

# Clark County, NV

FY 2026-2027

## Annual Action Plan



A Report for the

**U.S. Department of Housing and Urban Development**

**Community Development Block Grant**

**Emergency Solutions Grant**

**HOME Investment Partnerships**



**Clark County, North Las Vegas, Boulder City, and Mesquite**

together**forbetter**

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# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The HUD Annual Action Plan fulfills the U.S. Department of Housing and Urban Development (HUD) requirement to consolidate multiple grant program applications into a single submission. As an entitlement jurisdiction, Clark County receives an annual allocation of federal funds designed to achieve three primary objectives: provide decent housing, create a suitable living environment, and expand economic opportunities for low- and moderate-income residents. The HUD Annual Action Plan serves as the formal application and submission vehicle for three HUD formula programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG).

The FY 2026-2027 HUD Annual Action Plan outlines activities for both the Clark County CDBG Urban County Program, which includes Clark County, the City of Boulder City, and the City of Mesquite, and the Clark County HOME Consortium, consisting of Clark County and the City of North Las Vegas. Beyond these formal HUD consortia, all jurisdictions within Clark County coordinate through the Southern Nevada Consortium, where the county, cities, and regional partners meet regularly to share information, align planning efforts, and collaborate on projects and funding strategies.

### 2. Summarize the objectives and outcomes identified in the Plan

Clark County, Boulder City, and Mesquite comprise the CDBG Urban County Program, while Clark County also serves as the lead entity for the HOME Consortium with the City of North Las Vegas. Collectively, these jurisdictions operate as the HUD Consolidated Plan (HCP) Consortium for purposes of planning, coordination, and administration of HUD Community Planning and Development resources.

The FY 2025–2029 Consolidated Plan establishes the County’s long-term priorities for housing and community development based on a housing market analysis, needs assessment, and extensive stakeholder and citizen input. The Consolidated Plan identifies five priority needs:

1. Affordable Housing
2. Vital Services and Homeless Prevention

3. Community and Supportive Services
4. Community Facilities and Infrastructure
5. Economic Development

To address these priorities, the HUD Consolidated Plan Consortium adopted the following goals:

1. Ensure the availability and preservation of affordable and supportive housing
2. Maintain and expand activities that prevent and reduce homelessness
3. Provide community and supportive services for low- and moderate-income residents
4. Improve community facilities and infrastructure
5. Increase employment and business opportunities

The Year 2 HUD Annual Action Plan aligns with the priorities and goals established in the Consolidated Plan by identifying the specific projects and activities to be funded during the FY 2026-2027 program year. The FY 2026-2027 HUD Annual Action Plan Resources and Projects document, included in the Appendices, outlines the organizations, projects, funding sources, and funding amounts allocated for FY 2026–2027 to support the objectives and outcomes described above.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Clark County’s most recent Consolidated Annual Performance Report (CAPER), covering the fifth and final year of the current Consolidated Plan, demonstrates continued progress in developing affordable housing, providing homeless services, and delivering community development programs.

According to the 2024–2025 CAPER, a total of 590 affordable multifamily housing units were completed. These totals include all units constructed during the reporting period, not only those funded through the HUD HOME program, and reflect new construction serving both families and seniors. An additional 30 County-funded units were also completed.

Clark County HOME funds specifically supported the completion of the 156-unit Lake Mead West project in the City of North Las Vegas and the 60-unit Eastern Land/Golden Rule project. The Clark County HOME Consortium also receives State HOME and Account for Affordable Housing Trust Fund (AAHTF) resources, which contribute to the production of many additional affordable units

not reflected in the federal HOME totals. During the 2024–2025 HUD program year, the County emphasized coordination with other funding sources, such as Tax Credits, Bonds, HOME funds from other jurisdictions, and the County’s Community Housing Fund (CHF), to support both the acquisition and rehabilitation of existing multifamily housing and the construction of new rental housing. These efforts prioritized very low-income households (50% AMI and below), permanent supportive housing, senior housing, and units serving people experiencing homelessness. Clark County’s HOME allocation supported units serving residents throughout the County, including the City of North Las Vegas.

In 2022, Clark County established the Welcome Home Community Housing Fund (CHF). Since its creation, the County has awarded approximately \$277 million to support the construction or rehabilitation of roughly 5,800 affordable rental units, including permanent supportive housing. CHF resources help leverage HOME and other funding sources to close financing gaps in affordable housing developments.

During the 2024-2025 HUD program year, Emergency Solutions Grant (ESG) funds supported a range of services for 317 individuals who were either experiencing homelessness or at imminent risk of becoming homeless.

For ESG, the review of past performance identified a clear gap in community access to homelessness-prevention services. This unmet need directly informed the decision to prioritize homelessness prevention as a key focus area, ensuring ESG resources address the most significant service gaps in the community.

During the 2024-2025 HUD program year, CDBG funds provided services to 664 individuals, reflecting continued investment in community-based programs that support low- to moderate-income residents. Under the CDBG-CV program, an additional 927 individuals were assisted through the Moapa Fire project, further demonstrating the County’s ability to deploy resources effectively in response to urgent community needs.

Fiscal Year 2026-2027 represents the first year of the County’s two-year CDBG funding cycle. As in the prior year, applications were open to both internal and external entities across all eligible project categories. For both Public Services and Public Facilities, strong consideration was given to proposals serving the most vulnerable populations—including people experiencing homelessness, survivors of abuse, children in foster care, families in crisis, seniors, public housing residents, and unemployed or underemployed youth—all of whom fall within the low- to moderate-income population. Additional weight was placed on applicants’ financial capacity to front project costs, project readiness (particularly for construction and rehabilitation activities), and demonstrated experience managing grant-funded projects. These factors are strong indicators of timely project execution and consistent compliance with federal requirements.

Looking ahead, the County anticipates returning to a multiyear planning cycle, though not as long as the previous five-year structure, and will continue to welcome all eligible project types. Proposal evaluations will remain rigorous, including requiring firm financial commitments as early as the application stage.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The FY 2026-2027 HUD Annual Action Plan included many opportunities for citizen input and comment. In addition to announcements in the local newspapers concerning the availability of federal housing and community development funds, Clark County held public hearings regarding the allocation of federal funds.

Further, for Clark County, a permanent citizen advisory committee known as the Community Development Advisory Committee (CDAC) was involved in the review of HOME, CDBG, and ESG applications; CDAC received presentations and materials from each applicant and made selections for funding. Their recommendations strongly guided the County's funding decisions. All meetings and discussions were open to the public and were properly noticed and posted to Nevada's notice website and the Clark County Community Housing Office website.

- Presentations on HOME/AAHTF: February 3, 2026
- Presentations on ESG to Ad Hoc Committee including CDAC and CoC Programs Committee Group: February 12, 2026, and March 2, 2026
- Presentations on CDBG: February 17, 2026
- Funding recommendations meeting for HOME/AAHTF, CDBG, and ESG: March 3, 2026

Citizens may provide their input at public hearings and during the public comment period. The County provides notice to the public regarding the hearings and comment periods through publication in the local newspaper, the Las Vegas Review Journal as well as our county website. In addition, public hearings are also posted on the County's main website:

[https://www.clarkcountynv.gov/government/board\\_of\\_county\\_commissioners/county\\_meeting\\_agendas.php](https://www.clarkcountynv.gov/government/board_of_county_commissioners/county_meeting_agendas.php)

The following is a list of the public hearing and notices of comment periods that provided citizens with the opportunity to have input on the FY 2026-2027 HUD Annual Action Plan:

- Public hearing: Recommendations made available for public review: March 17, 2026
- Notice comment periods: April 3, 2026 through May 5, 2026

- Public meeting: Tuesday, May 5, 2026, at 9 AM for the HUD Annual Action Plan Approval and submittal to HUD

All notices were published in the Las Vegas Review Journal. The HUD Annual Action Plan was also made available for review on the Clark County’s Community Housing Office website at [https://www.clarkcountynv.gov/residents/community\\_housing\\_fund/federal-reports](https://www.clarkcountynv.gov/residents/community_housing_fund/federal-reports)

When open to the public, the Clark County Commission Chambers are accessible to individuals with disabilities. With twenty four-hour advance requests, a sign language interpreter may be made available. Assistive listening devices are available upon request as well.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Clark County accepts all comments or views.

#### **7. Summary**

The FY 2026–2027 HUD Annual Action Plan outlines projects, objectives, and outcomes designed to address priority needs and advance the goals established in the five-year Consolidated Plan. It also incorporates the HOME, ESG, and CDBG funds the County will receive for FY 2026–2027. This Plan represents the County’s second year of implementation under the FY 2025–2029 Five-Year Consolidated Plan.

A “draft” of the FY 2026-2027 HUD Annual Action Plan was placed on display on the County’s website at [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/federal\\_reports.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/federal_reports.php). The display period started on April 3, 2026, through May 5, 2026, for a 30-day public comment period.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Clark County	
CDBG Administrator	Clark County	Community Housing Office
HOPWA Administrator		
HOME Administrator	Clark County	Community Housing Office
ESG Administrator	Clark County	Community Housing Office
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

Clark County’s Community Housing Office is responsible for preparing the regional Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). The HUD Consolidated Plan consolidates the application requirements for several federal programs, including CDBG, HOME, and ESG. Clark County is the lead entity for both the HOME Consortium comprised of Clark County and the City of North Las Vegas, and the CDBG Urban County Consortium, which includes Clark County, Boulder City, and Mesquite.

