

07/01/2024 – 06/30/2025 Annual Plan Update

ATTACHMENT TO HUD 50075

B.1 Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs:

The challenges facing our regions have not wavered over the last 12 months. Increased rents and home prices, low vacancy rates and housing stock, and increased interest rates continue to pose threats to rural Nevadans seeking an affordable place to call home. Nevada Rural Housing (NRH) remains committed to addressing housing insecurity and expanding homeownership opportunities across rural communities. Through development projects, rental assistance programs, landlord engagement, and innovative financing tools, we are delivering measurable results and setting the foundation for long-term housing stability statewide.

The landscape of our 110,000 square miles of jurisdiction is diverse and reflective of the Nevadans we serve. Our state is comprised of five types of communities: metropolitan, urban, rural hub, rural and frontier as defined below:

1. Metropolitan – population above 150,000 with all services available
2. Urban Rural – population between 50,000 – 150,000 with all services available
3. Rural Hub – population between 5,000 and 50,000 with most services available
4. Rural – population below 5,000 with services located within 30 miles
5. Frontier – population below 5,000 with services more than 30 miles away

The diversity of our communities comes with a multiplicity of challenges and opportunities. Geographical limitations, varying levels of infrastructure, local regulations, and community buy-in affect the success of NRH's mission to promote, provide, and finance affordable housing for all rural Nevadans. NRH recognizes Nevada not only suffers from a lack of affordable housing in general, but more specifically, a shortage of available housing units. Decreased housing stock and increased interest rates are pushing homeownership opportunities further away from many. Strategies to address these issues require resources and innovation. NRH aims to address the local housing needs through the utilization of the housing choice voucher program (HCV), the assignment of project-based vouchers (PBV), NRH's Homeownership Programs, development of new units, and our leadership position in the housing community.



NRH serves a wide range of Nevadans using a variety of programs. In FY 2024, NRH's Homeownership Programs assisted 265 households in achieving homeownership through down payment assistance and/or the Mortgage Credit Certificate (MCC). NRH is the only provider in the state of Nevada to offer the MCC, which provides a direct tax credit to homebuyers based on a percentage of the mortgage interest paid for the life of the loan. During FY 2023, NRH was awarded Home Means Nevada Initiative (HMNI) from the State of Nevada and Nye County to operate new down payment assistance programs. The Initiative was developed and launched by the State using its allocation of SLFRF (ARPA) funds. These new programs provided 87 households the opportunity to become homeowners during FY 2024. During FY 2024, NRH helped households secure over \$63.5 million in affordable mortgages, \$22.6 million in tax credits, and over \$3.2 million in down payment assistance.

Operating HUD's HCV, VASH, and Mainstream Voucher funding, as of December 31, 2024, NRH was providing rental assistance to 1,232 households. The Rental Assistance Department also administers Emergency Assistance and Security Deposit Assistance Programs utilizing funding from the State of Nevada Housing Division. During FY 2024, 101 households were provided \$145,699 in Emergency Assistance; 80 households were provided \$80,085 in Security Deposit Assistance. These ancillary programs aim to prevent eviction and remove barriers to obtaining affordable housing.

In addition to rental assistance and homeownership programs, NRH administers a weatherization and home repair program providing much needed home repairs to low-income households to help ensure safety and energy efficiency, which can result in lower utility bills, increased energy efficiency, and a safer living environment. A total of 152 households were provided energy-saving repairs in FY 2024 under our Weatherization Program. NRH was also awarded HMNI funding to expand home repair options for rural Nevadans and in FY 2024 NRH assisted 23 additional households with this funding. Collectively, NRH has contracted over \$800,000 in weatherization and home repairs for rural Nevadans during FY 2024.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission:

HCV participants utilizing NRH's programs have an expansive geographic area with a variety of communities to establish their roots. NRH adopted small area fair market rents (FMR) and has been approved to set voucher limits using 120% of the FMRs. The size of our jurisdiction coupled with these two policies offer participants a larger pool of units in different areas that meet their individual needs. NRH adopted increased payment standards during FY 2023 and continues to utilize these in FY 2024. Increased payment standards have increased client success in securing units. While NRH is not fully utilized in voucher allocation, NRH has been approaching full utilization on budget authority. NRH continues to work with HUD to maximize voucher utilization while balancing budget authority.

