SHDA Talking Points September 2026

Talking Point 1 Cohort 1 Awards and Current Status

Five Cohort 1 awards total $13,839,144 for 170 units; $801,300.24 has been drawn, leaving $13,037,843.76 undrawn.

Project	Award	Units	Drawn	Percent Drawn	Current Stage
Washoe County	$5,595,378	45	$510,995.84	9.1%	Active draws
Coordinated Living of Southern Nevada	$1,344,000	50	$187,824.76	14.0%	Active draws
Line Drive (ASI)	$3,570,663	50	$102,479.64	2.9%	Active draws
Hope Landing	$1,857,156	11	$0.00	0.0%	Construction
Hi-Way 40 (VOA)	$1,471,947	14	$0.00	0.0%	Lease-up
Total	**$13,839,144**	**170**	**$801,300.24**	**5.8%**	

Project Status

- Hope Landing remains on schedule with no reported delays. Foundation work is complete, and underground utility work and framing are underway. Construction is expected to be completed in May 2027. The first draw is expected in March 2027 after NHD onboarding in early 2027.
- NHD will review Hope Landing's quarterly progress reports to identify and address potential lease-up or occupancy delays.
- Hi-Way 40 construction is complete and the project is ready for lease-up. NHD onboarding is scheduled by October 1, 2026, and the first draw is expected in October 2026.

Funding Position

Against the $32 million planning base, the workbook assigns $16,739,144 to Cohort 1 awards, contracts, a five-year salary estimate, and planning. This leaves $15,260,856 unassigned before future biennial allocations. The $1 million planning line is included in the assigned amount but is not yet awarded.

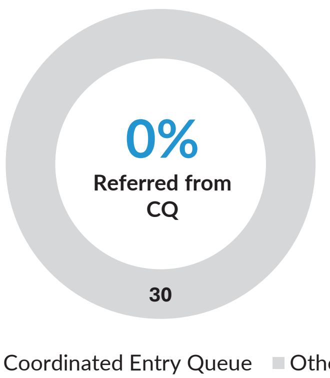
Nevada Supportive Housing Development Account Program Dashboard

Accessible Space Inc. (ASI)

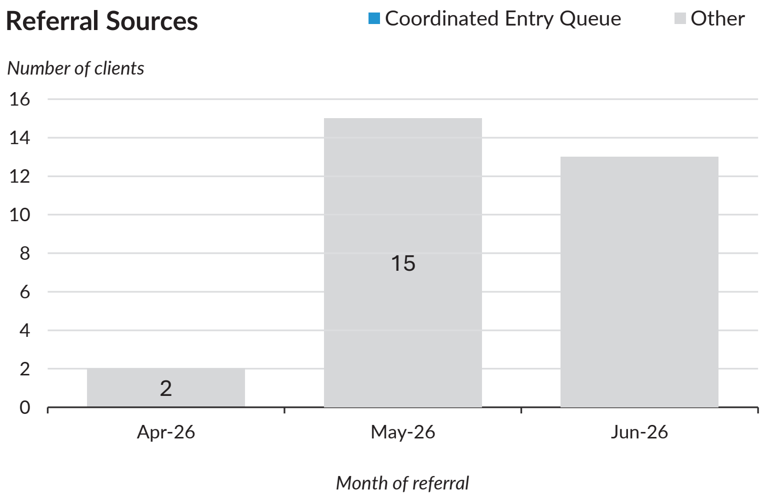
Line Drive Apartments | Reno, NV

Source: *Program data provided by grantee staff. Data as of 8/3/2026*

50 UNITS	30 REFERRALS	30 LEASED-UP	26 DAYS referral to lease up	1 EXIT

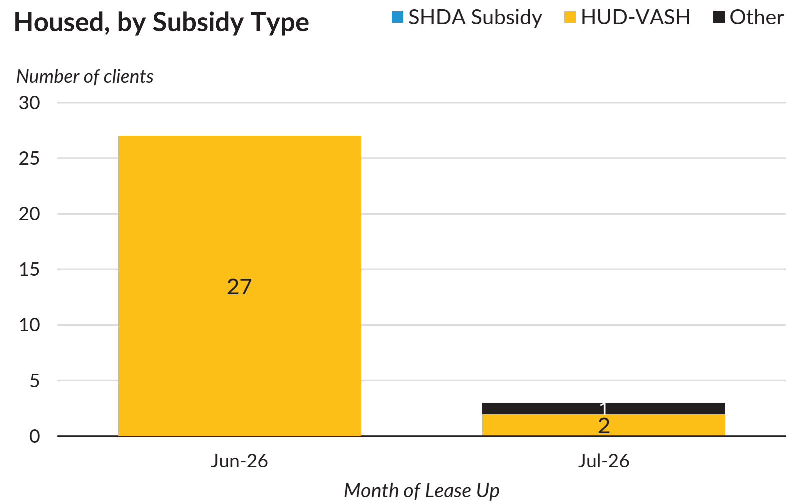


Referral Sources



Notes: Total referrals: 30.