The planning period for this HCP Consortium Annual Action Plan is FY 2026–2027 (July 1, 2026–June 30, 2027).

**Consolidated Plan Public Contact Information**

Questions concerning the FY 2026-2027 HUD Annual Action Plan should be directed to the:

Clark County, Community Housing Office  
500 S. Grand Central Parkway, 5<sup>th</sup> Floor  
Las Vegas, NV 89115  
Mail to: CRMInfo@ClarkCountyNV.Gov

Phone: 702-308-0006

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Clark County consults with multiple organizations, jurisdictions, and community representatives in the preparation of the HUD Annual Action Plan for the use of HUD grant funds. In accordance with the Citizen Participation Plan, the County holds one public hearing during the 30-day public comment period to obtain citizen input and respond to questions. This public hearing is conducted in conjunction with a Clark County Board of Commissioners meeting.

The HCP Consortium Annual Action Plan is developed through a cooperative, regional effort among all jurisdictions affected by the plan. Clark County serves as the lead entity for two HUD consortia: (1) the Urban County CDBG Consortium, consisting of Clark County, Boulder City, and Mesquite; and (2) the Clark County HOME Consortium, consisting of Clark County and the City of North Las Vegas. Each subrecipient is consulted during the research and development of the plan. The City of Las Vegas and the City of Henderson, while separate CDBG and HOME entitlement jurisdictions with their own Consolidated Plans, continue to coordinate closely with Clark County and the other consortium members.

All six jurisdictions, Clark County, Las Vegas, North Las Vegas, Henderson, Mesquite, and Boulder City, participate in the Southern Nevada HUD Consortium, which meets bi-monthly to discuss regional housing and community development issues, share progress on Annual Action Plans, and coordinate strategies. Additional partners, including the Nevada Housing Division, the Southern Nevada Regional Housing Authority, and the Southern Nevada Homelessness Continuum of Care, also participate in these meetings.

During the development of the FY 2026–2027 HUD Annual Action Plan, Clark County consulted with the Southern Nevada Homelessness Continuum of Care, the Southern Nevada Regional Housing Authority, Clark County Social Services, and other housing and service agencies to ensure alignment with regional needs and priorities.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Clark County continues to enhance coordination among public and assisted housing providers, social services providers, and other service organizations through several established regional mechanisms. The County convenes quarterly Southern Nevada HUD Consortium meetings, bringing together representatives from Clark County, the City of North Las Vegas, Boulder City, Mesquite, the Southern Nevada Regional Housing Authority (SNRHA), the Nevada Housing

Division, and the Southern Nevada Homelessness Continuum of Care (SNHCoC). These meetings support collaboration on regional priorities related to HOME, CDBG, ESG/CoC programs, and crosscutting federal requirements. Discussions focus on joint projects, coordinated funding strategies, regulatory updates, and emerging community needs. The Consortium also invites additional partners, including staff from elected officials' offices, when broader intergovernmental coordination is beneficial.

As part of the annual CDBG, HOME, and ESG planning processes, local agencies and organizations are invited to submit proposals for eligible activities. These partners participate through Community Development Advisory Committee meetings, public hearings, and the competitive application process, ensuring broad engagement in identifying community needs and funding priorities.

Clark County also maintains ongoing coordination with Silver State Fair Housing Council (SSFHC), which provides fair housing discrimination testing, training, outreach, and assistance with fair housing complaints. This partnership strengthens the County's capacity to affirmatively further fair housing and ensure equal access to housing opportunities.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Clark County Social Services provides ongoing support to the Southern Nevada Homelessness Continuum of Care (SNHCoC), which leads regional planning efforts to identify gaps in homeless services, coordinate funding, and implement Help Hope Home, Southern Nevada's Regional Plan to End Homelessness. The SNHCoC Board oversees strategic planning, the annual Point-in-Time Count, regional coordination, shelter planning, the Homeless Management Information System (HMIS)/Community Management Information System (CMIS) data system, system evaluation, and implementation of the HEARTH Act. An Executive Committee manages routine administrative matters.

Board membership includes senior representatives from Clark County, the cities of Las Vegas, North Las Vegas, and Henderson; the Youth Action Board; Lived Experience Consultants; local universities; regional planning agencies; nonprofit service providers; health plans; the U.S. Department of Veterans Affairs; and other key partners. The SNHCoC also establishes working groups focused on specific mandates and priority populations, drawing on a broad cross-section of public and private stakeholders with expertise in homelessness, domestic violence, public policy, and specialized sub-populations.

The SNHCoC Programs Committee oversees planning and operations for the annual CoC application, monitors performance measures, reviews and recommends CoC-funded projects, ensures alignment with the Regional Plan, and supports HEARTH Act implementation. In partnership with the HMIS Steering Committee, the Program Committee ensures that the annual Point-in-Time Count is conducted in accordance with HUD requirements and that results are analyzed and reported to appropriate entities. Clark County and the cities remain active participants in all SNHCoC committees and workgroups. All meetings are open to the public and posted on the SNHCoC website, and providers are encouraged to participate in sub-working groups representing specific populations.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Clark County and all ESG recipients within the Continuum of Care’s geographic area participate actively in the SNHCoC. ESG is a standing agenda item at monthly SNHCoC meetings, where ESG grantees provide updates on the allocation of ESG funds, collaborate with the CoC on the development of performance standards, and report on subrecipient monitoring activities. The SNHCoC also reviews the ESG Written Standards and establishes funding priorities, which are then forwarded to the ESG allocation committees for consideration and approval by each jurisdiction’s governing body.

All ESG subrecipients are required to participate in the region’s HMIS/CMIS system, and the data collected is shared with monitoring entities to support evaluation of project outcomes and system performance. ESG grantees work closely with the SNHCoC to ensure coordination of services, avoid duplication, and maximize the impact of available resources.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Southern Nevada Regional Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Southern Nevada Regional Housing Authority, a public agency responsible for developing, rehabilitating, and financing affordable housing programs, was consulted for information related to public housing needs and housing development initiatives. The department was contacted by email to provide input for the development of the plan.

2	<b>Agency/Group/Organization</b>	Southern Nevada Homelessness Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization Planning organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ESG consultation was conducted with the Southern Nevada Homelessness Continuum of Care through ongoing correspondence to discuss homeless system characteristics and data needs. The Southern Nevada Homelessness Continuum of Care (SNHCoC) was also consulted for information related to homelessness and other special needs activities. The SNHCoC was contacted by email to provide input for the development of the plan.

3	<b>Agency/Group/Organization</b>	Clark County Social Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clark County Social Service was consulted regarding the needs and issues facing low-income households, particularly those with special needs and who are homeless.
4	<b>Agency/Group/Organization</b>	NEVADA HOUSING DIVISION
	<b>Agency/Group/Organization Type</b>	Housing Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The State of Nevada Department of Business and Industry Housing Division (NHD) administers the Single-Family, Mobile Home, and Multi-Family Mortgage Programs, the State Low-Income Housing Tax Credit (LIHTC) Program, and the State Affordable Housing Trust Fund (AHTF). NHD also allocates the state's HOME funds and monitors their use. Additionally, NHD manages the sale of Private Activity Bonds for each jurisdiction, contributing to the development of thousands of affordable housing units in Southern Nevada. The HCP Consortium collaborates with NHD to identify areas of greatest need and relies on the division for updated housing data.
5	<b>Agency/Group/Organization</b>	Silver State Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Silver State Fair Housing Council provides fair housing services to Southern Nevada and is funded by Clark County. They track the number of complaints, and their input was crucial in the Regional Analysis of Impediments, which is part of the Consolidated Plan. The HCP Consortium will continue to collaborate with Silver State Fair Housing Council to address fair housing issues in Southern Nevada.
7	<b>Agency/Group/Organization</b>	Southern Nevada Health District
	<b>Agency/Group/Organization Type</b>	Health Agency Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Utilized their website and published reports to gather information on community health needs and gather updates related to lead based paint and other health concerns.
8	<b>Agency/Group/Organization</b>	Southern Nevada Regional Planning Coalition (SNRPC) Committee on Homelessness (COH)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Regional organization Planning organization Business Leaders Civic Leaders

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clark County CHO will continue to collaborate with SNRPC COH to foster intergovernmental cooperation.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All relevant agencies were consulted during the development of the FY2026-2027 HUD Annual Action Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southern Nevada Homelessness CoC	The goal of the CoC is to work towards ending homelessness throughout the region and striving to ensure that each member of our community maintains economic self-sufficiency, and most importantly, health and well-being. Affordable Housing and Homelessness Prevention goals complement and align with the CoC's focus on permanent housing, rapid rehousing, and supportive services.
All-In Action Plan	Clark County Department of Environment and Sustainability	The All-In Action Plan is the County's commitment to reduce the region's contribution to climate change and prepare for its impacts. CDBG housing rehabilitation projects that include energy-efficiency upgrades support the All-In goal of reducing climate impacts.
Comprehensive Economic Development Strategy (CEDS) for Southern Nevada – 2025 Las Vegas Perspective	Las Vegas Global Economic Alliance (LVGEA)	The CEDS is a plan for regional economic development in Southern Nevada. The CEDS provides essential guidance to regional leaders across industry, government, nonprofits, and educational institutions in framing the activities that have strategic economic value for the region. Public service programs that build employability skills support CEDS workforce development strategies.

