

AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA

AIDR No.: 3773

KEVIN SCHLLER
County Manager

Date: March 26, 2026 **Agenda Date:** April 7, 2026

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**Originating
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Issue: **ANNUAL HUD HOME AND STATE
AAHTF ALLOCATION**

Subject/Title:

Public Hearing to select Program Year (PY) 2026-2027 HUD HOME Investment Partnerships (HOME) and State Account for Affordable Housing Trust Fund (AAHTF) funding awards.

Recommended Action:

Conduct a public hearing to review the funding award recommendations for the 2026-2027 HUD HOME and State AAHTF funds; select funding award amounts and approve allocations for inclusion into Clark County's 2026-2027 HUD Annual Action Plan and application to the State of Nevada's Housing Division for a total of approximately \$6,792,481 in 2026-2027 HOME/AAHTF program monies; authorize prior years' unspent or returned HOME/AAHTF funds—an amount of \$4,788,805—for reallocation; authorize staff to prepare and submit all necessary documents/applications, per HUD and State of Nevada deadlines and requirements; and authorize the County Manager, or his designee, to: (1) accept the grant funds and allocate according to the approved HUD plan, and (2) to execute any necessary documents related thereto. (For possible action)

Summary:

The Board of County Commissioners will conduct a public hearing on Tuesday, April 7, 2026, at 10:00 a.m., to select funding awards and approve allocations for inclusion into Clark County's 2026-2027 HUD Annual Action Plan and application to the State of Nevada's Housing Division for a total of approximately \$11,581,286 in 2026-2027 HOME/AAHTF program monies and prior years of unspent, returned funds or program income.

Application by Clark County to HUD will entitle Clark County HOME Consortium (Urban County) to receive approximately \$4,065,401 in PY2026-2027 federal HOME monies. Application to the State of Nevada will entitle the consortium to receive an estimated additional \$743,104 in PY2026-2027 HOME funds, plus an estimated \$1,983,976 in 2026 AAHTF funds for an estimated total of \$6,792,481 in new funding. **Funding in the amount of approximately \$4,788,805 from program income and unexpended funding from prior years was also made available for PY2026-2027 projects.** The table below summarizes the new sources of funds:

TABLE 1
Sources of Funds

Source	Program Year	Amount
*Federal HOME	PY 2026-2027	\$4,065,401
*State HOME	PY 2026-2027	\$743,104
*AAHTF	PY 2026	\$1,983,976
<i>*Estimated</i>	Total	\$6,792,481

Pursuant to the Resolution Adopting the Interlocal Cooperative agreement PY2021 – FY2023, and other federal statutory requirements, shares of PY2026-2027 HOME/AAHTF funds (\$6,792,481) shall be allocated among the members of the Clark County HOME Consortium (Urban County) as follows: Clark County--83% (estimated funds: \$5,641,456) and the City of North Las Vegas--17% (estimated funds: \$1,151,024).

According to HOME regulations, the County may take 10% of the PY2026-2027 Federal HOME funds for program administration. Therefore, Clark County will allocate \$337,649 of its share for administration. The City of North Las Vegas may allocate 10% for administration out of its respective share at \$68,890. Per the County's anticipated agreement with the State of Nevada, no additional State HOME funds will be available for program administration.

HUD regulations require that Community Housing Development Organizations (CHDOs) receive a minimum of 15% of the County's HOME funds. The HOME Consortium's estimated PY2026-2027 CHDO requirement, including the obligation relating to the State HOME funds, is estimated to be \$497,974.

Since 1994, Clark County has annually received an allocation of funds from the State's Account for Affordable Housing Trust Fund (AAHTF), which has acted as match for the HOME program. Except for administrative and CHDO (Community Housing Development Organization) operating funds, HOME funds must have a 25% non-federal match for funds drawn from the jurisdiction's HOME Investment Partnerships Program account in that fiscal year. These match funds are used towards housing that qualifies as affordable housing under the federal HOME program.

The HOME and AAHTF programs are designed to expand the supply of affordable housing in the community. Depending on the amount and type of subsidy employed and the source of the subsidy, assisted housing units must remain affordable and available to low-income eligible households for a minimum period of twenty (20) years. Furthermore, some funding sources require that subsidies be recaptured by Clark County upon the sale of the assisted units.