Housed, by Subsidy Type



Note: Total lease-ups: 30

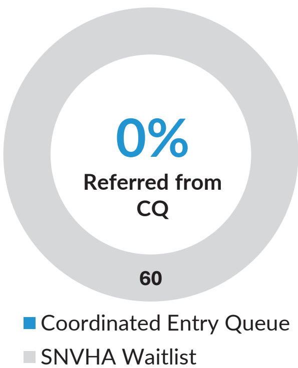
Nevada Supportive Housing Development Account Program Dashboard

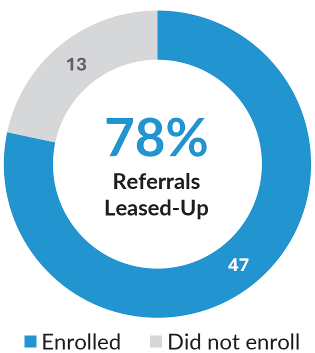
Coordinated Living of Southern Nevada (CLSN)

Sunhaven | Las Vegas, NV

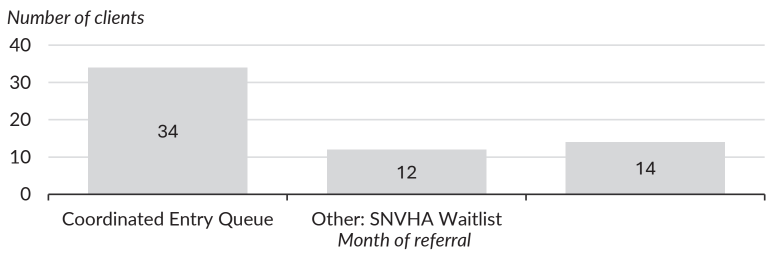
***Source:** Program data provided by grantee staff. Data as of 8/10/2026*

50 UNITS	60 REFERRALS	47 LEASED-UP	129 DAYS referral to lease up	1 EXIT



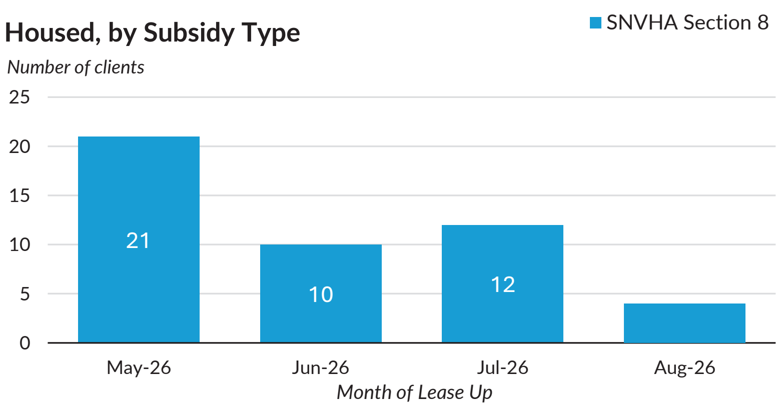


Referral Sources



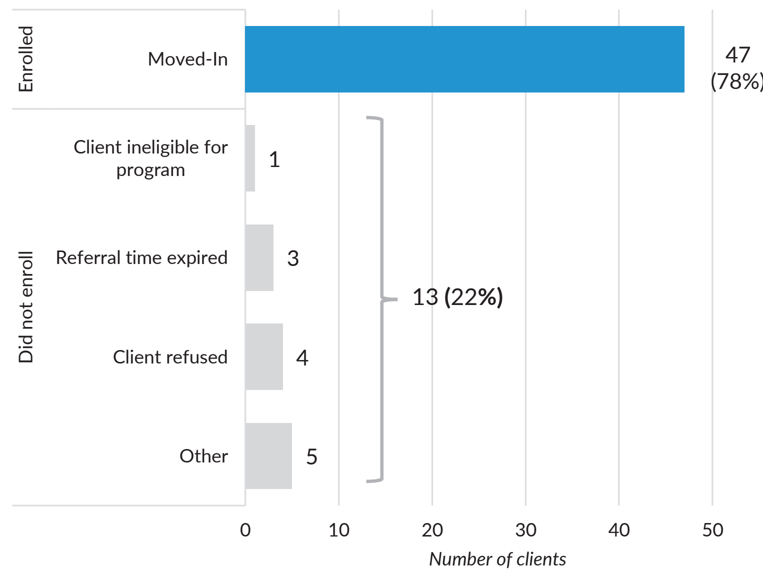
Notes: Total referrals: 60. CLSN is not receiving any referrals from Coordinated Entry.