<p>Southern Nevada Regional Housing Authority – Annual Plan FY 2025 DRAFT</p>	<p>Southern Nevada Regional Housing Authority</p>	<p>This is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. Our Affordable Housing goal aligns with SNRHA’s strategies to maintain and expand public and assisted housing.</p>
<p>Southern Nevada Strong Regional Plan</p>	<p>Southern Nevada Strong</p>	<p>This plan explores current and future needs of the region to develop a vision for future development. The focus is on more housing options, good paying jobs, and better ways to get around. The housing and economic development goals align with SNS priorities for diverse housing and job growth.</p>
<p>2022-2025 Southern Nevada Community Health Improvement Plan</p>	<p>Southern Nevada Health District</p>	<p>The plan outlines efforts to promote health and optimal well-being for the Southern Nevada Community. Public service investments in healthcare access, mental health resiliency, and family support align directly with CHIP priorities.</p>

<p>2025 Southern Nevada Community Assessment Report</p>	<p>Southern Nevada Health District</p>	<p>The Southern Nevada Health District (SNHD) worked with community organizations and residents to complete a Community Health Assessment (CHA), which identifies local health needs, strengths, and available resources. The CHA provides an overview of community health conditions and highlights populations at higher risk for poor outcomes. This helps show where community needs may overlap with priorities in our HUD Annual Action Plan.</p>
<p>Transform Clark County Master Plan</p>	<p>Clark County</p>	<p>The Clark County Master Plan is the result of a multi-year effort, Transform Clark County to establish a cohesive, countywide vision for the future and a defined strategy to achieve that vision. Community Facilities, affordable housing, and infrastructure goals align with the Master Plan’s vision for upgraded public spaces and safer neighborhoods.</p>
<p>Southern Nevada 2024 Coordinated Transportation Plan</p>	<p>Regional Transportation Commission of Southern Nevada</p>	<p>This plan is a coordinated public transit human services plan with a vision to include more affordable housing, more reliable public transportation, and higher paying jobs. Affordable housing investments near transit corridors align with the plan’s vision for connected communities.</p>

Hundred Plan in Action	City of Las Vegas	The plan is a guiding document by which investments are made to implement the community’s vision for the Historic Westside. The plan includes a citywide policy for preventing the displacement of low-income residents, seniors on fixed incomes and small business owned by people of color, women, and veterans due to gentrification in redeveloping neighborhoods.
City of Las Vegas 2050 Master Plan	City of Las Vegas	This is a comprehensive thirty-year plan prepared for the residents and businesses of the City of Las Vegas to provide for their health, safety, prosperity, security, comfort and general welfare. Our goals for housing, public facilities, and economic development align with the Master Plan’s 30-year vision for safe, prosperous communities.
Regional Fair Housing and Equity Assessment (RFHEA)	Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, Mesquite, and Boulder City	The RFHEA outlines the impediments to fair housing choice identified in Southern Nevada and contains recommendations to overcome these impediments.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Clark County collaborates with local jurisdictions, the Continuum of Care, state agencies, nonprofit organizations, and various County departments to develop programs that address housing, homelessness, community development needs, and other local priorities identified in both the Consolidated Plan and the Annual Action Plan.

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community	On Tuesday, January 6, 2026, CDAC members met for their orientation meeting to go over ESG, HOME, and CDBG funding objectives.			<a href="https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation">https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>
2	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community	On Tuesday, February 3, 2026, CDAC members met to hear applicant presentations from HOME.			<a href="https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation">https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community	On Tuesday, February 17, 2026, CDAC members met to hear applicant presentations from CDBG.			<a href="https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation">https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community	On Tuesday, March 3, 2026, CDAC members met to evaluate applications based on scoring and ranking. They developed recommendations to be presented to the Board of County Commissioners. As part of the scoring process, CDAC members developed contingency plans for funding increases or reductions.			<a href="https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation">https://www.clarkcountynv.gov/residents/community_housing_fund/citizen-participation</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/ broad community	On Tuesday, April 7, 2026, the ESG, CDBG, and HOME CDAC Recommendations were presented to the Board of County Commissioners through a public hearing process. At that meeting, the Board voted to accept the recommendations presented.			<a href="https://clarkcountynv.gov/agendas">https://clarkcountynv.gov/agendas</a> and Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a> .

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A notice was published in the local newspaper, Las Vegas Review Journal on April 3, 2026, notifying the public of a 30-day public comment period (April 3, 2026, through May 5, 2026) for the FY 2026-2027 HUD Annual Action Plan.			<a href="https://clarkcountynv.gov/agendas">https://clarkcountynv.gov/agendas</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a> .

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/ broad community	On Tuesday, May 5, 2026, a Public Meeting was held for the adoption of the FY 2026-2027 HUD Annual Action Plan and the approval to submit to HUD. The Public Meeting was held at the Clark County Board of County Commissioners meeting and was posted on the County's website.			<a href="https://clarkcountynv.gov/agendas">https://clarkcountynv.gov/agendas</a> and Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a> .

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The HCP Consortium expects to receive annual allocations of CDBG, HOME, and ESG funds from HUD over the next year. These funds will support activities that create suitable living environments, provide decent housing, and expand economic opportunities for residents. These resources are designed to address priority needs identified throughout the County. Detailed information on the expected resources and the activities planned to meet these priority needs are outlined in the HUD Annual Action Plan for FY 2026-2027. The following section summarizes the major funding sources available to carry out housing and community development activities.

The funding levels shown in the draft plan are estimated amounts. All proposed activities' budgets will be proportionally increased to decreased from the estimated funding levels to match actual allocation amounts.

#### Anticipated Resources

The allocation amounts listed in the table below are estimates and will be adjusted once actual HUD allocations are received.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$8,550,959			\$8,550,959	\$25,652,877	Grants awarded on a formula basis for housing & community development. Primarily, recipients must be low to moderate-income (up to 80% AMI), or reside in a low/moderate-income area.

HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multi Family Rental New Construction Multi Family Rental Rehab New Construction for Ownership TBRA	\$4,065,401.53	\$	\$1,603,029	\$5,668,430.56	\$12,196,204.59	HOME funds are supplemented by State of Nevada HOME and Affordable Housing Trust Fund (AAHTF) dollars. As part of the HOME Consortium, North Las Vegas receives a share of HOME/LIHTF resources. The Clark County HOME Consortium expects continued AAHTF support, which fulfills the required HOME match. In 2025, the Consortium received \$1,934,995 in State AAHTF, \$743,104 in State HOME, and \$7,984,676 in program income to fund
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								projects outlined in the HUD Annual Action Plan. Clark County will also reallocate the remaining HOME funds and program income for current-year initiatives.
ESG	Public - Federal	Financial Asst. Overnight Shelter Rapid Rehousing Rental Asst. Services Transitional Housing	\$744,845			\$744,845	\$2,234,535	Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals through the Shelter Program.

Table 2 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

All jurisdictions covered under the Consolidated Plan leverage federal resources to attract additional public and private investment for housing and community development activities. Clark County and the City of North Las Vegas utilize their private activity bonds to support the development of affordable multifamily housing and affordable single-family mortgage products.

Federal HOME funds are routinely paired with Nevada's Low-Income Housing Tax Credit (LIHTC) program, and many projects also leverage Clark County Community Housing Fund (CHF) dollars, State HOME funds, the Affordable Housing Trust Fund (AAHTF), and the National Housing Trust Fund. In affordable housing development, HOME funds are commonly matched with State AAHTF resources to meet required match obligations. The creation of the County's CHF has further strengthened the ability to combine federal, state, and local resources with private investment to build and rehabilitate affordable housing.

Clark County also leverages County-owned land and discounted Bureau of Land Management (BLM) land made available through SNPLMA for affordable housing development and will continue to do so. CDBG funds leverage County capital resources and private nonprofit funding, while ESG matching requirements are met by the nonprofit organizations receiving ESG awards. The County will implement this plan through continued partnerships with local governments, nonprofit organizations, private developers, and community stakeholders.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Clark County continues to leverage publicly owned land and federal land resources to expand affordable housing opportunities. The County utilizes both County-owned parcels and discounted Bureau of Land Management (BLM) land made available through the Southern Nevada Public Land Management Act (SNPLMA). Under Section 7(b) of SNPLMA, BLM may directly sell land to local jurisdictions, the State of Nevada, or housing authorities at a reduced cost for affordable housing development.

