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2026/2027

HOME/AAHTF Scoring and Projects

February 3, 2026

HOME/AAHTF OVERVIEW

As part of a historic investment in affordable housing, Clark County administers the Home Investment Partnerships Program (HOME) and the Account for Affordable Housing Trust Fund (AAHTF). These programs were designed to expand the supply of affordable housing for low- and very low-income households.



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2026-2027 HOME/AAHTF Applications

\$5.5 Million in funding available

\$11,900,000 in total requested

7 HOME Applications

Located in Henderson, North Las Vegas, City of Las Vegas, and Unincorporated Clark County



Funding Priorities

- HOME/AAHTF funds are usually leveraged with other sources – Affordable Housing Program, Tax Credits, Bonds, other HOME funds, etc.
- Projects in Unincorporated Clark County – other jurisdictions receive their own allocations.
- Acquisition/Rehabilitation of existing multifamily affordable housing.
- New Construction of affordable housing .
- Very low-income (50% and below AMI).
- Permanent Supportive Housing.



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CDAC Expectations

CDAC provides an important review of HOME/AAHTF grant applications.

TONIGHT: Watch presentations on applications and receive scoring instructions.

Jan. 27 – Feb. 24, 2026: All CDAC members will score applications in ZoomGrants.

Mar. 3, 2026: CDAC meets to make final recommendations.

Projects also receive a Financial Feasibility and Underwriting review.

Clark County Commission makes the final decision.



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APPLICANT PRESENTATIONS

Order of Project Presentations:

1. Desert Pines Parcel 5
2. Falcon Ridge Heights
3. Marble Manor 2b, LLC
4. Pueblo Pines
5. Silver Desert Estates
6. Silverado Senior Apartments
7. Volunteer II Apartments



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Desert Pines Parcel 5 - Golf Course Redevelopment Plan

McCormack Baron Salazar, Inc.



- **Location:** Bonanza Rd, b/t Mojave & Pecos
- **Target Population:** Seniors age 55+

- **Total Units:** 61 Affordable Rental Units
- **Unit AMI Ranges:** 16 Units at 30% AMI
45 Units at 60% AMI



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Desert Pines Parcel 5 - Golf Course Redevelopment Plan

McCormack Baron Salazar, Inc.



WEST ELEVATION

- **HOME Funds Requested:**
\$2,000,000
- **Total Project Cost:**
\$23,500,000
- **Projected Construction Start Date:** December 2027



SOUTH ELEVATION



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Falcon Ridge Heights

Wisconsin Partnership for Housing Development

- **Total Units:** 50 (100% Affordable)
 - 45 1-bedroom
 - 5 2-bedroom
- **Unit AMI Range:** 30-60% AMI
 - 10 units at 30% AMI
 - 34 units at 40% AMI
 - 3 units at 50% AMI
 - 3 units at 60% AMI
- **Target Population:** Senior
- **Location:** Mesquite
- **Cross Streets:** Falcon Ridge Pkwy & Birdie Ln



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Falcon Ridge Heights

Wisconsin Partnership for Housing Development

- **Total Project Cost:**
\$19,461,616
- **HOME Funds Requested:**
\$1,000,000
- **Projected Start Date:**
January 2027



Marble Manor Phase 2B

Marble Manor 2b, LLC

- **Total Units:** 141
- **Target Population:**
This phase of the redevelopment is designed to serve families and individuals across diverse income levels, ranging from 30% AMI to unrestricted market rate units.
- **Location:** The Historic Westside in Las Vegas, NV
- **Cross Streets:** McWilliams Ave and J Street



Number of Bedrooms	30%	40%	50%	60%	80%	Market	TOTAL
1BR	3	4	3	21	4	10	45
2BR	6	6	3	33	9	13	70
3BR	6	7	8	8	3	9	41
4BR	3	4	5	1	1	0	14
5BR	1	0	2	0	0	0	3
TOTAL	19	21	21	63	17	32	173
% of Total	11%	21%	21%	36%	10%	18%	