Housed, by Subsidy Type



Note: Total lease-ups: 47

Enrollment Status



Note: Total confirmed enrollments: 47, including 5 who are SNVHA clients.

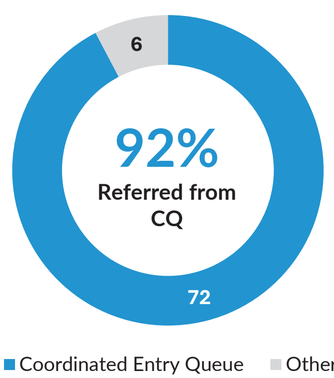
Nevada Supportive Housing Development Account Program Dashboard

Washoe County

Nevada Cares Campus PSH | Reno, NV

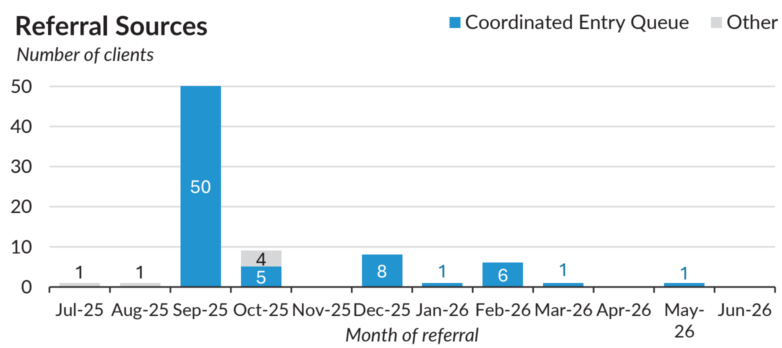
***Source:** Program data provided by grantee staff. Data as of 8/10/2026*

50 UNITS	78 REFERRALS	46 LEASED-UP	110 DAYS referral to lease up	1 EXIT

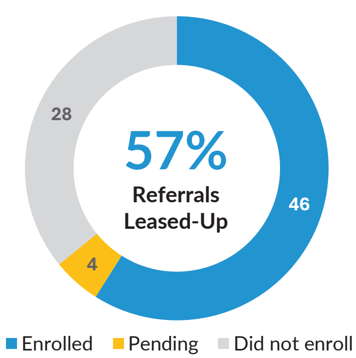


Referral Sources

Number of clients

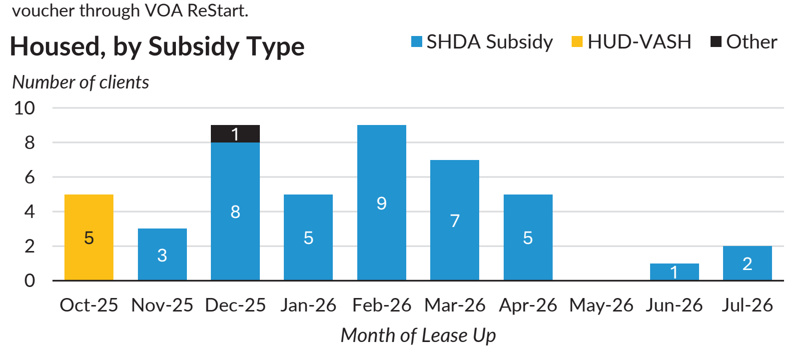


Notes: Total referrals: 78; 5 referrals were for HUD-VASH vouchers and 1 was a portable PSH voucher through VOA ReStart.



