

ATTACHMENT TO HUD 50075**B.1 Revision of PHA Plan Elements****Statement of Housing Needs and Strategy for Addressing Housing Needs:**

The challenges facing rural Nevada communities remain consistent with prior years. Increased rents and home prices, low vacancy rates, limited housing stock, and higher interest rates continue to pose significant barriers for households seeking an affordable place to live. Nevada Rural Housing Authority (NRHA) remains committed to addressing housing instability and expanding access to both rental assistance and homeownership opportunities across rural and frontier communities.

NRHA's jurisdiction spans approximately 110,000 square miles and includes metropolitan, urban rural, rural hub, rural, and frontier communities. This geographic diversity presents varying infrastructure capacity, service availability, and development feasibility. NRHA recognizes that Nevada is experiencing not only an affordability crisis, but a shortage of available housing units. Addressing these challenges requires a combination of rental assistance, housing development, homeownership programs, and strong partnerships.

NRHA addresses local housing needs through the Housing Choice Voucher (HCV) Program, Project-Based Voucher (PBV) assistance, veteran and mainstream vouchers, emergency and security deposit assistance, housing stability programs, development of new affordable units, acquisition and rehabilitation of existing properties, and homeownership programs.

Operating HUD's HCV, VASH, and Mainstream Voucher programs, NRHA continues to prioritize maximizing utilization of available budget authority while avoiding shortfall. As of FY 2026, NRHA has achieved approximately 98% utilization of HCV budget authority through close monitoring, updated payment standards and utility allowances effective January 1, 2026, and responsible voucher issuance practices. These strategies are intended to improve affordability and increase success for households searching for housing.

NRHA continues to expand PBV utilization and improve turnaround time between move-outs and move-ins. Overall PBV portfolio utilization has increased, with several properties operating at or near full occupancy. NRHA has reopened and exhausted PBV waitlists at multiple properties, including Pioche and Mountain View, to establish refreshed applicant pools and support efficient lease-up. Pending move-ins at these properties are expected to further increase PBV utilization in FY 2027. These efforts support NRHA's ongoing strategy to expand



affordable housing inventory in rural and underserved communities through project-based assistance.

NRHA also administers housing stability programs designed to prevent eviction and reduce barriers to housing access. NRHA's Emergency Assistance and Security Deposit Assistance Programs, which also support a damage claim mitigation component for landlords, exhausted available funding in May 2025. In late October 2025, NRHA secured additional funding to reinstate Emergency Assistance, focused on preventing evictions due to nonpayment of rent. From October 2025 through January 31, 2026, NRHA provided a total of \$201,091.87 in emergency assistance toward rent and utilities, assisting 91 households and preventing eviction for those families.

At this time, no additional funding has been secured to reinstate the Security Deposit Assistance Program, and the program remains on hold. NRHA continues to monitor funding opportunities to restore this assistance as resources become available.

NRHA maintains an active Memorandum of Understanding (MOU) with CareSource to support housing stability initiatives. Through this partnership, NRHA and CareSource are developing a landlord incentive program that will provide financial incentives for landlords who participate in the HCV program. Funding for this initiative has been secured, and program development is underway. This effort is intended to increase landlord participation, expand available units, and improve housing options for voucher households.

NRHA's strategies to address housing needs are implemented through policies governing eligibility, selection, admissions, and housing choice, including measures that promote deconcentration of poverty.

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

HCV participants utilizing NRHA's programs have access to a broad geographic area that includes metropolitan, urban rural, rural hub, rural, and frontier communities. NRHA continues to implement policies intended to expand housing choice, promote deconcentration of poverty, and improve participant success in locating housing.

NRHA has been approved to establish voucher payment standards up to 120 percent of Fair Market Rent (FMR). In addition, NRHA implemented updated Payment Standards and Utility Allowances effective January 1, 2026. These policies are intended to improve affordability, expand the range of units available to voucher households, and increase participant success in securing housing across a variety of communities.