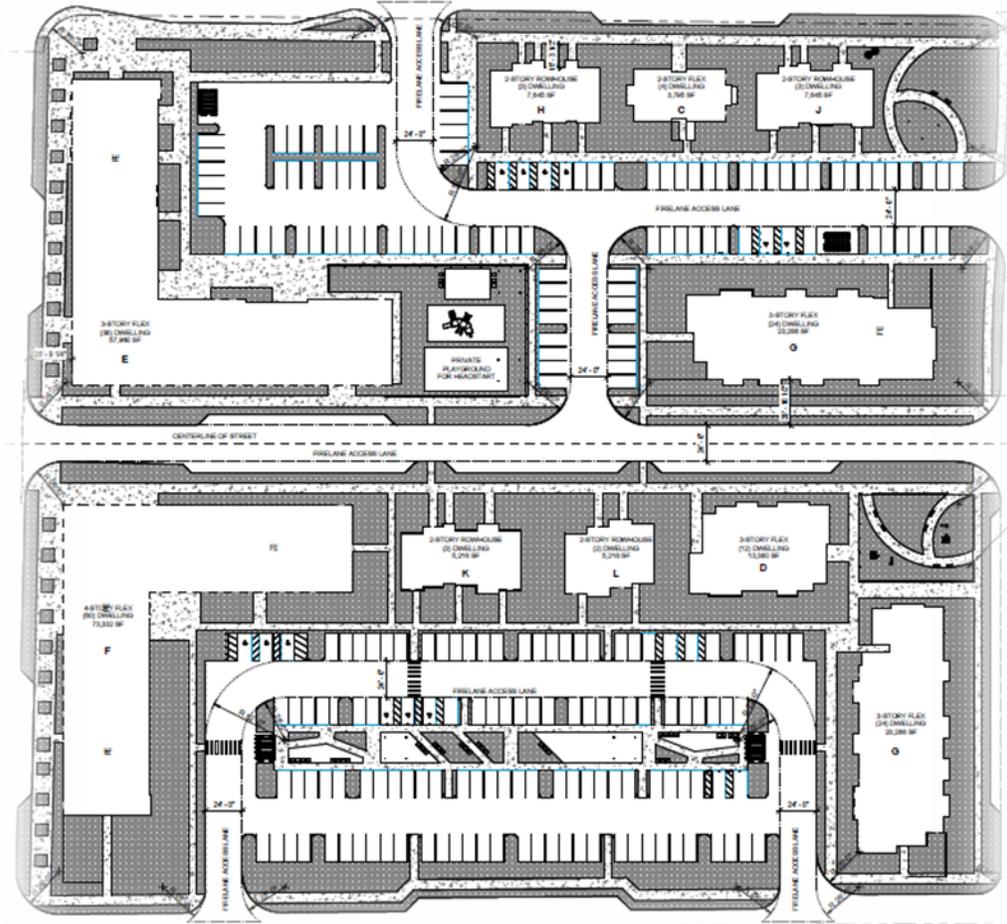


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Marble Manor Phase 2B

Marble Manor 2b, LLC

- **HOME funds Requested:** \$1,500,000
- **Total Project Cost:** \$81,500,000
- **Projected Construction Start Date:** October 15th, 2026



