

STATE OF NEVADA

JOE LOMBARDO
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Deputy Director

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Deputy Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR

Public Activity Bond Council Meeting
Friday June 16, 2026
11:00am

Agenda Packet #2

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Section 1 – Nevada Housing Division Report

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June 2026

Private Activity Bonding Authority by Nevada Housing Division Overview

Volume Cap usage has hit historic levels across the Housing Division’s single family and multifamily programs. The ability to issue tax- exempt bonds remains the Division’s primary resource for supporting affordable multifamily construction and rehabilitation, as well as offering affordable mortgages and down payment assistance- to low and moderate- -income households.

As this report demonstrates, continuing to expand affordable multifamily rental housing, preserve existing affordable units, and support new homebuyers who rely on Housing Division programs will require sustained investment and resources.

The table below represents the historical distribution/commitment of Private Activity Bonding Authority, or Volume Cap, received by the Housing Division since 2021, both spent and/or carried forward with the IRS.

PABC Allocation Year	NHD Available Volume Cap / Tax Exempt Bond Totals	Tax Exempt Bonds Available from NHD to Singlefamily Projects	% of NHD Total Volum Cap for SF	Year over Year % increase/ decrease for SF	Tax Exempt Bonds Available from NHD to Multifamily Projects	% of Total NHD Volume Cap for MF	Year over Year % increase/ decrease for MF
2021	\$ 300,774,114.67	\$ 24,999,999.63	8.31%		\$ 275,774,115.04	91.69%	
2022	\$ 320,316,890.76	\$ 5,884,665.24	1.84%	-76%	\$ 314,432,225.52	98.16%	14%
2023	\$ 354,244,887.87	\$100,000,000.00	28.23%	1599%	\$ 254,244,887.87	71.77%	-19%
2024	\$ 399,271,999.98	\$115,942,791.39	29.04%	16%	\$ 283,329,208.59	70.96%	11%
2025	\$ 424,770,710.00	\$170,567,364.03	40.16%	47%	\$ 254,203,345.97	59.84%	-10%
5-year Totals	\$ 1,799,378,603.28	\$417,394,820.29	23%		\$1,381,983,782.99	77%	

For the 2026 distribution of Volume Cap, Nevada received \$443,095,380, half of which is distributed to the local jurisdictions for their declarations by September 30th and the other half that is with the Director’s Office of the Department of Business & Industry. The Housing Division is respectfully requesting the full \$221,547,690 from the Director’s Office and is proposing the following utilization:

NHD Single Family Bond Program: \$121,547,690

NHD Multifamily Bond Program: \$100,000,000

This aligns with the 2025 request, and the Housing Division anticipates a similar distribution of the full Volume Cap amount after the September 30th deadline.

Single Family Volume Cap Update

The Housing Division continues to lean into its single family bond program, or mortgage revenue bonds (MRB) in order to scale its downpayment assistance programs that serve Nevada first time homebuyers and moderate income homebuyers. The state of the financial markets has not shifted in a way that would enable the Housing Division to leverage its programming through mortgage backed securities (MBS) sales without additional resources (i.e., the Worker Advantage program). With limited Volume Cap and a robust multifamily bond program, the Housing Division continues to aggressively blend its tax-exempt bonds with taxable bonds to support its first time homebuyer program. For practical purposes, the more taxable bonds utilized in the blended rate, the higher the rate for first time homebuyers.

The table below shows all past, and projects future, homebuyer loans with down payment assistance, including first-time homebuyers, supported by the Housing Division’s single family bond program. It is

notable the slower start for the single family bond program in calendar year 2026. This is not a reflection of the demand of the Housing Division’s homebuyer assistance, but rather it is due to the launch of the Worker Advantage program as part of the Nevada Housing Access and Attainability Act (Assembly Bill 540, 2025) which provided \$18 million for downpayment assistance. Since its launch, the Worker Advantage program has supported 702 Essential Worker households to purchase a home bringing the current total number of homebuyers supported in calendar year 2026 to over 1,100 and putting the Housing Division on track to support nearly 2,000 homebuyers in calendar year 2026 across its programs.

NHD Summary of Single Family Bonds, MBS & DPA Loans						
2019 - May 2026						
Calendar Year	Long-Term Bonds	# 1st Lien Loans Purchased	\$ 1st Lien Loans Purchased	\$ HIP DPA Loans Purchased	Total \$ MRB Loans Purchased	
2019	125,000,000	448	96,889,667	3,875,587	108,222,432	
2020	26,284,178	179	38,421,681	1,536,867	43,886,972	
2021	104,250,000	261	65,305,829	2,311,033	62,605,979	
2022	86,680,000	482	133,177,988	4,961,290	149,627,916	
2023	219,330,000	662	189,495,124	3,909,327	193,170,158	
2024	427,180,000	1,149	371,791,448	12,388,970	383,718,482	
2025	412,740,000	1,206	421,018,136	18,064,489	438,996,917	
2026	106,550,000	439	152,275,843	6,446,945	159,136,090	<i>Partial to May</i>
Total	988,724,178	3,181	895,081,737	28,983,073	941,231,938	
Full Year 2026 Projection						
2026 - Tax-Exempt	165,000,000	490	170,082,857	5,261,182	175,344,039	
2026 - Taxable	220,000,000	654	226,777,143	7,014,909	233,792,052	
Total 2026	385,000,000	1,144	396,860,000	12,276,090	409,136,090	

The Housing Division, in conjunction with its single family financial advisors, has determined that the financially feasible target for a single family bond program is \$500 million annually for the next two to five years. In order to serve Nevadan homebuyers with competitive mortgages and corresponding downpayment assistance, the Housing Division requires \$150 to \$170 million of Volume Cap annually.

