



Nevada Housing Division

**Transforming ARPA Funds Into Strategic Affordable Housing Investment
Special Achievement**



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Affordable Housing Investment

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Home Means Nevada Initiative

Transforming ARPA Funds Into Strategic Affordable Housing Investment

A state in crisis

Over the past decade, Nevada has gone from a historically affordable place to live to one where housing is out of reach for many, especially those with low incomes. Between 2012 and 2022, the median price of a single-family home in Nevada had more than doubled to more than \$450,000, eight times the median household income.

Multifamily permits had not recovered from an ongoing downturn that began during the 2008 financial crisis and was exacerbated by the pandemic. In 2022, permitting levels were on par with the 1980s, when Nevada had roughly one-third as many residents.

In 2022, National Low Income Housing Coalition research indicated that Nevada had a deficit of nearly 80,000 available and affordable units for our extremely low-income Nevadans, including seniors, veterans, those with disabling conditions and workers.

Prioritizing once-in-a-lifetime funding for affordable housing

In the spring of 2021, the Nevada Housing Coalition brought together 70+ housing stakeholders, including the Nevada Housing Division, to develop a strategic and actionable recommendation for consideration by the Governor and the Legislature. On April 7, 2022, Nevada committed \$500 million in American Rescue Plan Act and State and Local Fiscal Recovery Funds (ARPA-SLFRF) to establish the Home Means Nevada Initiative (HMNI).

This investment strategically prioritized a historic funding opportunity into a long-lasting solution to address soaring rents, a lack of affordable housing and the impacts of a growing population on the Nevada housing market. HMNI funds, leveraged with other debt funding, Federal Low-Income Housing Tax Credits and available programs like rental assistance, aimed to significantly increase the supply of affordable housing units and improve living conditions for low-income Nevadans.

"I was traumatized and alone. I went to the women's shelter until I was blessed with a room at The Village on Sage Street. I am grateful that Village on Sage gave me the space to reclaim my health and my life back."

*—Gena, Previous Resident,
Village on Sage Street*



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HMNI represents the largest single investment in affordable housing in Nevada's history.

- 56 total projects funded across the program, ranging from \$687K to \$34 million
- 2700+ total new/projected affordable housing units
- Nearly 1,000 affordable housing units preserved
- More than 1,000 homeowners supported with downpayment assistance or critical repairs
- Nearly \$220 million deployed as non-forgivable loans to return to the State
- As of March 2026, the Nevada Housing Division has processed more than 600 reimbursement requests totaling nearly \$400 million and anticipates all projects to reach full expenditure by December 31, 2026

"In Nevada, tens of thousands of low-income seniors, working adults, and families are struggling to meet basic needs like shelter, food, and healthcare. We are proud to work alongside many partners—and to have invaluable support from state, county, and city leaders—to address the critical need for affordable housing in our Southern Nevada community."

—Audra Hamernik,
Nevada HAND President
and CEO



The application period for new development and rehabilitation projects opened on July 7, 2022, and closed on Monday, August 29, 2022. **Qualified developer pre-applications totaled \$2.5 billion, more than five times the available funds, underscoring both high need and interest.** Based on demand and the specific needs learned during the stakeholder meetings, funds were allocated as follows:

New Development Funding—\$391.9 million

Prioritizing projects serving transitional, supportive needs, extremely low-income populations (below 30% Area Median Income) and very low-income populations (below 50% Area Median Income).

Preservation of Existing Affordable Housing—\$56.3 million

Approvals based on the same priorities as above.

Home Ownership and

Rehabilitation—\$28.8 million

Support included Down Payment Assistance (DPA) for new homebuyers, home construction projects for low-income individuals and households and home rehabilitation programs to enable low-income homeowners to age in place.

Land Acquisition for Future Affordable Housing Development—\$22 million

Projects selected for approval could be completed quickly to support those disproportionately impacted by the pandemic.