NRH continues to use PBV and local set aside programs to diversify voucher assistance. PBV assignments have been done through a competitive process and ensure deconcentration of

poverty. Local set aside programs offer housing assistance layered with supportive services provided by a partner agency. NRH continues to work with housing providers to ensure HCV participants have access to a broad range of rental units.

B.3 Progress Report

Increase Client Awareness, Value, and Satisfaction:

Develop tools to assess client and landlord satisfaction with NRH processes for HCV program

NRH remains committed to providing superior and consistent customer service to those seeking assistance from our agency and to landlords participating in our programs. NRH collects informal feedback from program participants and landlords. NRH engaged community partners, landlords, and elected officials in a survey to help better gauge what the community knows about NRH and the programs we offer.

NRH acknowledges landlord participation is crucial to the success of the HCV program. We continue to actively engage with landlord partners to strengthen relationships and increase participation in the HCV program. Many landlords regularly notify us of upcoming vacancies, which enables us to connect voucher holders with available units.

To further support landlord retention, we offer a damage claim mitigation fund to offset costs related to tenant-caused damages beyond normal wear and tear. Although funding is limited and the program is not actively promoted, it has proven effective. To date, three landlords have used the fund, receiving a total of \$6,000 in repair assistance. Those who accessed the program have continued working with us and accepted additional HCV tenants.

Utilize data and measurement techniques for online experiences to assess usefulness

While we understand not all clients and communities are deeply connected via the internet, we do know that many of those we serve get their information online, namely search engines and social media. NRH utilizes and measures the success of these platforms on a regular basis to ensure messaging, channel and approach are resonating with our audiences. We are also able to utilize digital targeting to ensure we're strategically reaching the jurisdictions we serve. These digital outreach approaches use the NV Rural.org website as the destination for information; the website is used not only as a messaging tool but also a navigation tool for those we serve, guiding them from resource to resource, depending upon their circumstance. Website analytics are also used to understand traffic and use of the website.

Information from these analytics tools has enabled NRH to refine internal processes. Non-traditional means to reach our communities continue to be utilized. New technologies allow for more streamlined collection of data and dissemination of information. NRH continues to explore and modify the way we approach our daily operations to ensure we are delivering our mission.

New solutions-driven website to enhance user experience

NRH has made improvements over the years to its website platform. In FY 2023, NRH launched its new website that included enhanced features, easier access to information, and updated tools. NRH continues to solicit feedback and make modifications to ensure all end users are able to access the information they need from our web platform.

Ensure a Balanced Leadership Team Exists Within NRH:

Provide opportunities for current directors of NRH departments to serve in leadership roles

Our strongest asset is our employees. NRH strives to cultivate leaders from within the organization. All leaders of NRH are encouraged to participate in housing industry groups, attend conferences, and engage with the board of commissioners. Many department directors have been selected to sit on panel discussions at local and national conferences including the Nevada Housing Coalition (NHC), National Association of Local Housing Finance Agencies (NALHFA) and Public Housing Authorities Directors Association (PHADA). Department directors engage with local professionals through memberships in groups such as the Nevada Association of Counties (NACO) and the Nevada League of Cities. NRH's board of commissioners receive quarterly reports from each of the department directors and interact with them on a regular basis through the acting deputy executive director assignments each month.

Prepare NRH staff through opportunities to gain experience and formal learning

NRH has also launched a new initiative to gather insights directly from current directors and people managers to support the creation of an internal leadership curriculum. This curriculum will guide future trainings and certifications that ensure consistency and excellence in leadership practices across the agency. Topics such as 1:1 meetings, performance reviews, corrective actions, and other leadership essentials are being aligned to unify management expectations and build a stronger, mission-driven culture.

Increase NRH's Financial Health:

Strengthen and expand NRH's current lines of revenue and financial reserves

Financial stability is at the forefront of NRH's annual goals. NRH's revenue-generating departments enable HCV to operate despite reduced administrative fees. Homeownership Programs generated unrestricted net income of \$67,561 as of December 31, 2024. The Community Development department accumulated an additional \$1,089,680 towards NRH's bottom line. Staff continues to monitor and grow the success of these programs. The volatility of the housing market and challenges in developing new construction pose risk to the amounts each of these departments generates. The changing housing market has reduced the net

revenue provided by Homeownership Programs; however, NRH continues to adjust current programs and look at new ways to deliver our mission.