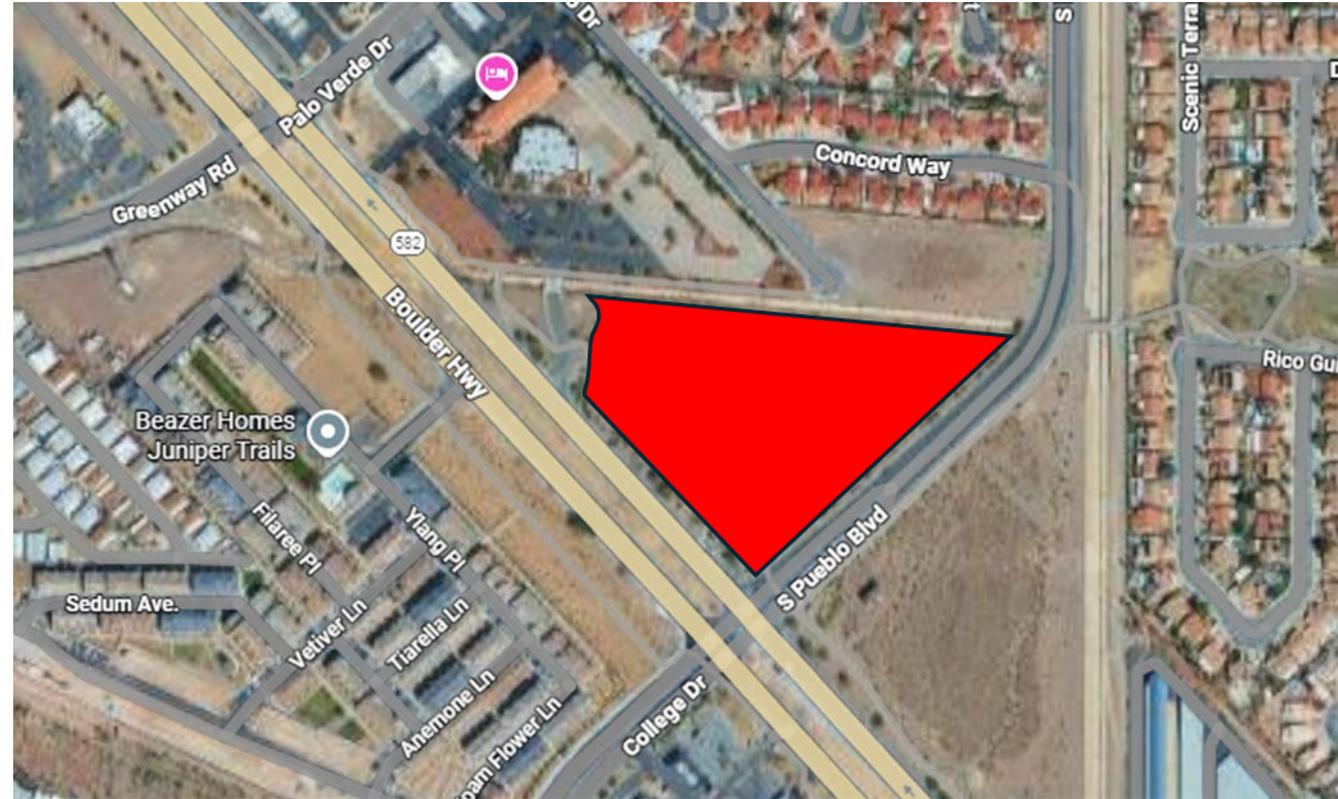
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Pueblo Pines Senior Apartments – Nevada HAND

- **Total Units:** 270 units

Pueblo Pines Unit Mix

Bedrooms	AMI	Unit Count	Monthly Gross Rent
1 BD	30%	1	\$573
1 BD	50%	35	\$956
1 BD	80% (Market)	7	\$1,338
2 BD	50%	8	\$1,147
2 BD	80% (Market)	3	\$1,606
Totals		54	\$57,393



- **Location:** Henderson, NV 89015
- **Cross Streets:** North Corner of Boulder Highway and South Pueblo Boulevard – 7.25 acres



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\$19.2MM Total Sources

\$532K	\$2.80MM	\$11.00MM
Developer Financing	Permanent Loan	Tax Credit Equity
	\$1.65MM	\$2.00MM
	HOME Funds	NAHA Funds

Pueblo Pines Senior Apartments Nevada HAND

- **HOME Funds Requested:** \$1,650,000
- **Projected Construction Start Date:** 2nd Quarter 2027
- **Projected Construction Completion:** 4th Quarter 2028

