



# TRANSFORMATIVE SOLUTIONS FOR STRONGER COMMUNITIES:

## INVEST \$500 MILLION of State Fiscal Recovery Funds in Nevada's Future Through Housing Infrastructure

The American Rescue Plan Act (ARPA) has provided a once-in-a-lifetime opportunity to transform our affordable housing landscape and strategically prioritize long-lasting solutions for the benefit of all Nevadans - our underserved communities highly impacted by the pandemic, extremely low income households, our seniors, our veterans, our workers, our children, all of us.



## ALL NEVADANS DESERVE A HOME

A stable, promising life starts with a home we can afford. Among our very low-income Nevadans, approximately

# 90%

OF THEM CANNOT AFFORD THEIR HOUSING.\*

The pandemic brought the housing crisis to the forefront, but we all know the crisis isn't anything new. We can bring back Nevada and change the trajectory by investing strategically in sustainable, long-term housing infrastructure to support the many solutions that could make a difference.

We must act now and the ARPA has presented us with the unprecedented ability to do so.

\*National Low Income Housing Coalition 2021 GAP Report

## NOT JUST ANY INVESTMENT

The Nevada Housing Coalition convened a Task Force comprised of nearly 70 stakeholders from around the State. For an in-depth look at our process, download this document below.

[DOWNLOAD NOW](#)

# 70

STAKEHOLDERS

## HOW MANY HOMES? HOW MANY NEVADANS?\*



5,557  
New Homes



14,226  
Households Impacted



31,764  
Nevadans Served

\*These estimates capture near term impact and do not reflect the long-lasting affordability opportunities for all Nevadans. These funds will expand the footprint of our existing development efforts and include leveraging existing and new resources to accelerate development efforts in the pipeline, boost production and target our lowest income Nevadans and greatest need.

## RECOMMENDATIONS



### **\$275 Million** Affordable Housing Multi-Family Development, Targeting Our Highest Impacted Communities and Greatest Need

Our recommendation will make unprecedented investments in communities most impacted by the pandemic utilizing developments such as Permanent Supportive Housing and homes for Nevada families and households who face the greatest barriers to accessing housing. Our recommendations include dedicating at least 20% to these deeply subsidized affordable homes with wrap around services for this population. ARPA funds can change the lives of our seniors, people with disabling conditions, and families whose incomes price them out of an affordable home.



### **\$125 Million** Affordable Housing Preservation

These ARPA funds can incentivize local governments and existing affordable housing developers to take action by supporting the acquisition and rehabilitation of our current inventory at risk of losing affordability.



### **\$50 Million** Affordable Homeownership

Our recommendations increase supply for homes affordable to households between 60-120% of Area Median Income as well as expand our existing down payment assistance programs to target first-generation homebuyers, Black, Indigenous and People of Color, and our heavily impacted industries including tourism and hospitality workers, teachers, and front-line health care workers.



### **\$50 Million** Land

This new and innovative investment would provide a pilot-scale opportunity to address one of the most prominent barriers to housing development: the availability and affordability of land. By investing in land banks and/or community land trusts, the State has an opportunity to preserve and expand permanently affordable housing opportunities, and related supportive programs, for our low- and moderate-income workforce and residents.



## MORE THAN JUST MONEY

The Nevada Housing Coalition **pledges our commitment** to supporting the Nevada Housing Division, the Nevada Advisory Committee on Housing, and other State departments that may execute this vision.

The Nevada Housing Coalition strongly recommends that all of these funding initiatives come with **support and prioritization of capacity building** – leveraging training, workforce development programs, or additional financial resources. This one-time money must not only build long-lasting physical infrastructure, but it must also simultaneously increase our ability to sustain this work and weather any future crisis that our State may face.

The Nevada Housing Coalition strongly recommends, and is committed to the work of, **regional convenings** of local and state governments alongside our public housing authorities, private and nonprofit housing stakeholders to maximize and coordinate the leverage of these dollars.

1

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for this strategic investment in  
affordable housing:

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2

**SUBMIT YOUR IDEA**

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