



**DEPARTMENT OF BUSINESS AND INDUSTRY  
HOUSING DIVISION**

**Attainable Housing Council Meeting Minutes**

**Date:** October 13, 2025

**Location:** GoToMeeting

**1. Call to Order / Roll Call**

- Kristopher Sanchez called the meeting to order at 1:00 PM.
- Roll call completed; quorum established.

**2. Public Comment**

- No public comment at the start of the meeting.

**3. Approval of Previous Meeting Minutes (September 25, 2025) – *For Possible Action***

- Minutes from the September 25, 2025, meeting were presented for review.
- No objections or changes noted; approval assumed.

**4. Discussion Regarding the 2025 Nevada Attainable Housing Account Allocation Plan – *For Possible Action***

**Section 3 – Development Opportunities**

- Section 3.4 reviewed; updates incorporated based on prior feedback.
- Division clarified that broad language in the plan allows more specific terms in agreements.
- Council agreed with proposed language; no additional comments.

**Section 4 – Homeownership Opportunities**

**Competitive Grants:**

- \$3 million allocated; awards not to exceed \$1 million per eligible program.
- Grants support homeownership programs as defined in statute (including closing costs or other direct financial support).

**Program Requirements:**

- 2025 plan requires programs to serve Nevada essential workers.
- Resale restrictions: funded homes must remain owner-occupied for **five years**, restricted to buyers at or below 150% AMI, ideally aligned with program income thresholds.
- Down payment assistance programs clarified; flexibility emphasized.

**Application and Scoring:**

- Scores are key; cutoff thresholds may apply to ensure compliance with Act intent.
- Dates aligned with other program sections.

**Program Income:**

- Program income returned to state for redeployment.

- Nonprofit administrative costs may be retained (max 10%).
- Example: \$15,000 forgivable down payment assistance over 7 years; if sold after 3 years, \$12,000 returned as program income.

#### **Council Feedback:**

- Council confirmed support for returning program income to the state while allowing limited administrative use.
- Bonus points clarified: only for innovative proposals, not program income return.

#### **Section 5 – Local Government Programs**

##### **Allocation & Eligibility:**

- Table of initial amounts included (per state demographer).
- Section 5.1 dates aligned with 2025 plan; Section 5.4 clarified eligible local government uses:
  - Incentives to increase supply
  - Expedite approvals
  - Defer/reimburse fees or taxes
  - Other actions within local government authority

##### **Reimbursement Period:**

- FY25 used as base period (July 1, 2024 – June 30, 2025).
- Council discussion: two fiscal years suggested to ensure fairness to jurisdictions with longer participation.

##### **Council Recommendations and Plan Adoption**

- Council provided recommendations regarding program income, resale restrictions, and reimbursement periods.
- Steve Aichroth requested clarity: division may adopt plan with council recommendations without requiring a second meeting.
- Colleen Platt confirmed council provides recommendations; division has discretion to adopt plan incorporating feedback.

##### **Motion to Adopt Plan:**

- Motion by Dan Morgan: authorize Housing Division to finalize and adopt plan based on discussion and considerations.
- Seconded by David Paull.
- **Vote:** All in favor, none opposed, no abstentions. Motion carries.

##### **Additional Discussion:**

- Section 3 – Non-LIHTC multifamily rental income threshold: initial threshold 100% AMI; follow-up with staff not present to confirm (Jess).

#### **4. Public Comment**

- No public comment at this time.

#### **5. Adjournment**

- Next meeting dates to be determined via Doodle poll (tentatively between Dec 10 and the holidays).
- Agenda: review of elevated applications for approval; discussion of potential changes for 2026 allocation plan.
- Meeting adjourned