Citizen Participation & Discretionary Project Recommendations:

On October 14, 2025, Clark County advertised for entities to apply for PY2026-2027 HOME/AAHTF funds for projects undertaking affordable housing activities; and the 2026-2027 HOME/AAHTF Program Guide, HOME/AAHTF application, and access to technical assistance were made available to the public. The application deadline for submission was November 25, 2025.

On January 6, 2026, the Community Development Advisory Committee (CDAC) convened to receive an orientation. Clark County staff presented HUD requirements, funding priorities, and available funding amounts to the CDAC members.

On February 3, 2026, the CDAC met to receive presentations and materials from applicants for the seven (7) HOME/AAHTF applications that were received and met the criteria to advance to scoring. Applicants were present to answer questions from CDAC members.

On March 3, 2026, the CDAC met to discuss funding priorities and voted to recommend that four (4) of the seven (7) proposed projects receive full funding. The CDAC recommended that one (1) of the remaining proposed projects receive funding if additional funding becomes available and at staff discretion, and that the last two (2) proposed projects receive no funding at all.

As in previous years, staff is also recommending that \$2,500,000 of PY2026-2027 HOME/AAHTF funds be reserved for the development of affordable housing projects that may qualify for HOME/AAHTF funds outside of the annual application round including projects on BLM or County parcels, and preservation and rehabilitation projects.

The final recommendations for PY2026-2027 HOME AAHTF awards can be found in the table below. Following the March 3 CDAC meeting, preliminary underwriting of the projects was completed; based upon that and additional analysis related to project readiness, final recommendations have been made to fund the Silverado Senior Apartments and the Pueblo Pines Apartments in lieu of Marble Manor Phase 2b and Desert Pines Parcel 5.

TABLE 2
Submitted And Recommended Discretionary Projects

Organization	Project	Funding Request	CDAC Recommendation	Final Recommendation
George Gekakis, Inc.	Silverado Senior Apartments	\$1,500,000	\$0	\$1,500,000
Wisconsin Partnership for Housing Development	Falcon Ridge Heights	\$1,000,000	\$1,000,000	\$1,000,000
Marble Manor 2b, LLC	Marble Manor Phase II B	\$1,500,000	\$1,500,000	\$0
McCormack Baron Salazar, Inc.	Desert Pines Parcel 5	\$2,000,000	\$1,750,000	\$0
George Gekakis, Inc.	Volunteer II Apartments	\$1,250,000	\$1,250,000	\$1,250,000
Nevada HAND, Inc.	Pueblo Pines*	\$1,650,000	\$0	\$1,650,000
Level Field Community Development	Silver Desert Estates	\$3,000,000	\$0	\$0
	*Contingency Project			
	Totals	\$11,900,000	\$5,500,000	\$5,400,000

The following is a brief summary of the discretionary projects that were reviewed, and their respective funding recommendations:

1. George Gekakis, Inc.

Silverado Senior Apartments
 Requested: \$1,500,000
 CDAC Recommended: \$0
 Final Recommendation: \$1,500,000

Silverado Senior Apartments requested \$1,500,000 in HOME funds to assist with the new construction of a proposed 161-unit apartment project designed for seniors. The project would contain 96 – one-bedroom units, 64 – two-bedroom units, and 1 non-restricted manager unit. All units are between 30% and 70% AMI. This project will be located in the City of Henderson on Silverado Ranch Blvd. and Walmer Castle Ln. This is a CHDO project.

2. Wisconsin Partnership for Housing Development

Falcon Ridge Heights
 Requested: \$1,000,000
 CDAC Recommended: \$1,000,000

Falcon Ridge Heights Apartments was recommended for \$1,000,000 in funds to assist with the new construction of a proposed 50-unit apartment project designed for seniors. The project would

contain 45 – one-bedroom units and 5 – two-bedroom. All units are between 30% and 60% AMI. This project will be located in the City of Mesquite on Falcon Ridge Pkwy. and Birdie Ln..

3. Marble Manor 2b, LLC

Marble Manor Phase II B

Requested: \$1,500,00

CDAC Recommended: \$1,500,000

Final Recommended: \$0

Marble Manor Phase II B was recommended for \$1,500,000 in funds to assist with the new construction of a proposed 173-unit apartment project designed for occupancy of families. The project would contain 45 – one-bedroom units, 70 – two-bedroom units, 41 – three-bedroom units, and 17 – four-bedroom units, in which all units are between 30% AMI and Market rents. This project will be located in the City of Las Vegas on McWilliams St. and J St..