To expand long-term affordable homeownership opportunities, the County created the Welcome Home Community Land Trust (CLT), which will provide permanently affordable homes for households between 50% and 100% of AMI. A total of 240 CLT homes are currently under development on land sourced from both BLM and Clark County.

**Discussion**

In addition to HOME funds, several other public resources are leveraged to support the construction and rehabilitation of affordable multifamily housing. The State’s Account for Affordable Housing Trust Fund (AAHTF) provides formula-allocated resources for participating jurisdictions to expand and improve the supply of affordable rental housing through new construction and rehabilitation. AAHTF revenues are generated through a portion of the real property transfer tax, and funds may also be used for down-payment assistance, homeowner rehabilitation, and emergency rental assistance to help households at risk of homelessness. All AAHTF resources must benefit individuals and families with incomes below 60% of AMI.

Nevada also receives an annual allocation of National Housing Trust Fund (NHTF) dollars, administered by the Nevada Housing Division. The NHTF is dedicated to increasing and preserving the supply of affordable rental housing for extremely low-income households. These funds are frequently layered with HOME, LIHTC, AAHTF, and local resources to support deeply affordable units.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Ensure the availability and preservation of affordable housing	2026	2028	Affordable Housing	Countywide	Affordable Housing	HOME: \$4,065,401.53  CDBG: \$1,500,000	Rental units constructed: 235 Household Housing Unit Rental units rehabilitated: 110 Household Housing Unit
2	Maintain and expand activities designed to prevent homelessness	2026	2027	Homeless	Countywide	Vital Services and Homeless Prevention	ESG: \$744,845	Homeless Person Overnight Shelter: 0 Persons Assisted Homelessness Prevention: 400 Persons Assisted
3	Provide Community and Supportive Services	2026	2028	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Provide Community and Supportive Services	CDBG: \$581,874.50	Public service activities other than Low/Moderate Income Housing Benefit: 658 Persons Assisted
4	Improve Community Facilities and Infrastructure	2026	2028	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community Facilities and Infrastructure	CDBG: \$6,469,084.50	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 850 Households Assisted
5	Increase Employment and Business Opportunities	2026	2027	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted

**Table 3 – Goals Summary**

Annual Action Plan  
2026

## Goal Descriptions

1	<b>Goal Name</b>	Ensure the availability and preservation of affordable housing
	<b>Goal Description</b>	Provide funding for the construction and rehabilitation to assist extremely low- and low-income households.
2	<b>Goal Name</b>	Maintain and expand activities designed to prevent homelessness
	<b>Goal Description</b>	Provide needed public services that assist homeless individuals and families.
3	<b>Goal Name</b>	Provide Community and Supportive Services
	<b>Goal Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.
4	<b>Goal Name</b>	Improve Community Facilities and Infrastructure
	<b>Goal Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns.
5	<b>Goal Name</b>	Increase Employment and Business Opportunities
	<b>Goal Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the second Annual Action Plan details projects and activities for Clark County's FY 2026, which runs from July 1, 2026, to June 30, 2027. Below are the projects that the County proposes implementing using funds from HUD for CDBG, HOME, and ESG.

Clark County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

#	Project Name
1	ESG 2026
2	HOME Administration 2026
3	HOME New Construction, Acquisition, & Rehabilitation 2026
4	CDBG Administration 2026
5	CDBG Public Services 2026
6	CDBG Community Development 2026
7	CDBG Economic Development 2026
8	CDBG Housing 2026

**Table 3 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The proposed activities align with the goals and priorities outlined in the 2025-2029 Consolidated Plan. Capital project priorities for CDBG funding were identified through the Consolidated Plan Community Needs Survey and recommendations from the CDAC. HOME program funding contributes to the development of new affordable housing across the county, while the County has designated ESG funds for homelessness prevention. These recommendations were based on priority needs and goals from the plan, the quality of proposals, staff evaluations, public feedback, and available resources. These initiatives aim to address the priority needs detailed in the Consolidated Plan and improve services for the homeless, individuals at risk of homelessness, LMI residents, and those with special needs. These projects will address the priority needs described in the Consolidated Plan and enhance services to the homeless, residents at risk of homelessness, LMI residents, and special needs populations.

The growing population of Clark County creates challenges for the capacity of the government to provide the necessary services as well as on its resources to make the services available. Collaborating with both internal and external departments/agencies, therefore, continues to be a viable and preferred approach. Clark County's CDBG program for FY 2026-2027, therefore, will be implemented using such strategy. The allocation of the funds mirrors the priorities identified by the jurisdiction. The projects target the populations identified as needing more services as they are either or are presumed to belong to the low- to moderate-income bracket. The projects are distributed across the different districts and specifically in communities that are considered as <50% low to moderate-income areas.

Investments in public facilities help local organizations expand their ability to deliver essential services and improve conditions in low- and moderate-income communities. These upgrades support services such as behavioral health care, multidisciplinary programs, and transitional housing.

Public service investments focus on expanding access to healthcare, improving employability and entrepreneurial skills for low- and moderate-income residents, strengthening mental-health resiliency for youth and families involved in justice or child-welfare systems, and helping homeless families achieve stable housing and long-term self-sufficiency.

CDBG housing activities expand access to safe, stable, and affordable homes for low- and moderate-income households. These efforts preserve existing housing, address health and safety hazards, improve long-term housing stability, revitalize aging neighborhoods, increase energy efficiency, and enhance accessibility so seniors and individuals with disabilities can remain safe in their homes.

Clark County leadership, in coordination with the CoC, directs which allowable activities will be the focus of the ESG program. This decision always takes community need, national priorities, and emerging issues into account. For the 2026-2027 program year, ESG services will benefit the following: At least 400 families and individuals through our homelessness prevention efforts. These clients will also receive case management services to ensure their sustainability and connect them to other services available in Clark County. A portion of the ESG funding is also committed to the alternative HMIS database used by our providers serving victims of domestic violence and ensuring HMIS access for several of our providers by providing licenses.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	ESG 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Maintain and expand activities designed to prevent homelessness
	<b>Needs Addressed</b>	Vital Services and Homeless Prevention
	<b>Funding</b>	ESG: \$744,845
	<b>Description</b>	Allowable ESG activities include homelessness prevention, administration, and HMIS. No more than 7.5% of the grant award was used for County administrative costs.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 people will benefit from the proposed activities. All these households will meet the ESG eligibility requirements.
	<b>Location Description</b>	Located in Clark County.
	<b>Planned Activities</b>	Public Services: Operating of Homeless/AIDS Patients Programs (03T)
2	<b>Project Name</b>	HOME Administration 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Ensure the availability and preservation of affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$406,540

	<b>Description</b>	Funds to administer, coordinate, and monitor the HOME program. Funds will be used to prepare reports and plans required by HUD and monitor compliance with all federally funded activities under the grant.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and Planning: Administration (21A)
3	<b>Project Name</b>	HOME New Construction, Acquisition & Rehabilitation 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Ensure the availability and preservation of afford
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$3,658,861.53
	<b>Description</b>	Provide funding for activities such as home repairs, down payment assistance, new housing development, housing rehabilitation, and new construction which may include acquisition, demolition and relocation. HUD regulations require that Community Housing Development Organizations (CHDOs) receive a minimum of 15% of the HOME funds. The FY 2026-2027 requirement is \$660,294.
	<b>Target Date</b>	6/30/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 235 families and individuals will benefit from the proposed project.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	Acquisition, Disposition, Clearance, Relocation: Acquisition and Rehabilitation (1), Clearance and Demolition (4)
<b>4</b>	<b>Project Name</b>	CDBG Administration 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Community and Supportive Services Improve Community Facilities and Infrastructure Increase Employment and Business Opportunities Ensure the availability and preservation of affordable housing
	<b>Needs Addressed</b>	Provide Community and Supportive Services Community Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$1,710,191.80
	<b>Description</b>	Funds to administer, coordinate, and monitor the CDBG program. Funds will be used to prepare reports and plans required by HUD and monitor compliance with all federally funded activities under the grant. Fair Housing Agency: \$125,000.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and Planning: General Program Administration (21A), Fair Housing Activities (21D)
<b>5</b>	<b>Project Name</b>	CDBG Public Services 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Community and Supportive Services
	<b>Needs Addressed</b>	Provide Community and Supportive Services

	<b>Funding</b>	CDBG: \$581,874.50
	<b>Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.
	<b>Target Date</b>	6/30/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Services will benefit the following: 658 persons will be assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Services: Senior Services (05A), Youth Services (05D), Transportation Services (05E), Services for Abused and Neglected (05N), Operating of Homeless/AIDS Patients Programs (03T), Employment Training (05H)
6	<b>Project Name</b>	CDBG Community Development 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$ 4,758,892.70
	<b>Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns.
	<b>Target Date</b>	6/30/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The projects will assist a total of 850 households, including families who will benefit from improved facilities, adults in need of psychiatric services, and survivors of abuse and neglect.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	Public Facilities (03) Parks, Recreational Facilities (03F)
<b>7</b>	<b>Project Name</b>	CDBG Economic Development 2026
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Increase Employment and Business Opportunities
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Jobs Created/Retained, Businesses Assisted: Formulation, coordination, and implementation of local economic development strategies.
<b>7</b>	<b>Project Name</b>	<b>CDBG Housing 2026</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Ensure the availability and preservation of affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,500,000

<b>Description</b>	Provide funding for eligible housing activities such as rehabilitation of multifamily units, correction of health and safety deficiencies, energy-efficiency and accessibility improvements, and acquisition or clearance activities that support the preservation and improvement of affordable housing for low- and moderate-income households.
<b>Target Date</b>	6/30/2028
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Housing Rehab on 110 Public Housing Units.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Construction of Housing (12); Rehab: Multi-Unit Residential (14B); Rehab: Public Housing Modernization (14C); Rehab: Other Publicly Owned Residential Buildings (14D); Rehab: Energy Efficiency Improvements (14F); Rehab: Acquisition (14G).

