



**DEPARTMENT OF BUSINESS AND INDUSTRY
HOUSING DIVISION**

**Minutes of the Public Meeting of the
ADVISORY COMMITTEE ON HOUSING
December 17, 2025 @ 10:00 AM**

COMMITTEE MEMBERS PRESENT:

Bill Brewer	Erik Novak
Brooke Page	Dr. Hillary Lopez
Dagney Stapleton	Fred Haron

COMMITTEE MEMBERS ABSENT:

Senator Dina Neal	Audra Hamernik
Bill Thomas	

1. Call to Order and Roll Call

Bill Brewer called the meeting to order and welcomed members and attendees. A quorum was established with confirmation from multiple members and callers.

2. Approval of Previous Meeting Minutes

Minutes from the previous meeting were acknowledged and approved.

3. Draft Qualified Allocation Plan (QAP) Discussion (For Discussion)

Christine Hess presented updates to Sections 8, 12, 13, and 15 of the QAP:

Section 12: Proposed increase of maximum award for 9% LIHTC to \$1.5 million following Congress' H.R. 1 guidance.

Section 13: Compliance review guidance updates.

Section 15: Fee updates, including \$10,000 fee for reapplication for tax-exempt bonds; elimination of Appendix B requirements.

Appendix D: Adjustments for state tax credits relative to project unit size.

Committee discussion:

Hilary Lopez asked about average timeframe for compliance reviews; Christine Hess will follow up.

Eric Novak clarified that third-party reviews are currently relied upon for first-year files.

No additional questions; discussion concluded.

4. Home Means Nevada Initiative Update (For Discussion)

Steve Aichroth provided an update:

Total awards reduced slightly from \$500M to \$498M per legislative request; ~\$2M reallocated.

Current project status: 55 projects; 16 fully spent, 22 over 50% spent, 17 under 50% spent; ~\$335M expended (~two-thirds).

Nine new projects preserved in 2025–2026.

43 applications submitted for Nevada Attainable Housing Program; \$133M allocated, \$183M requested (oversubscribed).

Advisory council meeting for initial allocations expected mid-January; public meeting under Open Meeting Law.

5. Nevada Housing Coalition Report (For Discussion)

Maurice Page provided updates on statewide housing initiatives:

Challenges:

HUD FY2025 Continuum of Care (CoC) NOFA temporarily withdrawn; potential cap at 30% for permanent supportive housing.

Estimated \$13M funding loss in Nevada; ~1,000 residents potentially losing housing, especially in Clark and Washoe counties.

Six-month funding gap anticipated between January application submission and April–June award decisions; funding likely distributed August 2026.

Positive Updates / Programs:

2025 Annual Housing Conference: record attendance (~390 participants); 2026 conference scheduled for September 23–24 at Atlantis Hotel, Reno.

Land Activation & Incubator Academy trained faith-based and non-traditional landowners to develop underutilized properties.

“Keys to the Missing Middle” homeownership program (AHEAD grant, in partnership with Nevada Rural Housing Authority) to educate ~400 residents on budgeting, credit, mortgage readiness, home maintenance, and homeownership assistance (Jan 2026–Feb 2027).

Committee discussion:

Hilary Lopez noted need to maintain services during six-month funding gap.

Brooke Page (CSH) commended state prioritization of supportive housing and emphasized tracking potential impacts.

Steve Aichroth confirmed funding gap is independent of Rhode Island court decision.

Coalition to provide further updates at January 28, 2026 Lunch & Learn (12:00–1:00 PM).

6. Agenda Item Six – Scrapped

Item six was deferred due to absence of qualified presenter (Dagney Stapleton).

7. Public Comment / Other Items

No public comments were provided.

Next meeting may include proposed legislation.

8. Adjournment

Meeting adjourned by Bill Brewer.

Holiday greetings exchanged by participants.