

STATE OF NEVADA  
DEPARTMENT OF BUSINESS & INDUSTRY  
**NEVADA HOUSING DIVISION**



# **Account for Affordable Housing Trust Fund Overview**

Presented to  
the Committee on Seniors, Veterans and Adults with Special Needs

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Deputy Administrator for Programs

### **Overview of the Nevada Housing Division**

- A Division of Nevada Department of Business & Industry
- Established in 1975
- State Housing Finance Agency
- Our mission is to improve lives and strengthen Nevada communities by expanding housing opportunities, building self sufficiency, protecting the residents and industry of manufactured housing and by fostering economic development
- 47 FTE's



### **What We Do**

- Our agency touches the lives of 1 in 4 Nevadans through programs and funding
- Homeownership opportunities
- Production and Preservation of multi-family rentals
- State and Federal Grants / Assistance administration
- Oversight of Manufactured Housing / Compliance
- Weatherization efficiencies
- Examine low-income housing data



# HISTORY

## ACCOUNT FOR AFFORDABLE HOUSING TRUST FUND (AAHTF)

AAHTF, formerly known as Low Income Housing Trust Fund was established in 1989, NRS 319.500; NAC 319.885

HUD provides HOME funds to the state and other municipalities and requires a match for those funds. AAHTF was established to be allocated to the municipalities to be used as that match

Account is funded by proceeds from the Real Property Transfer Tax; 10 cents for every \$500 of value

# HOW FUNDS ARE USED

- Must Benefit Individuals at 60 percent of Area Median Income
- Nvhousingsearch.org, the statewide low-income housing database
- Lot Rent Subsidy for Manufactured Home residents who qualify
- Welfare Set-Aside to each county based on population for emergency rental assistance, utility assistance, deposits
- Affordable Housing Projects that receive Federal tax credits
- Jurisdictions that receive federal funds that require match, ie. HUD HOME funds
- Projects that receive a commitment from local government
- New Construction or Rehab of Affordable Multi-family Housing
- Rehabilitation of Single Family-Homes
- NHD Discretionary – Special Projects
- Administrator Set-Aside
- Administration of the Program
- **Added in the 2023 Legislative Session through SB363**
  - Priority is given to projects that support women veterans, women seniors, women who are formerly-incarcerated, unmarried persons with primary physical custody of a child and women fleeing domestic violence



Using a formula we calculate the percentages for each required set-aside



Each County is offered an allocation based on new population figures; Counties have the option to accept or decline



After statutory priorities are calculated, remaining funds are open for application



Special projects or needs may receive funding throughout the year from discretionary set-aside and Administrator's set-aside

## **HOW FUNDS ARE DISTRIBUTED**

# ANNUAL ALLOCATIONS

2025 - \$8,586,440

2024 - \$13,805,740

2023 - \$10,404,596

2022 - \$7,794,325

# 2024 ALLOCATIONS - \$13,805,740

• NHD Discretionary	\$1,380,574
• Administration	\$180,000
• Housing Database	\$175,000
• Manufactured Housing	
Lot Rent Subsidy	\$75,000
• Administrator's Set-Aside	\$750,000
• Welfare Set-Aside	\$1,686,775
• Local Share By Population	
• Clark County	\$4,004,906
• City of Las Vegas	\$1,971,836
• Henderson	\$998,288
• City of Reno	\$1,496,462

## Competitive Grants

• Carson City HHS	\$90,630.00
• CAHS	\$7,500.00
• Churchill County	\$20,500.00
• Crisis Intervention	\$29,987.00
• Douglas County	\$70,000.00
• Elko	\$10,000.00
• Lyon County	\$80,000.00
• Nation's Finest	\$95,400.00
• NV Rural Housing Auth	\$406,082.72
• Nye County	\$15,000.00
• Washoe Housing	\$233,200.00
• Winnemucca DV	\$28,600.00

# SFY 2025 APPLICATIONS

- 2025 Applications are open for 90 days
  - Deadline is June 10, 2024
- Under \$1 million will be available for competitive applications
- SB 363 priorities will be considered in evaluating these applications
- Discretionary and Administrator Set-Asides may also be available for applications at any time during the year
- A special notice went out to interested parties to announce SB 363 and the new priorities to hopefully attract applicants serving these populations
- A new list of interested parties was created, including senior services programs, re-entry program providers, domestic violence service providers; veteran service providers and social services agencies that receive housing requests from single-parents



# PUBLIC NOTICE

## **NHD Announces New Priorities for Account for Affordable Housing Trust Funds for SFY 2025 Funds**

In the 2023 Legislative Session SB 363 was passed amending the Nevada Revised Statutes that govern the Account for Affordable Housing Trust Funds.

In addition to set-asides that the Nevada Housing Division is required to allocate funds for, the Division will now give priority to applicants who serve the following populations:

- Women Veterans
- Formerly-incarcerated women
- Unmarried persons with primary physical custody of a child
- Survivors of domestic violence
- Elderly women who do not have stable or adequate living arrangements

Consideration will be given to applications that provide direct housing and programs to these populations, including, but not limited to, development of affordable housing, shelters, emergency housing assistance, rental deposits, utility assistance, home rehab, down payment assistance and more. These competitive awards will be provided to experienced applicants who demonstrate their ability to serve the most clients with requested funds within the 3-year period of performance.

The deadline to apply is June 10, 2024. The following link on Zoomgrants.com can be used to apply.

**SFY2025 Competitive Application for AAHTF:**

<https://www.zoomgrants.com/gprop.asp?donorid=2298&limited=5219>

# THANK YOU

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# QUESTIONS

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