NRH also received land donations from a Nevada-based charitable organization, which were sold and provided \$537,425 to use for the promotion of NRH's mission.

Maximize voucher utilization and robust support programs

Using a variety of strategies and non-traditional means to connect rural Nevadans to our services, NRH aims to maximize voucher utilization. Our partnerships in the communities increase the support programs NRH offers. NRH worked to stabilize voucher lease up throughout FY 2024 by increasing payment standards, continuing landlord engagement, department restructure, and process improvements. NRH will continue to monitor the effects of these initiatives against program performance, and as needed, additional adjustments will be made.

Maintain consistent pipeline of acquisition/rehab and new construction projects

In August of 2024, NRH completed a new construction project of 96 units located in Mesquite, Nevada. NRH utilized a partnership with Southern Nevada Regional Housing Authority (SNRHA) to place 25 PBVs on this site to better assist a region of Clark County that has been underserved by the voucher program. NRH was awarded Low Income Housing Tax Credit (LIHTC) and other funding sources for a 32-unit new construction project in Pioche, Nevada. Construction on Pioche Apartments began in May 2024 and will be completed by December 2025. NRH was also awarded LIHTC and other funding sources to rehabilitate a 52-unit complex in Yerington, Nevada. Construction is scheduled to begin in the summer of 2025. Staff is preparing a LIHTC application for a 22-unit new construction project in Lovelock, Nevada and a 21-unit senior new construction project in Carlin, Nevada.

NRH continues to seek properties to acquire, rehab, and develop to further the mission. NRH is in the process of transferring six (6) USDA properties into our portfolio. In addition, NRH staff is preparing a 9% bond application for July 2025 to acquire and rehabilitate 206 units of USDA housing in Laughlin, Nevada. This project has already been awarded HOME and CHF funds from Clark County.

Work with HUD officials/political leaders to assure appropriate funding for HCV program

Historically, HUD has not increased funding for the operation of the HCV program; however, NRH values open dialogue with HUD officials and elected leaders about opportunities for expansion. NRH engages in legislative forums and one-on-one discussions with officials to describe the importance of not only the HCV program, but also for funding for development and rehabilitation of affordable housing. Although the administrative costs to operate a high-

performing HCV program have exceeded the funding provided, NRH is committed to delivering a quality HCV program to all rural Nevadans. NRH is engaged with industry advocates including the Nevada Housing Coalition, National Low Income Housing Coalition, and Public Housing Authorities Directors Association (PHADA). Involvement with these leading groups enables NRH to have a seat at the table to advocate for the housing needs of Nevadans.

Develop adequate financial strength to support rental development in difficult-to-develop areas

NRH has implemented 'Why Stay' Interviews to strengthen retention strategies and better understand the needs of our workforce. These interviews aim to gather meaningful input from employees on what motivates them to stay, offering insights that inform training, benefits, and growth opportunities.

The impact of retention efforts is centered on maintaining the right people, aligning NRH with evolving workforce values, and managing turnover costs effectively. As dynamics around workplace comfort and work-life balance continue to evolve, NRH is committed to remaining proactive in understanding and responding to employee priorities to ensure we not only retain top talent but also recruit individuals who align with our mission—both now and in the future.

Nurture and Support Employee Development Within NRH:

Building a learning and development program

NRH leadership has established a Learning and Development (L&D) program focused on providing all employees a meaningful pathway to professional development. The committee continues to provide DiSC and middle-management trainings. These training topics aim to cultivate and grow emerging leaders within NRH.

Development an assessment tool to ascertain current employee strengths and opportunities

The learning and development committee implemented stay interviews. The interview aims to gather information on how we can retain employees through meaningful initiatives including training, benefits, and employee growth. NRH has redesigned its employee recognition program to celebrate contributions across all levels of the organization. The enhanced recognition initiative now includes the *Housing Heroes*, *Stepping it Up*, and *North Star* awards—each tailored to highlight individual effort, peer-to-peer appreciation, and outstanding leadership. These recognition efforts contribute to a positive, affirming culture that honors achievement and encourages growth.

In addition, NRH has re-established and expanded its Wellness Program to include not only mindfulness, but also financial and physical wellness initiatives. This holistic approach ensures that employee well-being is prioritized in meaningful and diverse ways that resonate with our workforce.