NRHA continues to closely monitor leasing and budget authority utilization to balance high program performance with financial stability. NRHA has achieved approximately 98 percent utilization of HCV budget authority while maintaining stable leasing utilization and avoiding shortfall through careful monthly budget monitoring and coordination with HUD. Voucher issuance levels are adjusted as needed based on budget performance, leasing trends, and unit availability.



NRHA continues to utilize Project-Based Vouchers (PBV) and local set-aside programs to diversify assistance and expand housing options in underserved areas. PBV awards are made through a competitive process and are structured to promote deconcentration of poverty. NRHA maintains refreshed PBV waitlists and works closely with property managers to minimize unit downtime and improve turnaround time between move-outs and move-ins.

NRHA is also beginning a phased and controlled transition of Emergency Housing Voucher (EHV) households into the HCV program, where appropriate, in order to preserve housing stability for assisted households and support long-term program sustainability. NRHA monitors the impact of these transitions on utilization, leasing, and budget authority.

Through these combined strategies, NRHA continues to promote housing choice, geographic mobility, and equitable access to affordable housing while maintaining compliance with HUD requirements governing eligibility, selection, and admission.

B.3 Progress Report

The following progress report summarizes NRHA's efforts over the past year to advance the goals outlined in its FY 2025–2029 5-Year PHA Plan and support the agency's mission of promoting and financing affordable housing opportunities for all rural Nevadans.

Increase Client Awareness, Value, and Satisfaction:

NRHA remains committed to providing consistent, high-quality customer service to program participants and landlords. NRHA continues to collect informal feedback from clients, landlords, and community partners to identify areas for improvement and refine internal processes. Feedback received is used to support operational adjustments, staff training needs, and communication strategies.

NRHA recognizes landlord participation as a critical component of Housing Choice Voucher (HCV) program success. NRHA continues targeted outreach and relationship-building with landlord partners to strengthen participation and retention. Many landlords regularly notify NRHA of upcoming vacancies, allowing staff to connect voucher holders with available units more efficiently.

NRHA is implementing technology and process improvements to enhance the client and landlord experience. NRHA has identified Yardi's Online Request for Tenancy Approval (RFTA) and HQS Maintenance modules as solutions that offer improved system integration, consistency, and long-term efficiency. Staff training is underway, with implementation occurring in early FY 2026. These tools are intended to streamline workflows, reduce processing time, and improve communication between NRHA, landlords, and participants.

NRHA continues to utilize digital communication tools, website analytics, and targeted outreach to ensure program information is accessible and easy to navigate. NRHA's website serves as a

central hub for program information, applications, and resources. NRHA continues to make incremental improvements to the website based on user feedback and internal review.

Maximize Voucher Utilization and Robust Support Programs

NRHA continues to prioritize maximizing utilization of Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) resources while maintaining financial stability. NRHA closely monitors leasing activity and budget authority on a monthly basis and adjusts voucher issuance and referral strategies as needed to avoid shortfall.

NRHA has achieved approximately 98 percent utilization of HCV budget authority through careful financial management, updated payment standards and utility allowances effective January 1, 2026, and responsible voucher issuance practices.

NRHA continues to expand and improve PBV utilization by maintaining refreshed waitlists, completing pending move-ins, and coordinating closely with property managers to reduce unit downtime and improve turnaround time.

NRHA administers housing stability programs designed to prevent eviction and support households at risk of housing loss. NRHA's Emergency Assistance Program was reinstated with new funding in late October 2025 after prior funding was exhausted. From October 2025 through January 31, 2026, NRHA provided \$201,091.87 in emergency assistance toward rent and utilities, assisting 91 households and preventing eviction for those families.

At this time, no additional funding has been secured to reinstate the Security Deposit Assistance Program, and the program remains on hold. NRHA continues to monitor funding opportunities to restore this assistance.

NRHA maintains an active Memorandum of Understanding (MOU) with CareSource to support housing stability initiatives. Through this partnership, NRHA is developing a landlord incentive program to provide financial incentives for landlords who participate in the HCV program. Funding for this initiative has been secured and program development is underway.