4. McCormack Baron Salazar, Inc.

Desert Pines Parcel 5

Requested: \$2,000,000

CDAC Recommended: \$1,750,000

Final Recommended: \$0

Desert Pines parcel 5 was recommended for \$1,750,000 in funds to assist with the new construction of a proposed 62-unit apartment project designed for seniors. The project contains 59-one-bedroom units, 2-two-bedroom units, and 1 non-restricted two bedroom manager unit. 61 of the units will be designated for those between 30-60% AMI. This project will be located in the City of Las Vegas on Bonanza Rd. and Pecos Rd.

5. George Gekakis, Inc.

Volunteer II Apartments

Requested: \$1,250,000

CDAC Recommended: \$1,250,000

Volunteer II Apartments was recommended for \$1,250,000 in HOME funds to assist with the new construction of a proposed 100-unit apartment project designed for family-occupancy. The project would contain 24 – studio units, 26 – one-bedroom units, 34 – two-bedroom units, and 16 – three-bedroom units. All units are between 30% and 80% AMI. This project will be located in the City of Henderson on Welpman Way and Volunteer Rd. This is a CHDO project.

6. Nevada HAND, Inc.

Pueblo Pines

Requested: \$1,650,000

CDAC Recommended: \$0 – Contingent on availability of funds \$1,650,000

Final Recommended: \$1,650,000

Pueblo Pines Apartments was recommended to receive \$1,650,000 in HOME funds in the event that additional funding becomes available and at the discretion of staff to assist with the new construction of the proposed 54-unit apartment project designed for senior occupancy. The project contains 44 – one-bedroom units and 10 – two bedroom units. All units are between 30%

and 70% AMI. This project will be located in the City of Henderson on Boulder Hwy. and Pueblo Blvd. This is a CHDO project.

7. Level Field Community Development

Silver Desert Estates

Requested: \$3,000,000

CDAC Recommended: \$0

Silver Desert Estates Apartments requested \$3,000,000 in funds to assist with the new construction of a proposed 139-unit apartment project designed for seniors. The project would contain 99 – one-bedroom units and 40 – two-bedroom units. All units are between 30% and 60% AMI. This project will be located in City of Las Vegas on Hickam Ave. and Jordanville St..

Nondiscretionary Funding Allocations:

The following is a brief summary of non-discretionary allocations for the 2026-2027 HOME/AAHTF funds

1. The City of North Las Vegas

Per an Interlocal Agreement between Clark County and the City of North Las Vegas, an estimated \$1,151,024 in HOME/AAHTF funds will be allocated to the City of North Las Vegas for its HOME/AAHTF program.

2. Clark County

The County is reserving \$337,649 for County administration of the HOME/AAHTF program.

Total Recommended Funding Allocations:

**TABLE 3
TOTAL RECOMMENDED FUNDING ALLOCATIONS**

Organization	Allocation	Funding
City of North Las Vegas	HOME/AAHTF	\$1,151,024
Clark County	Administration	\$337,649
<u>TOTAL ESTIMATED NON-DISCRETIONARY</u>		<u>\$1,488,674</u>
Recommended funding for projects <i>(from Table 2 above)</i>		<u>\$5,400,000</u>
Recommended Off-Cycle Set Aside (BLM, County Parcels, and preservation & rehabilitation projects)		<u>\$2,500,000</u>
<u>TOTAL ESTIMATED DISCRETIONARY</u>		<u>\$8,000,000</u>
TOTAL ESTIMATED RECOMMENDATION		\$9,388,674

FINAL RECOMMENDATION

If the recommendation above is approved, Clark County will be required to meet HUD requirements and will be responsible for further underwriting of the proposed projects. As projects receive HUD approval and are ready to proceed, staff will draft the final loan agreements on the individual projects and submit for signature by the County Manager or his designee. Further, Clark County will be responsible for monitoring projects to ensure that such units remain affordable and to ensure compliance with HUD regulations and State administrative guidelines as applicable. All awards and allocations are contingent upon official receipt of the 2026-2027 HOME/AAHTF funding from HUD and the State of Nevada.


KEVIN SCHILLER
County Manager