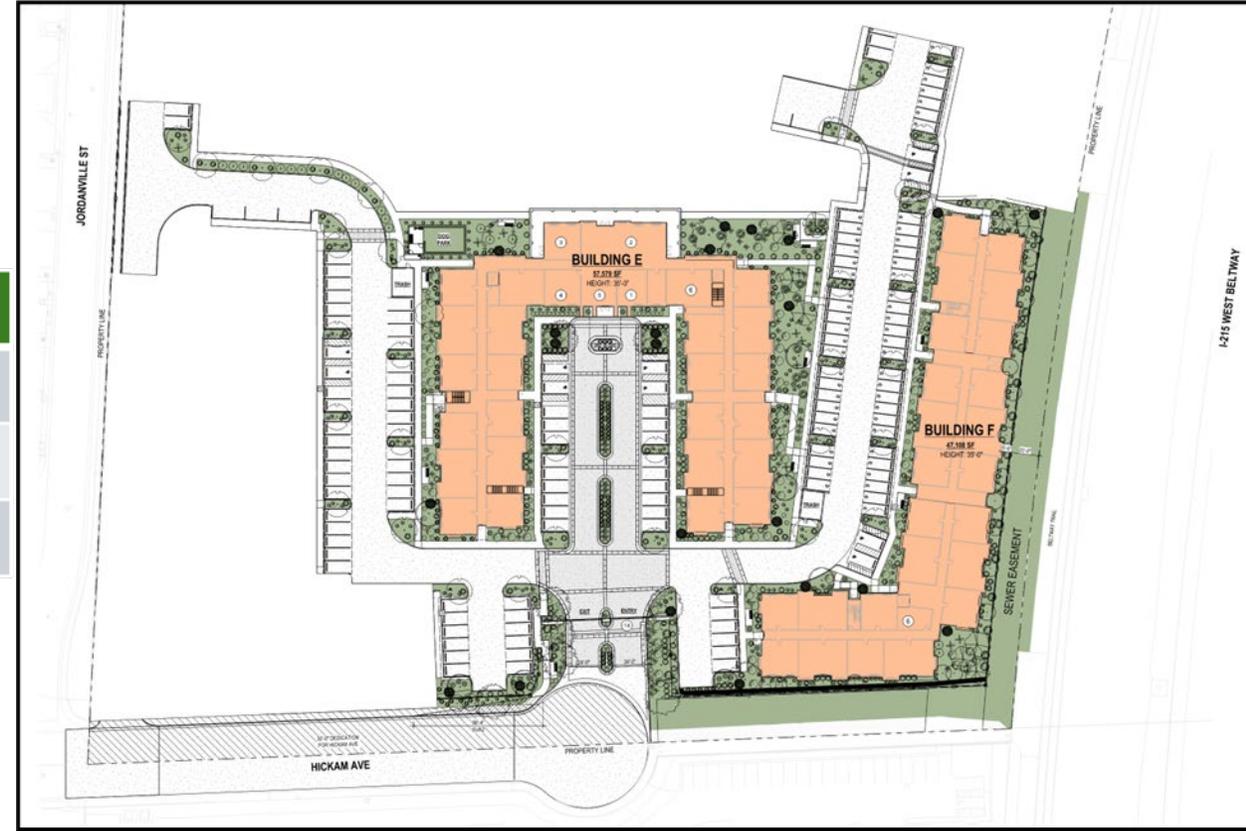
Silver Desert Estates

Level Field Community Development Corporation

- **Total Units:** 139 units

	30%	50%	60%	Manager	Total
1 BR	2	12	74	1	89
2 BR	1	7	42	0	50
Total	3	19	116	1	139

- **Target Population:** Seniors aged 55+
- **Location:** Las Vegas
- **Cross Streets:** Northeast corner of Hickam Avenue and Jordanville Street in northwest Las Vegas (89129)



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Silver Desert Estates

Level Field Community Development Corporation

- **HOME Funds Requested:** \$3,000,000
- **Total Development Cost:** \$41,536,561
- **Projected Construction Start Date:** October 2026

Sources

First Mortgage: \$12,000,000

Tax Credit Equity: \$17,745,801

Las Vegas HOME: \$1,500,000

Requested Clark County

HOME: \$3,000,000

Deferred Developer Fee: \$2,800,000

Owner Equity: \$1,490,760

Nevada Housing GAHP: \$3,000,000

Uses

Acquisition: \$1,500

Construction: \$30,480,826

Soft: \$5,016,724

Escrow: \$619,699

Fee: \$5,417,812



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Silverado Senior Apartments

Silver State Housing & George Gekakis, Inc.

Total Units: 161 units

TARGET POPULATION: Seniors

AMI RANGE: 30% to 70%

LOCATION:

Silverado Ranch Blvd. east of Gilespeie St

In close proximity to:

- Silverado Ranch Park & Community Ctr
- Southpoint Hotel and Casino
- Walmart
- Goodwill
- Silverado Ranch Village Mall with bank
- Retail, dental, restaurants, auto care, 7/11



One and Two Bedrooms



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Silverado Senior Apartments

Silver State Housing & George Gekakis, Inc.

HOME Funds Requested: \$1,500,000

Total Project Cost: \$57,070,538

**Projected Construction Start Date:
October 2026**

96 One Bedrooms

11 units @ 30%
7 units @ 50%
42 units @ 60%
36 units @ 70%

64 Two Bedrooms

6 units @ 30%
7 units @ 50%
37 units @ 60%
14 units @ 70%



AMENITIES

7,000 sf Clubhouse
3 Stories – Elevator
Fitness Center
Pool/Spa, Dog Park
Supportive Services



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Total Units: 100 units

Target Population: Families

AMI Range: 30% to 80%

74 units @ 50% AMI or below

LOCATION:

390 Welpman Way, Henderson, 89044
Welpman Way and Bermuda Road

In close proximity to:

- M Resort Hotel and Casino
- Henderson Executive Airport
- Amazon Ctr - FedEx Distribution Ctr
- West Henderson Hospital
- Pinecrest Academy – Sloan Canyon

VOLUNTEER APARTMENTS

Silver State Housing and
George Gekakis, Inc.