Ensure a Balanced Leadership Team Exists Within NRHA:

NRHA is committed to cultivating a strong and balanced leadership team by developing talent from within the organization and preparing leaders for future transitions. Directors and managers are encouraged to participate in professional development opportunities, industry groups, and conferences to broaden leadership capacity and ensure continuity.

Department directors regularly engage with NRHA's Board of Commissioners by providing updates on program operations, performance outcomes, and organizational priorities. This engagement supports transparent governance, informed decision-making, and alignment between leadership and the Board.



NRHA also promotes operational resilience by encouraging cross-training across departments to support continuity, knowledge sharing, and organizational stability.

Increase NRHA's Financial Health:

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

Financial stability remains a central priority for NRHA. NRHA continues to pursue diverse revenue sources, maintain fiscal discipline, and strengthen financial oversight to support housing programs, development activities, and organizational operations. NRHA continues to prioritize long-term sustainability while balancing program growth with administrative capacity.

NRHA's revenue-generating departments continue to provide important support to agency operations and help offset the cost of administering HUD-funded programs. NRHA monitors expenditures closely and maintains spending at or below budget through regular internal reviews.

NRHA is strengthening financial oversight of property operations through regular accounting meetings with Blue Bird Housing and continued focus on improving consistency in Return to Owner collections and property-level financial tracking.

NRHA is developing an agency-wide funding source matrix to improve coordination, track available resources, and align funding with program priorities.

NRHA continues to pursue additional funding from HUD, state, local, and private sources and maintains a strong pipeline of acquisition, rehabilitation, and new construction activities that support long-term financial sustainability.

Maintain consistent pipeline of acquisition/rehab and new construction projects

NRHA continues to maintain a consistent and diversified pipeline of acquisition, rehabilitation, and new construction projects to preserve existing affordable housing and expand inventory in underserved rural and frontier communities.

During FY 2025, NRHA completed and/or advanced several development activities, including completion of Pioche Apartments (32 units) and acquisition of Crestmore Village (80 units). NRHA continues to pursue additional acquisitions to preserve existing affordable housing and stabilize long-term affordability.

NRHA is actively advancing multiple projects in various stages of development, including planned closings for large-scale acquisitions, bond-financed transactions, and tax credit developments. Planned activities include anticipated closings for additional properties, initiation of construction for Passmore Place (21 units), and submission of Low-Income Housing Tax Credit (LIHTC) applications for projects such as Tule Meadows (22 units) and Sunrise (22 units).

NRHA continues to evaluate opportunities to convert existing or underutilized properties into affordable housing, including exploration of attainable homeownership opportunities where feasible.

Maintaining a steady development pipeline supports NRHA's long-term financial sustainability, preserves affordable housing stock, and expands housing options for low-income households across NRHA's jurisdiction.

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

NRHA recognizes that developing and preserving affordable housing in rural and frontier communities requires strong financial capacity, flexible funding tools, and long-term planning.

NRHA continues to strengthen internal financial systems and organizational capacity to support acquisition, rehabilitation, and new construction in difficult-to-develop areas. This includes maintaining diversified revenue sources, monitoring cash flow and reserves, and aligning financial planning with development priorities.

NRHA is working to position the agency to respond quickly to development opportunities by maintaining readiness to pursue Low-Income Housing Tax Credits (LIHTC), bond financing, HOME, Housing Trust Fund, and other competitive funding sources as they become available.

NRHA continues to explore creative financing structures, partnerships, and layering of resources to close funding gaps and advance projects in communities where development costs and limited market rents create feasibility challenges.

Through these strategies, NRHA is building the financial strength necessary to support ongoing and future rental housing development in rural and frontier Nevada.

Work with HUD officials and Political Leaders to assure appropriate funding for HCV program

NRHA continues to engage with HUD officials, state agencies, and elected leaders to advocate for adequate funding to support the operation of the Housing Choice Voucher (HCV) program and related housing stability initiatives.

