilitation -

Project Name	Organization Name	Service Area	Projected Assistance (Households)	Proposed Funding Award
Home Means Nevada Down Payment Assistance Program	Nevada Housing Division	Statewide	500 families	\$ 7,500,000
Home Repair Program	Nevada Rural Housing Authority (NRHA)	Statewide	200	7,630,071
Home Means Nevada Rural Down Payment Assistance (DPA) Program	Nevada Rural Housing Authority (NRHA)	Rural	167	2,500,000
Critical Home Repair	Rebuilding Together Southern Nevada	Clark	167	2,000,000
Fall Prevention Program	Rebuilding Together Southern Nevada	Clark	150	3,000,000
Jefferson North Project	Habitat for Humanity Las Vegas, Inc	Clark	10 households	1,518,363
Down Payment Assistance	Rural Nevada Development Corporation	Rural	35	962,500
Housing Rehabilitation	Rural Nevada Development Corporation	Rural	25	687,500
Home Means Nevada Safe and Healthy Housing Program	Rebuilding Together Northern Nevada	Washoe	300 families/households	3,000,000
Totals			1554 Families/Households Cumulative	28,798,433

Land Acquisition –

- City of Sparks – The City has identified five vacant, blighted parcels, located in Qualified Census Tracts (QCT) within the areas of 4th Street and 15th Street, it will seek to acquire for future affordable housing projects.
- City of North Las Vegas – North Las Vegas seeks to acquire 73 available acres for this project which will support an affordable housing component on the vacant Texas Station and Fiesta sites. The City has earmarked ARPA recovery, HUD, and General Fund dollars to supplement the Home Means Nevada investment
- Churchill County – Churchill County has identified a parcel consisting of 8 units with 4 buildings- 6 units will be used to serve extremely low to very low-income households, 2 units will be dedicated to provide on site direct services, linkage to additional resources, and other services lacking in the community such as no cost laundry room and showers for homeless.
- Nevada Rural Housing Authority – NRHA has identified three conjoining parcels in Winnemucca, Nevada currently available for purchase totaling 17.44 acres. NRHA plans to maximize the location, density, and layout of the available land by developing 250-300 units on these sites. Upon purchase, the sites will be combined into one parcel and NRHA will apply for the use of Low-Income Housing Tax Credits (LIHTC) and other affordable housing funding sources to complete a multi-phased development. When complete, nearly 1,000 rural Nevadans will have a new place to call home.
- Reno Housing Authority – RHA is requesting HMNI to purchase property located at 419 10th Street to construct 15 units of affordable housing. In addition, RHA was contacted regarding vacant land located at 219 Redfield Parkway. The site is already entitled for 32 units of new housing. The seller is asking \$1.5M for the parcel. The adjacent parcel, owned by the same group, contains 32 existing, occupied units that could potentially be purchased separately, not utilizing ARPA funding.
- Nevada Hand – The site was chosen in collaboration with the City of Henderson and St. Jude’s Ranch for Children (SJR) for the one project. The land will be acquired from the City of Henderson for development of 150 of affordable housing units will be built with approximately 60 units having a preference for formerly homeless youth aging out of foster care at age 18. SJR will provide wrap-around support services and rental assistance to the youth living in these 60 units. Job training

facilities will be integrated into the development including a boutique thrift store and a café.

Projects Approved for Preliminary Awards in Land Acquisition -

Organization Name	Acreage	Projected Assistance (Households)	Target Population	Proposed Funding Award
City of Sparks	5 parcels from .207-.474	30-100	Veterans, Seniors, Multifamily, Intergenerational, Supportive Housing	1,000,000
City of North Las Vegas	73	270	Low Income Individuals and Families	\$ 10,000,000
Churchill County	6,960 sq ft	7	Homeless	1,743,500
Nevada Rural Housing Authority	17.44	250-300	75% Families, 20% Seniors, 5% Persons with Disabilities	4,801,494
Reno Housing Authority	Not Identified	47	Families, Seniors and Disabled Individuals at 50% or below AMI	2,275,000
Nevada Hand	7.88	150 Individuals	Youth aging out of Foster Care	2,120,000
Totals		754-874		21,939,994

Step 5 Progress

The Director’ Office of the Department of Business & Industry recently allocated over \$226 Million in 2022 Private Activity Bond Cap Authority to the Housing Division to be used to support the construction of Multi Unit Tax Credit Properties. This is in addition to previous allocations totaling over \$342 Million in Authority in support of the program. Combined, this will allow the Division to support appropriate projects with a potential allocation of bond cap which would lessen the need for Home Means Nevada funds for that particular project. This would, in turn, allow for the potential reallocation of Home Means Nevada funds to projects that did not receive a preliminary award but are beneficial projects which can be funded with a combination of additional bond cap and Home Means Nevada Awards.

The Division will continue to update the progress of submissions to the Interim Finance Committee as required.

This is the status of progress as of 9.21.2023.

Grant and loan agreements have been provided to the bulk of the awardees and most are either exercised and closed financially or are currently under review and consideration by the awardees or have advanced to having the agreements exercised.

As needed calls are set up with the Governor’s Finance Office (GFO), the Housing Division, and Housing Division counsel. With the assistance of the GFO, processes are established for funding the awardees.

- The Division has exercised an agreement with ICF Incorporated LLC, through an RFP process in which IFC will provide the following services to the Nevada Housing Division-
 - Answering compliance questions from HMNI grant and loan recipients.
 - Reviewing and approving HMNI reimbursement requests, ensuring compliance with SLFRF and NHD rules and regulations.
 - Developing a complete monitoring plan for approved projects for NHD staff to implement.
 - Providing technical assistance and guidance when needed to support NHD with achieving overall compliance with SLFRF statute and regulations.

Attached is a spreadsheet demonstrating the progress made in the execution of documents, the resulting obligations, and the expenditures to date.

From an overall standpoint, \$226 Million of the entirety of the Home Means Nevada Initiative has been obligated (45%), with the balance anticipated to be obligated by Spring of 2024.