Studios, One, Two, and Three Bedrooms



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VOLUNTEER APARTMENTS

Silver State Housing and
George Gekakis, Inc.

HOME Funds Requested: \$1,800,000

Total Project Cost: \$35,724,705

**Projected Construction Start Date:
December 2026**

AMENITIES:

- 9,000 sf Clubhouse
- Elevator
- Fitness Center
- Outdoor Pool/Spa
- Playground-Dog Park
- Supportive Services



Unit AMI's:

- 16 Units @ 30% AMI
- 12 Units @ 40% AMI
- 46 Units @ 50% AMI
- 12 Units @ 70% AMI
- 13 Units @ 80% AMI
- 1 Manager's Unit



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CDAC SCORING

ZOOMGRANTS.COM



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CDAC Scoring for HOME/AAHTF

- 7 Applications to score.
- 9 total questions/scoring categories.
- CDAC will score 5 questions, staff will score 4 questions.
- Scoring range for each question is 1-10 points, with the exception of projects located in Unincorporated Clark County and outside a Low-Income Census tract (5 points).
- Maximum number of points for each application is 85 points.



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CDAC Scoring Categories

Location of
Proposed Project

Income Target

Overall Quality of
Project

Community
Support

Environmental
Sustainability



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Scoring Categories (Staff)

- Staff will score 4 categories:
 - Affirmative Fair Housing Marketing Plan: Evidence of promoting affirmative marketing strategies
 - Development experience: 2 affordable housing projects in the past 5 years, affordable housing management experience
 - Site Control: Determine whether applicants have control of the site, project readiness.
 - Outside of Low-Income Census Tract and in Unincorporated Clark County



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How to Score

Zoom Grants:

- Location of all applications, documents for scoring, and inputting scoring

<https://www.zoomgrants.com/rhome2.asp>



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Tools to Assist with Scoring

- **HOME/AAHTF Scoring Cheat Sheet***
 - Lists all scoring questions and serves as a guide to navigate scoring.
- **HOME/AAHTF Applicant Comparison Sheet***
 - Lists all projects with various, critical information.
- **HOME/AAHTF Project Map***
 - List of all projects, project locations identified on the map provided



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Scoring Cheat Sheet

CDAC HOME/AAHTF Scoring Cheatsheet		
Question Number	Zoomgrants Question	Useful Documents in Documents Section in Zoomgrants
1	Location of proposed project: How would you rate the project location? Consider the need for affordable housing in this area and its proximity to transportation and ability to access healthcare, employment, services, and other activities.	Site Plan; Architecturals; Description of project
2	Income Targeting: Clark County requires the HOME units to be at or below 50% AMI, are the rest of the units targeted to serve low-income households? Does the project include some 30% AMI units?	Financial Feasibility Spreadsheet; Proposed business terms
3	Overall Quality of Project: How would you rate the overall quality of this project based on the proposed architecture, amenities, and site design.	Site Plan; Architecturals; Description of project
4	Community Support: Is there proof of local community support for this development and implementation of the proposed project? Consider letters of support from local jurisdiction and others.	Community involvement document; Project financing letter
5	Environmental Sustainability: Does the project commit to sustainability elements (i.e., energy conservation, water smart landscaping (rehab only), or renewable energy) within the application?	Description of the Project; Site Plan and Architecturals



HOME/AAHTF APPLICANT COMPARISON

Organization Name	Project Name	Target Population	% of 30% AMI	Unit AMI Range	Total Units	Total Project Cost	Requested Amount
McCormack Baron Salazar, Inc.	Desert Pines Parcel 5	Senior	26%	30-60%	61	\$23,596,714	\$2,000,000
Wisconsin Partnership for Housing	Falcon Ridge Heights	Senior	20%	30-60%	50	\$19,461,616	\$1,000,000
Marble Manor 2b, LLC	Marble Manor 2b, LLC	Family	11%	30-80%	173	\$76,409,240	\$1,500,000
Nevada H.A.N.D., Inc.	Pueblo Pines	Senior	2%	30-70%	54	\$19,180,930	\$1,650,000
Level Field Community/Palidrome	Silver Desert Estates	Senior	2%	30-60%	139	\$41,536,561	\$3,000,000
George Gekakis, LLC	Silverado Senior Apartments	Senior	11%	30-70%	161	\$57,070,538	\$1,500,000
George Gekakis, LLC	Volunteer II	Family	16%	30-80%	100	\$35,762,340	\$1,250,000
Total					738	\$273,017,939	\$11,900,000