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Ensuring every dollar goes further

Stewardship: The Nevada Housing Division is maximizing the impact of HMNI by administering the program with just 0.33% (\$1.6 million) of total program funding.

Partnership: The urgency of need and limited federal guidance meant we needed to “build the plane while we flew it.” To support our work, the Division partnered with several consulting groups, including Novogradac, Robert Half, Platt Law Group and ICF to create a program with integrity during a time when guidance from the U.S. Treasury was being issued on a rolling basis.

Ingenuity: In addition to supporting gap financing for Nevada Housing Division projects, the Division has found innovative ways to stretch funding to support populations that are often hard to reach or ineligible for supportive and transitional housing. The HMNI subrecipient projects highlighted below demonstrate the reach and impact of this initiative.

Blind Center Visions Park, Las Vegas

100 units providing easier access to essential services, important programs and meaningful employment for the blind and visually impaired.

Buffalo & Cactus Apartments, Las Vegas

A 125-unit affordable housing project for seniors who are at or below 60% of the Area Median Income.

Eddy House, Reno

Transitional housing complex with case management and wraparound services for youth 18–24 at or below 60% of the Area Median Income.

Sunhaven, Las Vegas

A 50-unit community providing permanent supportive housing through a housing-first, trauma-informed, harm-reduction approach.

Sunrise Ranch, Henderson

144 affordable units for families, including 60 units designated for youth aging out of foster care and 16 for those experiencing homelessness or fleeing domestic violence.

Village at Sage Expansion, Reno

96 units of transitional housing for individuals at or below 60% of the Area Median Income.

Village at the Women’s and Children’s Campus, Las Vegas

An 84-unit transitional housing project for women and women with children at or below 60% of the Area Median Income who have completed residential treatment.

Rebuilding Together Southern Nevada receives \$1.5M for affordable housing

by News 3 Staff | Thu, April 3, 2025 at 1:46 PM



KSNVThumbnail



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LAS VEGAS (KSNV) — Rebuilding Together Southern Nevada (RTSNV) has been awarded \$1.5 million in state funding to bolster affordable housing preservation efforts. The nonprofit organization, which focuses on safe and healthy housing, aims to transform the lives of low-income homeowners by rehabilitating existing homes to improve their overall health and safety.

Bob Cleveland, CEO of RTSNV, explained the impact of the funding: "These funds will allow us to significantly reduce our waitlist and support our efforts to provide critical home repairs, safety modifications, and other home revitalization work at no cost to low-income homeowners, including seniors, veterans, and individuals with disabilities."

Cleveland added that the funding ensures more low-income homeowners will have essential home systems like roofing, plumbing, water heating, and HVAC systems in working order. "More seniors will live in safe homes, and our neighborhoods will maintain their sheen of excellence, preserving the value of our Southern Nevada communities and ensuring our cities remain a desirable place to live," he said.

The funding comes from a reallocation of unspent funds from the Home Means Nevada Initiative (HMNI), which was initially supported by \$500 million from the federal American Rescue Plan Act (ARPA). These funds were designated to address critical housing needs, including affordable multifamily development, housing preservation, and homeownership opportunities.

Looking ahead, RTSNV is preparing for National Rebuilding Day on April 26, a key volunteer event where hundreds of community members will engage in beautification efforts on clients' homes. "We'll see many generous members of the community coming out on that Saturday to do property cleanup, painting, xeriscaping, etc.," Cleveland said. "We look forward to making a difference in our community."

Blind Center of Nevada unveils plans for Visions Park, a first-of-its-kind housing complex

by News 3 Staff | Thu, June 19, 2025 at 3:54 PM
Updated Thu, June 19, 2025 at 7:06 PM



BLIND CENTER CONSTRUCTION_0006_frame_0.jpeg



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Las Vegas (KSNV) — The Blind Center of Nevada is preparing to open Visions Park, a pioneering 100-unit affordable housing complex designed to support individuals who are blind and visually impaired.

The facility, located near the Blind Center's main campus close to downtown Las Vegas, aims to provide a safe and clean housing option within a supportive environment.