Historically, HUD funding for the operation of the HCV program has not kept pace with the true administrative costs required to operate a high-performing program. NRHA maintains open communication with HUD regarding program performance, budget authority utilization, and operational challenges associated with administering rental assistance in rural and frontier communities. These discussions support NRHA's efforts to balance maximizing assistance to households while avoiding financial shortfall.

NRHA participates in legislative forums, industry coalitions, and stakeholder meetings to highlight the need for sufficient administrative funding, rental assistance resources, and development funding to address Nevada's ongoing affordable housing shortage. NRHA is



actively engaged with organizations such as the Nevada Housing Coalition, National Low Income Housing Coalition, and Public Housing Authorities Directors Association (PHADA).

In July 2025, NRHA received state funds through the 2025 Nevada State Legislative session to support eviction mitigation efforts. This funding enabled NRHA to reinstate the Emergency Assistance Program in October 2025, allowing the agency to once again provide timely assistance to households at risk of eviction due to nonpayment of rent.

Through continued engagement and advocacy, NRHA works to ensure that federal and state funding structures recognize the true cost of program administration and support the long-term sustainability of rental assistance and housing stability programs.

Nurture and Support Employee Development Within NRHA:

Building a learning and development program

NRHA has established a formal Learning and Development (L&D) program designed to provide employees with meaningful and structured pathways for professional growth. The program offers leadership development, middle-management training, and role-based technical training to support skill development at all levels of the organization.

NRHA continues to refine L&D offerings to promote consistency in leadership practices, strengthen supervisory capabilities, and support operational excellence across departments. Training topics are currently being created to align with organizational needs and evolving workforce priorities.

Develop an assessment tool to ascertain current employee strengths and opportunities

NRHA utilizes stay interviews as a primary assessment tool to gather direct feedback from employees regarding workplace satisfaction, professional development needs, and factors influencing retention. Information gathered through stay interviews informs training priorities, benefits evaluation, and organizational improvement initiatives.

To further support employee engagement and morale, NRHA has redesigned its employee recognition program to acknowledge contributions at all levels of the organization. The enhanced program includes the Housing Heroes, Stepping It Up, and North Star awards, recognizing individual achievement, peer-to-peer appreciation, and outstanding leadership.

NRHA has also re-established and expanded its Wellness Program to include mindfulness, financial wellness, and physical wellness initiatives. These efforts support employee well-being, engagement, and work-life balance.

Provide opportunities for department directors to attend leadership academy

NRHA supports leadership consistency and succession planning by providing opportunities for department directors to participate in leadership academy training through the University of Nevada, Reno, or through similar programs. Many current members of NRHA's leadership team have completed this training, and new leaders will continue to attend as leadership transitions occur. Participation in this leadership academy training, or similar programs, helps ensure a shared leadership framework, consistent management practices, and a strong organizational foundation.

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

NRHA is committed to offering a competitive and transparent total compensation and benefits package within available resources. Employees with more than twelve months of service receive annual total compensation statements outlining salary and benefits, including paid leave, health, dental, and vision insurance, life insurance, and participation in the Public Employees' Retirement System (PERS).

NRHA reviews job descriptions and pay rates at least every three years to ensure alignment with organizational needs, internal equity, and market considerations. The HR Director and Finance Director meet regularly to review compensation ranges, merit increases, and budgetary considerations to support fair and sustainable compensation practices.

Develop technology enhanced learning platform for HCV participants

Home At Last University (HAL U) provides education to potential homebuyers, lending partners, real estate professionals, and voucher participants. HAL U offers a structured "Homebuyer 101" curriculum that covers credit, budgeting, mortgage financing, and the homebuying process.

HAL U is available statewide at no cost and is offered to HCV participants as well as the general public to improve access to housing education and promote housing stability.

NRHA continues to explore opportunities to align HAL U with other technology tools, including Yardi and online client-facing platforms, to support consistent digital access to information, education, and program processes.

Foster Innovation and Technology

NRHA continues to pursue thoughtful use of technology and innovation to improve operational efficiency, support staff capacity, and enhance the experience of clients and landlords.