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Projects are allocated in the HCP Consortium based on needs. Every project must satisfy one of HUD's national objectives: benefiting LMI residents, preventing or eliminating slums and blight, or addressing an urgent community need. Additionally, each project must align with at least one of the overarching goals of the Consolidated Plan, which include creating a suitable living environment, providing decent housing, or expanding economic opportunities for residents.

A core value in the County's 2021 Master Plan is unique neighborhoods and lifestyles, which includes diverse housing options and affordable housing. The Master Plan includes Goals and Policies where there are housing choice and affordability for Clark County residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide & Unincorporated Clark County	<b>100</b>

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

By allocating investments countywide and in Unincorporated Clark County, the County aims to prevent concentrations of poverty. This strategy involves targeted affordable housing projects, expanding economic opportunities, and increasing housing options for LMI residents, and delivering Public Services throughout Clark County and Unincorporated Clark County.

### **Discussion**

HUD HOME funding will continue to support housing activities countywide. CDBG funds will be used for public infrastructure projects in low- and moderate-income areas, providing improvements that benefit residents throughout the County, along with supporting eligible Public Services.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

HUD HOME funding will continue to support housing activities countywide. CDBG funds will be used for public infrastructure projects in low- and moderate-income areas, providing improvements that benefit residents throughout the County, and will also support the rehabilitation of a 220-unit senior public housing development. All 220 units will remain affordable and will serve qualifying seniors with incomes at or below 50% of the area median income.

In addition, Consolidated Plan investments of HOME resources in the coming year are planned to provide affordable housing for a total of 235 households, including 24 HOME-assisted units. These units will serve very-low-income and homeless households, further advancing the County's affordable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	235
Special-Needs	110
Total	345

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	235
Rehab of Existing Units	110
Acquisition of Existing Units	
Total	345

Table 6 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The annual affordable housing goals include all units within HOME-assisted projects, not only those directly funded through the HUD HOME program, and these newly constructed units are designed to serve families and seniors. In addition to HOME-supported housing activities, CDBG funds will also contribute to expanding affordable housing opportunities through eligible projects that support low- and moderate-income residents.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

SNRHA's Supportive Services Department's primary function is to connect residents to resources and services in the community. The department's mission is to assist residents and their surrounding communities in developing and achieving self-sufficiency, quality of life and aging in place. These goals are continuously met by providing several onsite service providers, advocating for the residents, distributing resource information, and making referrals as needed.

### **Actions planned during the next year to address the needs to public housing**

SNRHA also has over 85 active partnering agencies as a part of its Program Coordinating Committee (PCC) which includes representatives from:

- Clark County
- Cities of Las Vegas, North Las Vegas, and Henderson
- Nevada System of Higher Educations (NSHE)
- Universities of Nevada, Las Vegas, and Reno
- College of Southern Nevada
- Nevada State College
- Early Childhood Education
- Communities in Schools
- Workforce Partnering Agencies
- Local Office of US Housing and Urban Development
- Local Nonprofit and Community Agencies
- Resident Representatives
- Healthcare Providers

Commitments with these organizations are established either verbally or through MOUs.

SNRHA has a Resident Advisory Board (RAB) that is made up of resident council and tenant organization presidents, and members from HCV/Section 8 and Public Housing scattered sites. Their focus is to review the SNRHA's 5-year and annual plans. SNRHA also has its first tenant organization, different from a resident council in that it represents the Affordable Housing properties (non-public housing). Residents in housing developments converted to Project Based Rental Assistance (PBRA), from Public Housing, through Rental Assistance Demonstration (RAD) have the right to establish and operate a resident organization in accordance with 24 CFR Part

245, to address issues related to their living environment.

SNRHA also continues to expand its partnerships and is working hard to continue securing grants, private donor funds, and charitable gifts that may promote household self-sufficiency, moving into home ownership, and assisting seniors to age in place.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

As of January 31, 2026, the Family Self-Sufficiency (FSS) program had 567 voluntary slots, and 425 participants from the Public Housing (PH) and the HCV programs. Of those participants, 32 were PH residents. There are an additional 69 that are currently on the FSS interest list. The last graduating class of FSS in October 2025 produced:

- 47 graduates
- 31 graduates working full-time
- 6 first-time homebuyers
- 24 graduates became home buyers ready (credit scores 640+ and savings =\$2500+)

SNRHA's Resident Opportunity and Self-Sufficiency (ROSS) program targets residents of permanent housing for program participation in activities which lead up to independence and self-sufficiency. This program allows SNRHA to serve the following sites:

- Jones Gardens
- Marble Manor
- Marble Manor Annex
- Sherman Gardens
- Sherman Gardens Annex
- Villa Capri
- Ernie Cragin Terrace
- Hampton Court
- Simmons Manor

SNRHA is looking to develop its technological infrastructure at housing sites to provide residents' free access to Internet/Wi-Fi. Through the Federal Communication Commission (FCC) Affordable Connectivity Program, households receiving federal housing assistance were eligible to receive a discount of up to \$30 per month for internet/Wi-Fi and a one-time discount of \$100 to purchase a computer or tablet from their provider. Many broadband providers had committed to offer a

broadband tier for those eligible at or below the cost of the subsidy.

SNRHA continues its HCV homeownership and housing counseling programs to assist low-income families reach the dream of owning a home of their own and moving out of subsidized housing. Between January 1, 2025, and December 31, 2025, six (6) SNRHA HCV participants became homeowners. Housing counseling, through SNRHA's HUD certified Housing Counselors, is utilized as a part of regular programming for Family Self-Sufficiency participants who are interested in "seeking, financing, maintaining, renting, or owning a home". There are a total of eleven (11) HUD Certified Housing Counselors in the Supportive Services Department.

SNRHA continues to improve on its Section 3 program, especially while continuing the revitalization of its James Down Towers and Hullum Homes sites and its Choice Neighborhood Implementation grant for Marble Manor. The Section 3 program currently has a list with 205 interested participants. SNRHA will invite residents to receive training and/or employment within those PH sites and the surrounding low-income communities while working with contractors. The future of HUD Section 3 reporting will focus on labor hours attained. No reports were due in 2025.

In 2024 SNRHA was awarded a \$3,000,000, 4-year Jobs Plus grant to open and operate a workforce center to serve residents at six public housing developments: five on the Westside and one on the Eastside. SNRHA rebranded the program to be named FLEX, standing for Fostering lasting Employment eXperiences. The purpose of the FLEX program is to develop locally based, job-driven approaches to increase earnings and advance employment outcomes through job readiness, connection to employers, job placement, educational advancement in technology skills and financial literacy for residents of public housing. The FLEX program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families and providing resources and services including intensive case management, designed to build a culture of long-term economic self-sufficiency. To date, there have been 235 resident enrollments in the program as of January 2026.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The SNRHA is not designated as a troubled agency.

**Discussion**

The SNRHA Capital Fund Program (CFP) Funds are being used to finance comprehensive modernization of Public Housing Units utilizing HUD Tools such as the Rental Assistance Demonstration (RAD), Section 18/RAD Blend and Faircloth to RAD conversion. CFP funds are also

being utilized to provide gap funding for new construction and preservation of affordable housing units under the Home Means Nevada Initiative, Clark County Community Housing Fund and Mixed Finance Program. The SNRHA also continues to utilize its CFP funds for required capital improvements. The SNRHA and City of Las Vegas were awarded a \$50 million HUD Choice Neighborhood Initiative (CNI) Implementation Grant for the redevelopment of Marble Manor Historic Westside.

SNRHA's most recent RAD and LIHTC projects include:

The SNRHA completed the comprehensive modernization of the 200-unit James Down Towers LLC Senior Housing Development in July 2025. This development was completed under the HUD Section 18/RAD Blend Program. Under this program 60% of the units (120) units are Project Based Voucher (PBV) units and 40% of the units (80) units are RAD PBV units. The property has been repositioned as a Project Based Voucher development managed by the SNRHA's Affordable Housing Department. The property is fully occupied with a Grand Opening scheduled for March 2026.

The agency utilized 9% Low Income Housing Tax Credit application to rehab the fifty-nine (59) unit Hullum Homes LLC Development. The property was converted from a public-housing units to project-based voucher units under the HUD RAD Program. Construction was completed in August 2025 with a Grand Opening ceremony in October 2025. The property is being managed by the SNRHA's Affordable Housing Department.