Provide opportunities for department directors to attend leadership academy

Many of NRH's leadership team have completed the leadership academy training through the University of Nevada, Reno. With any future changes in leadership, new leaders will also attend the training to provide all leadership with a consistent and strong foundation.

Assure employees are receiving best remuneration and benefit package NRH can reasonably provide to encourage retention

NRH developed and delivered total compensation statements individualized for each employee employed for more than 12 months. The statements outlined the benefits the employee received including paid leave, health/dental/vision insurance, life insurance, and Public Employees Retirement System (PERS). These statements will be distributed to employees on an annual basis to ensure transparency. The Human Resources and Finance teams continue to evaluate all benefits offered to our employees and compensation structure.

Develop technology enhanced learning platform for HCV participants

Home At Last University (HAL U for short) provides an important service to potential homebuyers throughout Nevada. HAL U is a proprietary education platform that was borne from a desire to have more control and flexibility with an online education platform – in fact, the platform has extended beyond its original purpose to serve potential homebuyers, and also educates and trains lending and real estate partners, and voucher clients for their briefing requirement. HAL U for homebuyers walks the enrollee through a 10-step, "Homebuyer 101" course, which is designed to not only educate potential users of the NRH homeownership program (which includes down payment assistance, mortgage tax credits and access to affordable credit), but to provide a baseline education about the entire homebuying process starting with "What is credit?". In 2024, NRH saw 575 individuals, 364 lender partners, and 28 real estate agents graduate from the HAL U program. HAL U is offered to not only HCV participants, but statewide to ensure all rural Nevadans understand the opportunity and have access to this no-cost education tool.

B.7 Resident Advisory Board Comments

1. Public Hearing was scheduled for April 14, 2025 at 4:00pm

No comments made before or during the public hearing.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Steve G. Aichroth, the Administrator for NHD certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the NV905 - NEVADA RURAL HSG AUTH is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the State of Nevada pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with the State Consolidated Plan as it directly addresses the housing and homeless priorities outlined in the plan. NRHA's goals and objectives, including the expansion of affordable housing opportunities, improvement of program access, and partnerships with local service providers, contribute to the state's efforts to reduce homelessness, enhance economic opportunities, and ensure that low-income, very low-income, and extremely low-income families have access to safe and affordable housing. NRH's activities align with the priorities in the Consolidated Plan, reinforcing the state's commitment to meeting the housing needs of underserved populations.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Steve G. Aichroth	Title:	Administrator for NHD
Signature: Steve Aichroth	<small>Digitally signed by Steve Aichroth DN: cn = Steve Aichroth, email = saichroth@housing.nv.gov, o = AD O = Housing / Division OU = Administrator Date: 2025.04.04 15:13:08 -0700</small>	Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: NV905-NEVADA RURAL HSG AUTH form HUD-50077-SL (Form ID - 3655) printed by Lourdes Zuniga Perez in HUD Secure Systems/Public Housing Portal at 04/01/2025 06:39PM EST



RESOLUTION NO. 2025-04-01

RESOLUTION TO REVIEW AND APPROVE THE
FYE 2024-2025 ANNUAL PHA PLAN
AND
FYE 2026-2030 5-YEAR PLAN

WHEREAS, Nevada Rural Housing is required to submit on an annual basis either a 5-Year or an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, the Annual and 5-Year PHA Plan has been updated according to the regulations set by HUD;

WHEREAS, staff seeks Board approval for the Annual and 5-Year PHA Plan and accompanying certifications and attachments;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Nevada Rural Housing to approve the Annual and 5-YEAR PHA Plan and accompanying certifications and attachments.

ADOPTED THE 17 day of APRIL 2025

A handwritten signature in blue ink, reading "Rose Cook", written over a horizontal line.

Rose Cook, Chair

A handwritten signature in blue ink, reading "Roger Mancebo", written over a horizontal line.

Roger Mancebo, Vice-Chair



**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 03/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

NEVADA RURAL HSG AUTH**NV905**

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2025****X** 5-Year PHA Plan for Fiscal Years **2025 - 2029**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MR William Brewer	Name Board Chairman Rose Cook
Signature <i>William L Brewer</i> Date <i>4-17-25</i>	Signature <i>Rose Cook</i> Date <i>4/17/25</i>

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