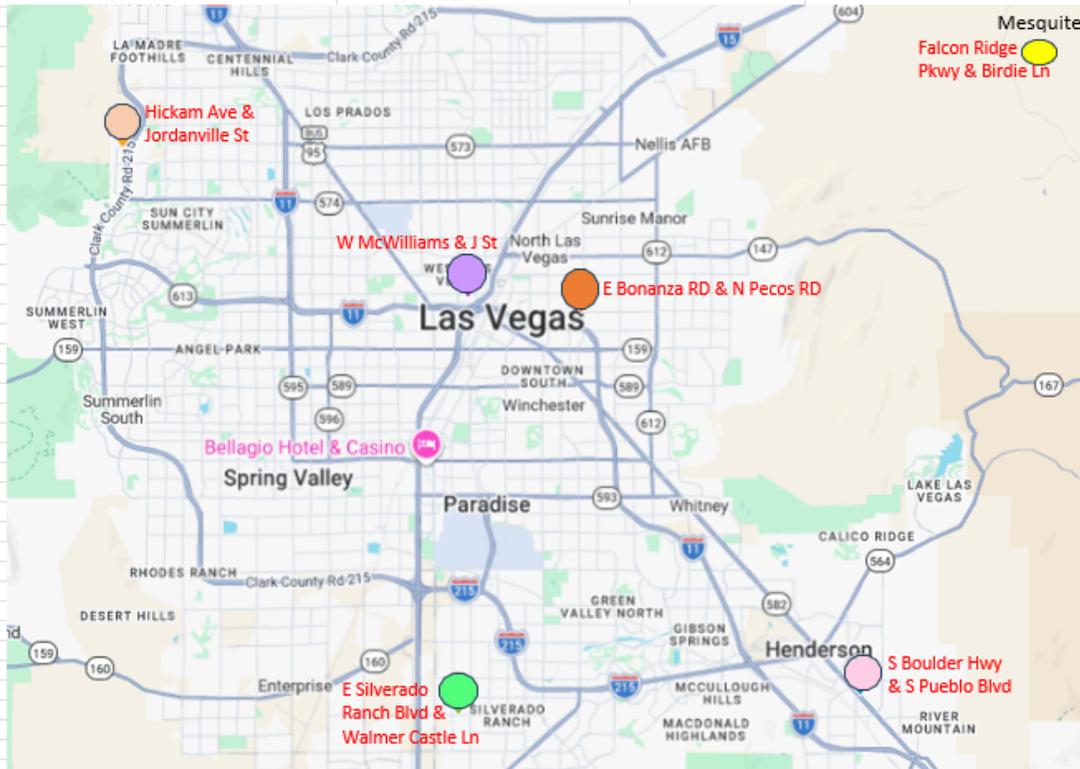
Applicant Comparison Sheet



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HOME APPLICATIONS - PROJECT MAP

Developer	Project Name	Jurisdiction	Cross Streets	
McCormack Baron Salazar, Inc.	Desert Pines Parcel 5	Las Vegas	3415 E. Bonanza Road	●
Wisconsin Partnership for Housing Development	Falcon Ridge Heights	Other	401 Falcon Ridge Parkway	●
Marble Manor 2b, LLC	Marble Manor 2b, LLC	Las Vegas	W McWilliams & J Street,	●
Nevada H.A.N.D., Inc.	Pueblo Pines	Henderson	S. Boulder Hwy. & S. Pueblo Blvd	●
Level Field Community Development Corporation	Silver Desert Estates	Las Vegas	Hickam Avenue & Jordanville Street	●
George Gekakis, LLC	Silverado Senior Apartments	Henderson	Silverado Ranch Blvd & Walmer Castle Lane	●
George Gekakis, LLC	Volunteer II Apartments	Henderson	390 Welpman Way	●



Project Map



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QUESTIONS

Contact: CCHOME@ClarkCountyNV.gov



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