"This is the first of its kind in the nation," said President of The Blind Center Tom Imholt during a hard hat tour of the facility, which is currently about halfway complete.

The project is a regional collaborative effort, with funding contributions including \$15 million from the state of Nevada, \$8 million from Clark County, \$4 million from the city of Las Vegas, and \$1.5 million each from North Las Vegas and Henderson.

"The collaboration was what was really exciting," Imholt added.

"We took an empty lot that had no sort of future plans and created this affordable housing opportunity."

MORE ON NEWS 3 | [\\$50M venue Bottled Blonde sets opening date on Las Vegas Strip](#)

Visions Park is expected to be completed by April 2026.

Eddy House opens new transitional living facility for homeless youth in Reno

by [Anthony Ramos](#) | Thu, September 18, 2025 at 5:13 PM

Updated Fri, September 19, 2025 at 11:00 AM



Eddy House Transitional Living Community Grand Opening



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On Thursday, the [Eddy House](#) officially opened a new state-of-the-art transitional living facility, designed to provide homeless young people in the community with a chance for a brighter future. The new facility, known as TLC 36, was inaugurated with a ribbon-cutting ceremony, marking its official opening in Reno.

Trevor Macaluso, CEO of the Eddy House, said, "We've been over capacity with youth sleeping on cots and on couches upstairs as we are trying to accommodate the growing need in our community."

The facility is tailored for homeless individuals aged 18 to 24, a demographic that experiences a high rate of homelessness. Macaluso explained, "They've gone through our programming at Eddy House or they've been referred by another program in town through our case

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Located next to the Eddy House's emergency shelter on Willow Street, the building features 36 fully furnished studio apartments, a laundry room, and 24/7 support from Eddy House staff. Residents will pay a program fee instead of rent, which is a more cost-effective option that helps build budgeting skills, according to Macaluso. "The program fee starts at \$300 a month, and it grows by \$150 every three months. And it tops out at month 18, where the youth are paying roughly the market rate for a unit like this," he said. Staff at the Eddy House will assist residents with securing jobs.

Reno Mayor Hillary Schieve, who attended the grand opening, emphasized the importance of such programs. "These programs are so critical, especially for mental health reasons, for addiction reasons. There are so many different issues that are... Homeless youth face, and there has not been any place for them to turn," she said.

City of Sparks Mayor, Ed Lawson, is also working with the Eddy House. "We know that if we catch kids when they're younger and we don't let them get into the cycle of being homeless, that we can save them and make the world a better place," he said.

The Eddy House was founded by Lynette Eddy in 2011. She as well highlighted the preventative aspect of the initiative, saying, "These are our future homeless, so it's more like prevention. If we can help these kids get productive lives, they live independently, then they'll be off the streets."

Construction on the property began in 2024, funded by the Eddy House's \$14 million expansion project, the Nevada Housing Division's Home Means Nevada program, and several local foundations. Tenants have the option of living in the units for up to two years.

Email reporter Anthony Ramos at aramos@sbgvtv.com. Follow @antramosnews on X and Anthony Ramos on Facebook.

BUSINESS

Reno seniors get new housing option as 223-unit affordable apartment opens

The Vintage at Redfield, a 223-unit, pet-friendly affordable housing apartment for seniors, recently opened in Reno just north of Sam's Club.



Jason Hidalgo
Reno Gazette Journal

Oct. 30, 2025, 12:16 p.m. PT



We're always working to improve your experience. Let us know what you think.



The Vintage at Redfield affordable senior apartment at 4500 Baker Lane in Reno. Image Provided By Greenstreet

A new Reno apartment project just opened, bringing 223 units of affordable housing for seniors.

The Vintage at Redfield, which started accepting tenants in September, continues to work on finishing touches before a planned grand opening on Nov. 4. The apartment is at 4500 Baker Lane on the corner of Redfield Parkway, just north of the Reno Sam's Club.