The SNRHA is currently developing new affordable housing on four of its vacant parcels totaling an additional four hundred fifty-two (452) units. Funding from the State of Nevada Housing Division Home Means Nevada, Clark County CHF, HOME Funds from the City of Las Vegas, Clark County, City of North Las Vegas as well as SNRHA Capital Fund, Affordable Housing Funds and LIHTC are part of the mixed financing to develop these units. The SNRHA is also taking advantage of HUD's Faircloth to RAD repositioning program by overlaying one hundred fifty (150) Faircloth Public Housing Unit allocations and converting them into Project Based Voucher units.

Below is a list of the new construction developments:

New construction began in June 2025 for the Rev. Marion Bennett Phase II Apartments in the City of Las Vegas. The fifty-nine (59) unit, three-story building is being constructed on 1.3 acres adjacent to the sixty-five (65) unit Marion Bennett Apartments that were constructed in 2011. This building will have a senior preference designation. Clark County contributed Community Housing Fund's (CHF) to this project.

The Senator Joseph M. Neal, Jr. Apartments began construction in July 2025. The new development will feature one hundred ninety-two (192) units on the 5.85 acres parcel of the former Rose Gardens and Casa Rosa Apartments in North Las Vegas. This building will have a senior preference and is scheduled to be completed in August 2027. Clark County contributed Community Housing Fund's (CHF) to this project.

The Beals-Henderson Pointe will feature eighty (80) new units at a 5.15 acres site at the intersection of Duncan and Edwards in the City of Las Vegas. The site will also feature a Clubhouse and numerous amenities including a basketball court. Construction began March 2025 and buildings will be turned over in phases between March through June of 2026.

The Gholson Landing will feature eighty (121) new units at a 6.01 acre site at the intersection of 28<sup>th</sup> St. and Sunrise Avenue in the City of Las Vegas. The site will also feature a Clubhouse and numerous amenities including exterior gathering areas. Construction began in March 2025, and buildings will be turned over between March through August of 2026.

In addition to these units the agency began preservation construction in February 2025 for the one hundred (100) unit Janice Brooks Bay Apartments in Clark County. This property, which is part of the agency's non-aided portfolio, will be overlaid with fifty-two (52) project-based vouchers and LIHTC units. Three (3) buildings totaling twenty-four (24) units have been completed and leased with two (2) buildings scheduled for turnover in February 2026. Construction of the remaining buildings and administration/activity building is scheduled to be completed by September 2026.

In November 2021, under its Choice Neighborhood Initiative (CNI) Program, HUD awarded an agreement to the SNRHA and City of Las Vegas to create a Transformation Plan for the Historical Westside of Las Vegas with Marble Manor Development. The Transformation Plan was finalized in November 2023 and approved by HUD in February 2024. The agency submitted a CNI Implementation Application in February 2024 and was one of eight (8) cities awarded an Implementation Grant in July 2024. The total amount of the award is \$50 million dollars to support the housing, people and neighborhood sectors over the eight (8) of the redevelopment process. The development will create 627 new units of which 235 will be replacement units for current Marble Manor Residents as well as 254 units up to 60% AMI and 138 units at 80% AMI or above. Demolition of the first fifty-six (56) dwelling units and three (3) non-dwelling units was completed in December 2025. Construction of the first phase of the development was scheduled to begin January 2026 but has been delayed pending removal of NV Energy power lines and poles. Demolition of the 2<sup>nd</sup> & 3<sup>rd</sup> phase units, seventy-six (76) dwelling units is scheduled to begin in

May 2026. Phase I, II & III units are scheduled to be completed in 2027 and 2028 respectively. The entire project will be completed in five phases with a completion timeframe of 2032. Clark County has contributed both CHF and HOME funds to the Marble Manor project.

The SNRHA continues other modernization activities addressing necessary work items in order of priority as established in the Capital Plan.

Plans are underway to upgrade the infrastructure at the 220-unit Arthur Sartini Plaza using Clark County Community Housing Fund (CHF) resources. A contract has been issued for the first phase of construction, which will include replacement of the roofing, heating and ventilation systems, and windows. The Southern Nevada Regional Housing Authority (SNRHA) is also in the process of securing mixed-finance funding to complete the remaining rehabilitation needs for the property.

An additional RFP was issued to partner with developers to increase the amount of affordable and supportive housing throughout Southern Nevada. The SNRHA awarded over three hundred (300) project-based vouchers supporting eleven (11) additional affordable housing developments. Several of these developments have completed construction and began leasing units. Several additional developments are scheduled to be completed and leased throughout 2026.

The agency is analyzing their public and affordable housing portfolio for possible repositioning as well as exploring options to develop more affordable housing on its remaining vacant land throughout Southern Nevada. These developments will be mixed-income, mixed-financed developments including public and affordable housing.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The following strategies outline the HCP Consortium's one-year goals and actions for reducing and ending homelessness. They include restructuring the sheltering system; expanding RRH and PSH opportunities; implementing targeted, collaborative, diversion efforts, identification, and intervention for frequent users and chronically homeless; moving clients to self-sufficiency; better use of data to make funding decisions; and discharge planning. The Southern Nevada Homelessness Continuum of Care (SNHCoC) maintains the objective of creating a system of care that prevents homelessness to the maximum extent possible, while seeking to ensure that homelessness, when it happens, is rare, brief, and limited to a one-time occurrence. This is being done through the proven practices, collaboration, and civic engagement involved in the restructuring of the Coordinated Entry System, the low barrier access of the expanded non-congregate shelter (NCS) sites, and the ongoing strategic planning of the SNHCoC.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

Clark County Social Services continues to provide financial assistance services for homeless households and bridge housing at locations across the county. Family Promise of Las Vegas provides scattered site sheltering as well as bridge housing for families. Las Vegas Rescue Mission provides single sheltering sites for families. HELP of Southern Nevada provides emergency shelter to youth at the Shannon West Homeless Youth Center and bridge housing for families and the medically fragile. Safe House and SafeNest provide sheltering for those fleeing domestic violence. Clark County also provides non-congregate sheltering for adults without children, youth ages 18-24, individuals experiencing mental/behavioral health, substance use disorders, and individuals with justice system involvement.

In 2025, Clark County expanded its contract with Clean the World Foundation to ensure three mobile hygiene units were available and dispatched to the community 5 days a week. This ensures mobile showers are available at homeless outreach, resource pop-up events, and County sponsored events in Southern Nevada.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The SNHCoC manages a regional Mobile Crisis Intervention Team (MCIT) contract, which deploys six mobile crisis intervention and outreach teams. These teams serve individuals and families

experiencing homelessness, including those with disabilities or LEP, in remote uninhabited areas and flood control tunnels. They actively engage with individuals and families, conducting assessments to connect them with appropriate agencies for services such as emergency shelter, transportation, and other necessary support.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Clark County prioritized the expansion of non-congregate shelter facilities across the valley. This effort resulted in a 62% increase in available non-congregate shelter beds, rising by 1,670 between 2023 and 2024. From 2023 to 2025, the non-congregate shelter beds increased 8% to 1,708 seeing an increase of 38 beds across the valley. This expansion provided additional emergency shelter and transitional housing options for multiple community providers.

Because only a Housing Inventory Count (HIC) was conducted in 2025, the data reflects that 7,988 individuals experiencing homelessness were housed through available system resources that year.

Notably, from 2023 to 2024, the sheltered population grew from approximately 2,600 to approximately over 3,700 individuals. Local initiatives to enhance shelter availability fueled a remarkable rise in shelter utilization, symbolizing hope in the ongoing battle against homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

A lack of affordable housing in Clark County remains a critical factor in the increase in chronic homelessness. This shortage has extended the duration that individuals experience homelessness, leading to a higher rate of chronicity. The low availability of all types of housing, including RRH and PSH, is a significant challenge. Without legislative measures such as rent caps on landlords, it is difficult to meet the demand for affordable housing.

The Coordinated Entry assessment tool has been revised to better address rising chronicity by prioritizing the most vulnerable individuals experiencing homelessness in our community. The improved tool aims to better identify those most in need and promptly place them in appropriate housing programs. Additionally, Top 20 Case Conferencing has been implemented to focus on

priority individuals. Most recently, the Coordinated Entry system has undergone a complete state analysis. Through this analysis, improvements have been identified and modifications are being made to the Coordinated Entry system.

The SNHCoC has prioritized its efforts to increase the number of available PSH beds while maintaining flexibility with RRH programs. This approach allows clients to transfer directly to suitable housing without being placed back in the queue, reducing time spent being homeless and the need to meet chronicity criteria for eligibility. One of the efforts underway is a modification to the RRH program by extending and transitioning it into an RRH and PSH program when clients are identified as requiring longer term assistance.