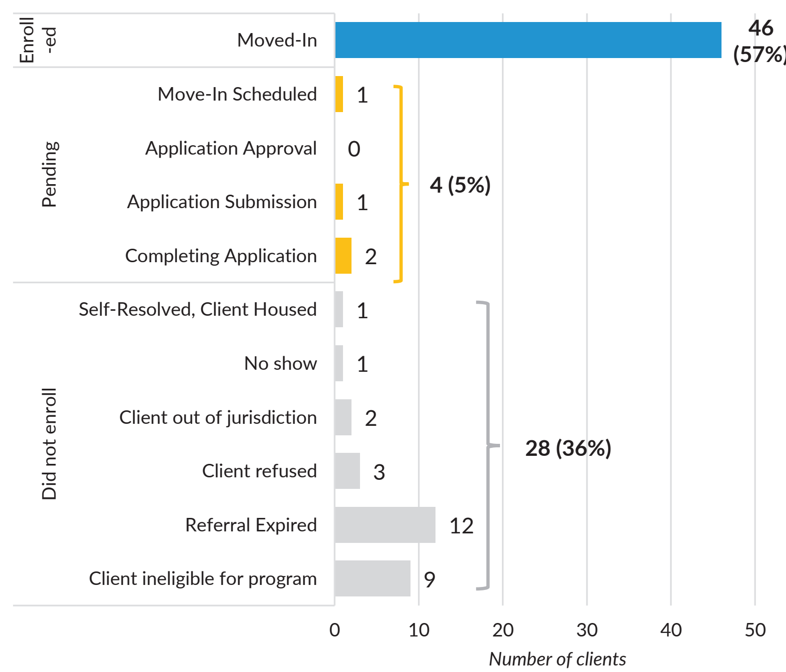
Housed, by Subsidy Type

Number of clients



Note: Total lease-ups: 46; Other = 1 portable PSH voucher through VOA ReStart

Enrollment Status



Note: Total pending and confirmed enrollments: 49

Talking Point 2 New Applications and Recommended Awards

NHD received four applications requesting $3,816,818.13. Staff recommends two awards totaling $798,603.71, which would add 20 permanent supportive housing units.

Applicant	RAC Request	SS Request	Total Request	Recommendation	Units
Hi-Way 40	$708,259.95	$654,080.06	$1,362,340.01	Approve $715,271.76	13
Vitality Unlimited	$618,517.06	$223,872.00	$842,389.06	Approve $83,331.95	7
Marvel Way Apartments	$175,000.00	$595,000.00	$770,000.00	Do not approve	n.a.
U.S. Vets	$618,517.06	$223,572.00	$842,089.06	Do not approve	n.a.
Total	**$2,120,294.07**	**$1,696,524.06**	**$3,816,818.13**	**$798,603.71**	**20**

Recommendation Detail

- **Hi-Way 40:** Recommend $464,586.00 for the Rental Assistance Contract and $250,685.76 for supportive services. The two-year award would remain within applicable Fair Market Rent and SHDA supportive-services limits and add 13 units.
- **Vitality Unlimited:** Recommend $60,781.95 for the Rental Assistance Contract and $22,550.00 for supportive services. The two-year award would remain within applicable Fair Market Rent and SHDA supportive-services limits and add 7 units.
- **Marvel Way Apartments and U.S. Vets:** Do not approve at this time. Both applications propose temporary rental assistance and do not align with Nevada's high-fidelity permanent supportive housing model. NHD will provide targeted outreach on the revised guidelines and program requirements.

Talking Point 3 Updated Program Guidance

- **Guidelines:** Updated to be more comprehensive and thorough using Oregon and Washington's excellent PSH programs as a source to update guidelines and agreement.
- **Application:** Has been updated to be more succinct, in particular improved budgeting and expenditure schedule requirements, with information easily transferred into funding agreements.

Off-Cycle Funding Round

NHD will hold office-hours meetups with interested applicants in mid-October 2026 to support an off-cycle funding round and help meet the goal of adding 50 units per year.

Implementation Support

Action	What NHD Will Do
Project onboarding	Meet with each new project team to review the guidelines, reimbursement process, reporting requirements, and referral coordination with local Continuums of Care.
Quarterly oversight	Obtain a report and spend plan for October 1 through December 31, 2026, and quarterly thereafter. Confirm completion of required training.
Technical assistance	Provide on-demand support and training modules developed with the CSH.

Geographic Balance

Continue targeted outreach in southern Nevada to address the current geographic imbalance, as Cohort 1 includes more projects in northern Nevada.

Forecasting

Rental Assistance	Supportive Services	Training and Administration	Annualized Total
$551,312	$1,929,808	$286,708	$2,767,829

The Cohort 1 annualized budget supports 170 units.

Annual Cohort	Units by SFY2034	First Deficit	Projected SFY2035 Deficit
50 units	620	SFY2034	$3,039,144
150 units	1,520	SFY2030	$154,639,144

Both declining-balance scenarios assume $20 million in new funding every two years.