NRHA has evaluated various technology solutions and prioritized tools that integrate with existing systems and support long-term sustainability. NRHA has identified Yardi's Online



Request for Tenancy Approval (RFTA) and HQS Maintenance modules as effective solutions to streamline workflows, improve tracking, and enhance communication with landlords and program participants. Staff training is underway, with implementation occurring in early FY 2026. NRHA will monitor early use of these tools, gather staff feedback, and make workflow adjustments as needed to support consistent adoption and effective use.

NRHA continues to utilize data-driven approaches, website analytics, and digital communication platforms to assess outreach effectiveness and improve access to program information. The NRHA website serves as a central hub for applications, resources, and guidance.

NRHA will continue to explore emerging technologies, including automation and artificial intelligence tools, where appropriate, to support administrative functions, improve internal efficiency, and enhance service delivery, while prioritizing data security, system compatibility, and staff readiness.

C.1 Resident Advisory Board Comments

NRHA assembled a Resident Advisory Board (RAB) meeting to review the proposed FY 2027 Annual Plan and provide an opportunity for feedback. A public hearing was held on March 23, 2026, at 4:00 PM in person and via Zoom. No comments were received during the RAB process or 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
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the NV905 - NEVADA RURAL HSG AUTH is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

State of Nevada

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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 priorities outlined in the State Consolidated Plan, as it directly supports efforts to expand access to affordable housing and address housing stability needs across Nevada. NRHA's goals and objectives, including the expansion of affordable housing opportunities, increased utilization of rental assistance programs, development of new housing units, and partnerships with local service providers, contribute to the state's efforts to address housing affordability challenges and support low-income, very low-income, and extremely low-income households. NRHA's activities align with the priorities identified in the State Consolidated Plan, reinforcing the state's commitment to meeting the housing needs of underserved and rural communities.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Steve G. Aichroth	Title: Administrator for NHD
Signature:	Date:

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: NV905 - NEVADA RURAL HSG AUTH form HUD-50077-SL (Form ID - 6567)
printed by Lourdes Zuniga Perez in HUD Secure Systems/Public Housing Portal at 03/11/2026 02:38PM
EST



RESOLUTION NO. 2026-04-01
RESOLUTION TO REVIEW AND APPROVE THE
FY 2027 ANNUAL PHA PLAN

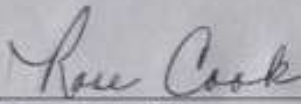
WHEREAS, Nevada Rural Housing Authority is required to submit an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, the Annual PHA Plan covers the fiscal year beginning July 1, 2026 and ending June 30, 2027;

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

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

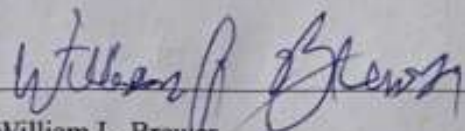
ADOPTED THE 9th day of April 2026


Rose Cook, Chair

CERTIFICATION

I, William L. Brewer, Executive Director and Secretary of the Nevada Rural Housing Authority, do hereby certify and declare that the foregoing is a full, true, and correct copy of Resolution 2026-04-01, duly passed and adopted by the Board of Commissioners of said Authority at a meeting of said Board duly noticed, regularly called, and held on April 9, 2026, at which meeting a quorum of the Board of Commissioners was present and at which meeting the Commissioners voted to adopt said resolution, which is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand as of April 9, 2026.


William L. Brewer
Executive Director and Secretary



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**Certifications 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 09/30/2027

**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 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 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

NEVADA RURAL HSG AUTH

PHA Name

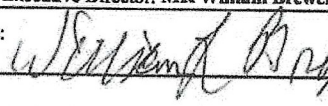
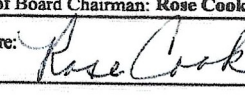
NV905

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2026

 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR William Brewer	Name of Board Chairman: Rose Cook
Signature:  Date: 4-9-26	Signature:  Date: 4-9-26

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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