To increase non-employment cash income, SSI/SSDI SOAR trained case managers encourage all who qualify for mainstream benefits to apply for and assist clients with applications for program enrollment. Case managers have been encouraged to become SOAR certified. Training support is offered at least monthly with Nevada Homeless Alliance meetings and trainings. Topics include community programs, referrals, mainstream benefits, workforce programs, and educational/employment services. Clark County also offers a monthly frontline learning collaborative for staff engaging with those experiencing a housing crisis. The collaborative hosts monthly presentations from various programs and providers to build connections and get access to a variety of resources.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In collaboration with the Departments of Family, Juvenile Justice, Social Services, and NCS sites, efforts are concentrated on supporting low-income individuals and families, particularly those at extreme risk of homelessness after exiting publicly funded institutions or systems of care. This coordinated approach ensures timely assistance by immediately identifying and connecting individuals to private NCS spaces and essential resources, addressing housing, health, social services, employment, education, and youth needs through public and private agency support.

Chafee Independent Living Services aids foster youth in their transition to self-sufficiency. The CoC partners with SNAMHS, Mojave Mental Health, and WestCare to ensure individuals exiting institutional mental health services have access to housing and ongoing treatment. Additionally, Clark County has established a new NCS program specifically for youth (ages 18–24) to prevent

them from exiting systems of care into homelessness.

The SNHCoC also plays an active role in the Clark County Criminal Justice Coordinating Council to address the needs of individuals experiencing homelessness, mental illness, and substance abuse who are involved in the criminal justice system.

The HLCP, a permanent supportive housing initiative, continues to deliver intensive case management through HELP of Southern Nevada, medical case management via MCO partners (including Anthem, United Healthcare/Health Plan of Nevada, Silver Summit Health Plan, and Molina), and permanent housing for medically fragile individuals transitioning from hospitals. Those who do not meet chronicity requirements are referred to other housing programs, such as Operation Home! to facilitate recovery and address health challenges.

Since 2017, Clark County has collaborated with local detention centers to identify frequent users of public systems and provide housing solutions aimed at reducing arrests and reliance on high-cost systems such as emergency rooms and 9-1-1 calls. Using data-sharing agreements and automated systems, these frequent users are identified and assessed for enrollment in STAR TH-RRH (Stability, Tenancy, Access, Restore), which offers transitional housing paired with RRH assistance, case management, and supportive services, ultimately aiming for permanent housing. For those experiencing chronic homelessness, STAR PSH provides similar services, emphasizing permanent supportive housing and intensive case management.

Strategic partnerships with various organizations ensure that individuals with special needs returning from mental and physical health institutions are supported in transitioning to independent living. Recent projects also focus on frequent users of high-cost systems, particularly within corrections and emergency medical services. This includes identifying clients through emergency room visits, arrests, and mental health system interactions and working to integrate data from previously siloed systems for improved service coordination. Clients are assessed for vulnerability and prioritized for services according to local coordinated entry procedures.

Social Services' Step Up Program works closely with Family Services as youth approach age 18 and prepare to transition from the foster care system. Upon turning 18, eligible young adults may choose to participate in Nevada's Extended Foster Care program, known as the Extended Young Adult Support Services Program (EYASSP). Young adults who do not participate in Extended Foster Care, or who exit foster care and continue to need support, may receive assistance through the Funds to Assist Former Foster Youth (FAFFY) program. Step Up may also serve young adults whose adoption or guardianship was finalized after age 16 and later disrupted, and who need support as they transition into adulthood.

Financial assistance may be available to help young adults maintain stable housing and meet

basic needs while working toward independence. Depending on the situation, funds may be provided directly to the young adult or issued to a landlord, foster home, or other approved housing provider. Move-in assistance may also be available to help cover initial housing costs associated with securing housing.

Each participant is paired with a Step Up worker who evaluates their needs using the Extended Foster Care Young Adult Support Services Plan or Funds to Assist Former Foster Youth Goal Plan and offers individualized services to support them. This includes referrals to housing programs and landlords.

Step Up also supports young adults with transportation and education, including assistance with FAFSA applications and access to Clark County Education and Training Vouchers for enrollment in college or trade school enrollment (based on available funding). FAFY Enrichment funds may also be available to support educational, career, and daily living needs.

Young adults can access support through the Step Up drop-in center, where they may receive case management, hygiene items, food, baby supplies, and access to computers and Wi-Fi. Step Up staff also meet with young adults in the community, including in their homes, schools, or other locations, to ensure they receive ongoing support and connection to services.

## **Discussion**

The SNHCoC, the cities of Las Vegas, North Las Vegas, Henderson, and Clark County, as well as local providers and partners share responsibility to provide services to the array of homeless households in Southern Nevada. The community continues to band together to respond to growing needs and embraces these unique funding opportunities towards ending homelessness in our community.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The most significant barriers to securing affordable housing within the HCP Consortium continue to be insufficient household income and a limited supply of affordable units. In addition to the overall shortage, many of the lowest-cost units are occupied by households with higher incomes who could afford market-rate housing, further constraining availability for extremely low-income households. This mismatch intensifies the challenges faced by residents with the greatest need, as too few units are available at rents affordable to those at the lowest income levels. Housing data for Clark County consistently identifies affordability, housing choice, and overall supply as the highest priorities. Addressing these needs remains essential to ensuring that residents have access to safe, adequate, and diverse housing options across the community.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Below is a summary of the various programs Clark County has implemented to address barriers to affordable housing:

- Development fee discounts for certified affordable housing developments
- Land for affordable housing development (County and Federal)
- Gap funding and financing for affordable housing development (CHF and HOME/AAHTF)
- Preservation of existing affordable housing
- Creation of a Community Land Trust to create affordable homeownership

**Development Fee Discounts:** On March 16, 2021, the County implemented a policy of providing development fee discounts of 75% for affordable housing projects that offer units available to households at or below 60% AMI, and a 50% discount for projects with units available to 60%-80% AMI households. The County's Planning Department waives all application fees and expedites processing for no additional cost for qualifying affordable housing developments. In January of 2023, the County's development code was updated, and additional affordable housing development incentives were added, including a density bonus and parking reduction for affordable housing developments. These incentives are ongoing and between 2022 and 2025 the County waived or discounted development fees on 15 affordable housing projects saving developers over \$2.86M in County fees.

**Land for Affordable Housing Development:** Clark County will continue to utilize the Bureau of Land Management's (BLM) land disposal process for the purpose of making federal land available

to develop affordable housing. Land under this program is now being transferred to eligible jurisdictions for \$100/acre. Clark County also makes its own land available for affordable housing development, with 99-year affordability restrictions; in 2025 there were two County parcels under development for affordable housing. The following includes of sites that have been made available or are planned to be made available for affordable housing through the BLM’s process:

<b>Project Identification</b>	<b># of Units or Land Area</b>	<b>Product Type</b>	<b>Land Source</b>	<b>Status</b>
Heirloom at Pebble	195 Units	Multi-Family	BLM	Complete/Occupied 2025
Cactus Trails	210 Units	Single-Family	BLM	Zoned/In Development
Flamingo & Riley	363 Units	Multi-Family	BLM	Zoned/In Development
Windmill & 215	20 Acres	Multi-Family	BLM	Pending Nomination
Rochelle & Riley	10 Acres	Multi-Family	BLM	Zoned/Future Development
Decatur & Pebble	10 Acres	Multi-Family	BLM	Zoned/Future Development
Cactus & Haven	10 Acres	Multi-Family	BLM	Zoned/Future Development
Blue Diam. & Durango	10 Acres	Multi-Family	BLM	Zoned/Future Development
Buffalo & Shelbourne	5 Acres	Multi-Family	BLM	Zoned/Future Development

GAP Funding and financing for Affordable Housing: In 2022, the County established the Community Housing Office (CHO) to enhance the development of affordable housing in Clark County and coordinate resources with the County’s HUD entitlement programs. The CHO worked with other County agencies to initiate several programs. This included the creation of Community Housing Fund (CHF) which has awarded approximately \$277M to developers in support of multi-family affordable housing development since 2022. To date, CHF has provided funding assistance for the construction or rehabilitation of approximately 5,800 affordable units, which are in various stages of development/construction. This is in addition to the County’s ongoing HUD HOME entitlement funds which are also now leveraged with CHF funds, as well as with State Account for Affordable Housing Trust Funds (AAHTF) to provide gap funds for Low Income Housing Tax Credit (LIHTC) affordable housing development. Eligible affordable housing projects with LIHTC and/or other sources of federal funding can also lower their operating expenses by applying to the County for a property tax exemption.

Preservation: Clark County is proactively partnering with the Nevada Housing Division (NHD) and other jurisdictions in Southern Nevada in efforts to prevent existing affordable housing

developments nearing the end of their affordability period from converting to market rates. Clark County is able to use the suite of incentives summarized here to assist with preservation.

Creation of a Community Land Trust (CLT): The Welcome Home Community Land Trust (CLT) was also created by the County to provide affordable homeownership opportunities for households between 50% and 100% AMI. There are 240 CLT homes currently under development on land sourced from both the BLM and Clark County.