Access to retail and services was a key reason why The Vintage at Redfield was built at its location, according to Dane Hillyard, co-founder and principal for developer Greenstreet.

"This infill site had all existing utility and street infrastructure in place and, I think, the best location in Northern Nevada for an affordable senior community," Hillyard said.

The location is especially ideal for seniors who do not own cars because of its proximity to places such as Manzanita Park, Walmart, Sams Club, Natural Grocers and Sierra View Library.

The site is also close to the Atlantis Resort for seniors interested in job

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opportunities at the hotel-casino, Hillyard said.

In 2022, The Vintage at Redfield was one of two affordable housing projects by Greenstreet to qualify for up to \$82 million total in tax-exempt bonds issued by the Nevada Department of Business and Industry. The other was Altitude by Vintage at 1550 Sky Valley Drive in Reno, which was a remodel of an existing property and has since opened.

The Reno City Council also [adopted resolutions in 2022](#) in support of both affordable housing projects.

The Vintage at Redfield is designed as a senior living community for ages 55 and older. Rents start at \$1,099 for a one-bedroom apartment and \$1,399 for a two-bedroom unit.

To qualify, seniors must make 60% of the area median income or less. The U.S. Department of Housing and Urban Development considers a household making 80% of the area median income or AMI as low-income, 50% AMI as very low income and 30% AMI as extremely low income.

Here are the income limits based on the number of people per household:

- One person: \$46,440
- Two people: \$53,040
- Three people: \$59,700
- Four people: \$66,300
- Five people: \$71,580
- Six people: \$76,920
- Seven people: \$82,200
- Eight people: \$87,540

In addition to being pet-friendly, units at The Vintage at Redfield include a built-in washer and dryer and kitchen with a stove, microwave, refrigerator and dishwasher.

The property's shared amenities include a game room, business center and library, arts and crafts room, fitness center, community room with a kitchen, and patio with a barbecue area.

The apartment is the sixth Vintage senior affordable community developed by Greenstreet in the area. The company also recently broke ground on a project in Kiley Ranch, bringing Greenstreet's total portfolio to just over 3,000 affordable units in Northern Nevada.

For more information, visit The Vintage at Redfield at www.vintageatredfield.com or call 775-502-0940.





Home » News » Nevada Housing Division allocating \$10M in down payment assistance to first-time homebuyers

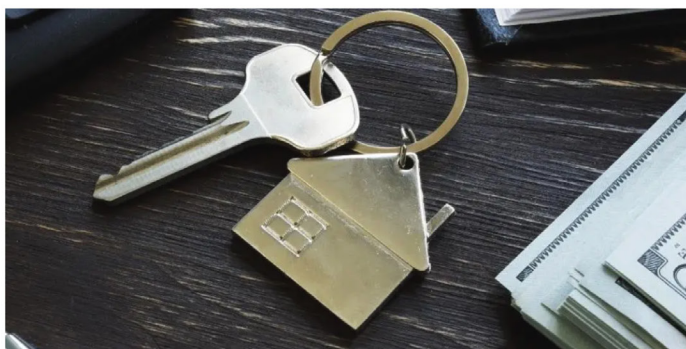
NEWS

Nevada Housing Division allocating \$10M in down payment assistance to first-time homebuyers

Sunday, December 11, 2022 - 4:29pm



Nevada Housing Division



CARSON CITY — Nevada's local housing leaders are bringing affordable homeownership solutions to all corners of the state of Nevada through the Home Means Nevada Initiative. The initiative has allocated \$10 million to Nevada Housing Division and Nevada Rural Housing. These agencies are launching down payment assistance programs that will provide \$15,000 in DPA to eligible first-time homebuyers.

The assistance will be in the form of a second mortgage with no payments or interest and completely forgiven after three years of residence in the home.

"Our estimates indicate the Home Means Nevada Initiative dollars for down payment assistance will allow the two agencies to help over 650 Nevada families purchase homes in a difficult buyers' market," said Steve Aichroth, Administrator of the Nevada Housing Division. "These organizations have worked for years to help Nevadans get into more tenable, long-term housing circumstances and we firmly believe this new option will apply to residents at a time when owning a home continues to elude hard working citizens."