### **Discussion**

Clark County will continue to remove barriers to affordable housing by collaborating with other local jurisdictions and continuing to provide a range of incentives including: reduced parking requirements, abatement of property taxes, flexible zoning, development fee discounts and gap funding/financing to make affordable housing more economically feasible to develop. It will also continue to facilitate land transfers from the local and federal level, which is one of the primary barriers to developing housing in Southern Nevada.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The County will use its 2026 projects to address obstacles to meeting underserved needs; foster and maintain affordable housing; evaluate and reduce lead-based paint hazards; reduce the number of households living in poverty; strengthen institutional capacity; and improve coordination among public agencies, private housing partners, and social service organizations.

### **Actions planned to address obstacles to meeting underserved needs**

In 2026, the County will continue addressing underserved housing needs through its ongoing multi-year HUD-funded programs. Affordable housing, particularly for renter households at or below 60% of AMI, remains a significant challenge in Clark County. To respond to this need, the County will continue investing in the development of new affordable rental housing, with a primary focus on units serving households at 60% AMI and below.

Cognizant of the fact that the needs of the low- to moderate-income populations are varied, Clark County accepted applications for all types of projects allowed under CDBG. While facilities for underserved populations are badly needed, actual services delivered with a holistic approach are equally necessary. The County will continue to address the multifaceted needs of its constituents through its social service programs. However, doing it alone will never be enough given the magnitude of needs of the qualified population. Thus, building collaboration with private non-profit institutions in the community will remain an important strategy. Central to this approach, the County encourages expansion of the pool of service providers by exploring partnerships with agencies that may not have been previously funded but, nonetheless, have the necessary experience and competence. Embedded in these partnerships is the mobilization of additional resources committed to the projects in the form of funds and in-kind support coming from either the subrecipients themselves and/or from their own networks.

### **Actions planned to foster and maintain affordable housing**

Through the Clark County HOME Consortium, public sector and nonprofit organizations collaborate to expand the availability of affordable rental and owner-occupied housing in Clark County. During HUD's FY 2026-2027 program year, Clark County and North Las Vegas will support the completion of four new construction developments aimed at serving families, low-income individuals, and senior households. These projects will leverage LIHTC, Private Activity Bonds, and a combination of federal, state, local, and private funding sources. The County's Community Housing Funds (CHF) will continue to help leverage HOME funds by funding many of these

projects.

### **Actions planned to reduce lead-based paint hazards**

The County will continue to comply with all HUD Lead-Based Paint regulations, including notifying applicants of lead requirements, conducting lead screening and risk assessments, and completing clearance testing on all HUD-funded housing projects. The County will also address lead hazards in residential buildings constructed prior to 1978 by reducing or mitigating identified risks.

### **Actions planned to reduce the number of poverty-level families**

The HCP Consortium will undertake multiple efforts to reduce poverty and help people transition from crisis to stability. Most activities funded by CDBG, HOME, and ESG are aimed at reducing the number of people living in poverty and improving the quality of life for the HCP Consortium residents.

### **Actions planned to develop institutional structure**

Clark County and the cities of Las Vegas, Henderson, North Las Vegas, Boulder City, and Mesquite continue to meet bi-monthly to coordinate on issues related to the HOME, CDBG, and ESG programs. These meetings also include representatives from the SNHCoC, SNRHA, and the Nevada Housing Division, and discussions typically cover joint project questions, alignment of grant application cycles, and broader coordination needs.

Although Henderson, Las Vegas, and more recently North Las Vegas operate as independent entitlement communities, they still work closely with the HCP Consortium to maintain strong coordination across housing and community development efforts. This ongoing collaboration strengthens program efficiency and ensures that resources are deployed effectively to meet community needs.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Clark County, North Las Vegas, and Boulder City participate in the Southern Nevada Homeless Continuum of Care (SNHCoC), which leads regional planning and coordination on homelessness. The HCP Consortium also works closely with the Southern Nevada Regional Housing Authority (SNRHA) throughout the year to address emerging issues and support programs and housing opportunities for public housing and Housing Choice Voucher residents. In addition, the County's Community Housing Office regularly coordinates with Clark County Social Services to ensure that new affordable housing developments are aligned with the needs of households most at risk and

are integrated with supportive service providers.

Ongoing coordination with nonprofit service providers and local governments occurs through standing community meetings and collaborative workgroups. The HCP Consortium will continue to actively participate in these committees and related efforts to strengthen regional housing and service delivery systems.

### **Discussion**

Clark County staff participate in various housing roundtables and legislative committees at both the state and local levels to explore and address impediments to affordable housing. In addition to these actions, there are regional initiatives underway in which the HCP Consortium participates. These initiatives aim to enhance collaboration, share best practices, and address regional housing challenges comprehensively. With ongoing engagement and coordination, the Consortium seeks to ensure that affordable housing solutions are both effective and sustainable.

In Spring 2022, the Welcome Home Programs and Clark County's Community Housing Fund were established to address the urgent need for affordable housing in Southern Nevada, including for families, seniors, extremely low-income households and those experiencing homelessness. Since then, the County has supported the construction or rehab of approximately 5800 units and will continue to provide these programs in the FY 2026-2027 program year.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	None
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	None
3. The amount of surplus funds from urban renewal settlements	None
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	None
5. The amount of income from float-funded activities	
Total Program Income	None

#### Other CDBG Requirements

1. The amount of urgent need activities	None
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**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Clark County does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For homeownership projects, in accordance with 24 CFR 92.254(a)(5), Clark County elects at its option to impose recapture requirements, rather than resale requirements, under the "shared net proceeds" method authorized by 24 CFR 92.254(a)(5)(ii)(A)(3), for its HOME program, to ensure that it recoups all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, Clark County recovers, from available net proceeds, all, or a portion of the HOME assistance to the homebuyers. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale. In some cases, such as declining housing markets, the net proceeds available at the time of sale may be insufficient to recapture the entire direct HOME subsidy provided to the homebuyer. Since the HOME rule limits recapture to available net proceeds, Clark County can only recapture what is available from net proceeds. If there are insufficient net proceeds available at sale, Clark County is not required to repay the difference between the total direct HOME subsidy and the amount Clark County is able to recapture from available net proceeds. Clark County and North Las Vegas do not operate nor fund homebuyer assistance programs using HOME funds currently.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Clark County does not have HOME TBRA activities planned for the 2026 program year.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Clark County does not have HOME TBRA activities planned for the 2026 program year.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

## Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Southern Nevada Homelessness CoC, along with all interested stakeholders, continue to support and enhance the Coordinated Entry system. This system was mandated by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The system is designed to ensure that people with the most severe conditions and dire needs who are experiencing homelessness are prioritized for assistance. Clark County Social Services serves as the lead site; however, there are intake sites throughout our community, including community partners who are offering services.

The Coordinated Entry system continues to operate under a Housing First approach to ensure clients have fair and equal access to be assessed and connected to housing and other services. The system is consistently evaluated and monitored to determine efficiency and uncover ways to make improvements.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Clark County releases an application for homelessness services under the ESG annually. In preparation for this application, Clark County program staff consults with the CoC and County leadership to determine the focus areas or allowable activities to be funded for the upcoming grant cycle. The needs of the local community as well as the national priorities are taken into account when determining the direction of the program.

The application is released in the Fall. It is advertised in local newspapers, on the county website, on the Southern Nevada CoC website, and other locations to ensure the service provider community is aware of the potential funding opportunity.

Upon submission, each application is reviewed to ensure it is complete, includes all required attachments, and meets the threshold to be eligible to be considered for funding. At the first Community Development Advisory Committee (CDAC) meeting a request is made of the body for 3-5 members to participate on a subcommittee. The remainder of this subcommittee is comprised of volunteers from the CoC and its work groups. The responsibility of this subcommittee is to review, score, deliberate, and make preliminary funding recommendations of the ESG applications. Once these preliminary recommendations are agreed upon by the subcommittee, the recommendations are carried forward to full CDAC. At this time the CDAC can accept the recommendations of the subcommittee or make any changes they deem necessary. The CDAC then approves the

recommendations and carries them forward to the BCC.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Clark County meets the homeless participation requirement by including homeless or formerly homeless persons on the CoC and its work groups.

5. Describe performance standards for evaluating ESG.

The Clark County ESG program continues to use the performance standards and evaluation criteria developed in coordination with Home Base, a HUC technical assistance organization. Performance standards for ESG are as follows:

- Homelessness Prevention
  - Reduce the number of homeless households with children: at least 50% of participants will remain on permanent housing for at least 6 months after the last assistance provided under the ESG program.
- Rapid Rehousing (please note: RRH will not be funded during 2026-2027)
  - Reduce the number of households children, sheltered and unsheltered, in the continuum of care: at least 50% of participants will remain in permanent housing for at least 6 months after the last assistance provided under the ESG program.
- Case Management
  - Case management is a component of homelessness prevention, rapid rehousing, and emergency shelter.
  - 80% of program participants have a monthly service transaction and housing plan in HMIS.
  - 30% of program participants will display an increase in self-sufficiency scores
- Emergency Shelter (please note: ES will not be funded during 2026-2027).
  - Reduce the length of stay in emergency shelters to 50 days and 40% of shelter stays to less than 31 days
  - Exiting 50% of clients into transition or permanent housing

# Appendix

**Projects & Resources**

## Public Comments & Notices

**ESG Written Standards**