Eligibility requirements for the DPA programs include that participants must be first-time homebuyers (meaning they cannot have owned a home within the last three years), have a minimum of six months of Nevada residency, and completion of a homebuyer education course. To get started, visit each local housing agency website for details on DPA programs and for a list of preferred lenders to contact.

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Featured Events

- APR 1 7:00 pm - 11:30 pm
This week at Gina's Good Life Music & Lounge
- APR 2 7:30 pm - 9:30 pm
Flamy-Artist Of The Year 2025 with Special Guests The Story & Tune | Nashville Social Club
- APR 4 12:00 pm - 9:00 pm
Team Whiskey Bonanza Returns to Reno with Unmatched Whiskey Tastings, Outdoor Adventure and Charity for Cancer Fighters
- APR 4 5:00 pm - 7:00 pm
Alice in Wonderland - Nevada Dance Company
- APR 10 5:30 pm - 9:00 pm
Anchoring the Church in a Drifting Culture Conference
- APR 18 11:00 am - 1:00 pm

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"The investment in homeownership programs through the Home Means Nevada Initiative is inspiring to see," said Bill Brewer, executive director of Nevada Rural Housing. "We are excited to continue to offer the opportunity of homeownership to more rural Nevadans."

Nevada Housing Division [launched the Home First Program DPA program](#) on November 21 and it is available throughout the state.

Nevada Rural Housing serves Nevada's 15 rural counties and the rural portions of Clark and Washoe Counties through the [Home Means Nevada Rural Down Payment Assistance Program](#), which launched on December 5.

The Nevada Housing Division (NHD), a division of the Department of Business and Industry, was created by the Nevada Legislature in 1975 to solve a very real problem: a shortage of safe and decent housing for individuals and families of low and moderate income. We pride ourselves on helping revitalize neighborhoods and strengthen communities throughout the state. Learn more at www.homeissiblennv.org.

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Nevada Rural Housing Authority wins prestigious national award for affordable housing program

Thursday, June 14, 2018 - 10:29am
In "Announcements"

First-time homebuyers grants available through Nevada Rural Housing Authority

Saturday, January 4, 2014 - 5:41am
In "News"

Nearly 22,000 homebuyers since 2014 get help through Nevada Housing Division program

Monday, February 24, 2020 - 10:07am
In "News"

18 Healing with Joy: Discovering the power of Love: A talk on Christian Science

APR 7:30 pm - 9:30 pm

19 Both Sides Now: The Music And Lives of Joni Mitchell and Leonard Cohen | Nashville Social Club

APR 7:30 pm - 9:30 pm

24 Delta Wires - Blues Hall of Fame Inductees | Nashville Social Club

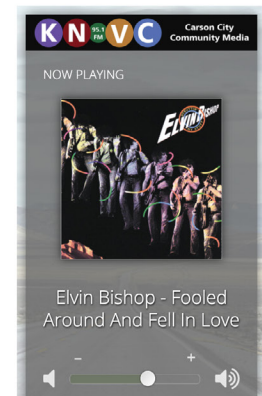
MAY 7:30 pm - 9:30 pm

8 CARNAVAL- A Tribute to The Music of Santana | Nashville Social Club

MAY 12:00 pm - 3:00 pm

30 80th Anniversary FREE Community Celebration with Eagle Valley Children's Home

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Entry Summary

The Home Means Nevada Initiative (HMNI) is a \$500 million ARPA-funded effort addressing Nevada's housing crisis. Rising costs and limited supply left a shortage of 80,000 affordable units. HMNI has funded 56 projects, creating or preserving over 3,700 units and supporting 1,000 homeowners. Focused on development, preservation, and access, HMNI serves vulnerable populations while reinvesting funds through loans, offering a sustainable, statewide housing solution.