Multifamily Volume Cap Update

The multifamily bond program, which supports multifamily rentals new construction and preservation, continues to grow. In the past three years, the program has gone from undersubscribed, with ample availability of carry forward Volume Cap (Volume Cap may be carried forward for 3 years) to today where the forecast shows we are at parity and pushing oversubscription with a very robust pipeline. The table below shows historical data since 2019 and also provides a projection which includes a conservative estimate of the pipeline and a conservative estimate of the Volume Cap anticipated from the local jurisdictions after September 30th.

PABC Allocation Year	Total Projects	Total New	Total Acquisition/	Total # of	Tax Exempt Bonds	Carry Forward
		Construction (# of Units)	Rehabilitation (# of units)	Units	Transferred from Division to Multifamily Projects	Balance (As of 5/14/26)
2019	9	1146	1050	2196	\$ 246,186,172.00	\$ -
2020	9	991	719	1710	\$ 259,694,237.00	\$ -
2021	10	875	493	1368	\$ 251,000,000.00	\$ -
2022	12	1475	250	1725	\$ 324,550,000.00	\$ -
2023	9	1039	450	1489	\$ 248,045,000.00	\$ -
2024	7	907	409	1316	\$ 232,500,000.00	\$ 69,030,911.02
2025	0	0	0	0	\$ -	\$ 254,203,345.97
Totals	56	6433	3371	9804	\$1,561,975,409.00	\$ 323,234,256.99

	Total Projects	Total New Construction (# of Units)	Total Acquisition/ Rehabilitation (# of units)	Total # of Units	Tax Exempt Bonds Encumbered/ Reserved	Carry Forward Balance
Approved at Board of Finance and Pending Transfer of Bonds to Project	6	1,113	481	1,594	\$ 178,620,000.00	
Totals	6	1113	481	1594	\$ 178,620,000.00	\$ 144,614,256.99
Anticipated June BoF	2	235	216	451	\$ 53,120,000.00	\$ 91,494,256.99
Estimated Forecast 12-month (FY27) MF PABC						
Estimated Local Jurisdiction transfers						\$ 90,000,000.00
Proposed Transfer of Director's 2026 Authority for Multifamily Pipeline and Estimated Bond Needs (FY27)			Estimated # Projects	9		\$ 100,000,000.00
						\$ 225,000,000.00
Remaining Balance for Multifamily Development (Assuming 2026 Allocation Released)						\$ 56,494,256.99

A significant factor for sustaining the multifamily development pipeline alongside a growing single family program is the passage of H.R. 1 in July 2025, which lowered the minimum bond threshold from 50% to 25% for projects to qualify for the 4% Low Income Housing Tax Credits. In other words, it now takes approximately half as many bonds per project to attract the same amount of federal tax credit equity. Across the country, and Nevada is no exception, the amount of Volume Cap is no longer the constraining factor, but instead it is the amount of soft funding available to fill the gaps in the capital stacks of these developments. In Nevada, our projects access soft funding through our local jurisdictions and their HUD funds, fee waivers or other incentives like the Clark County Community Housing Fund, or they come to the State to request Nevada State Tax Credits or NHD Growing Affordable Housing Program (GAHP) funds. The Housing Division has also activated additional financing tools like a Hardship Developer Fee (no additional compensation for the Developer) and has begun offering recycled multifamily housing revenue bonds. The recycled multifamily bond program is in its initial stages and currently the Housing Division can support projects that recycle their own bonds. With the creation of a new position, a Housing Development Analyst, the Housing Division anticipates a full recycled bond program in the Fall of 2026.

Section 2 – Nevada Rural Housing Authority Report



June 8, 2026

Director Kris Sanchez
 State of Nevada Department of Business & Industry
 1830 College Parkway, Suite 100
 Carson City, NV 89706

Re: Private Activity Bond Cap Report Update

Dear Director Sanchez:

On behalf of Nevada Rural Housing (NRH), I am pleased to provide the following Private Activity Bond Cap (PABC) update report. NRH is proud to report on the status of the Launchpad program and partnership with the Nevada Housing Division. Since March 17, 2025, this partnership has resulted in \$35.7 million in loans to 105 rural Nevada families. Further, NRH has transferred a total of \$137 million for the continuation of Launchpad with the Nevada Housing Division. This partnership is helping deliver a collectively strong and impactful homeownership affordability tool to all Nevadans. These transfers allow NRH to continue to provide competitive rates and downpayment assistance and continue helping rural Nevada families find their path to homeownership because of this innovative partnership.

PABC TRANSFERS, UTILIZATION, AND REVERSIONS TO TREASURY						
Transfer Year	Director's Office Transfers	Local Transfers	Total Transfers to NRHA	Utilized as of 6/5/2026	Carryforward Balance	Unused / Reversion to Treasury
2005	\$ 16,000,000	\$ -	\$ 16,000,000	100%	\$ -	\$ -
2006	\$ 38,705,820	\$ 38,705,820	\$ 77,411,640	100%	\$ -	\$ -
2007	\$ 12,406,500	\$ 19,828,333	\$ 32,234,833	100%	\$ -	\$ -
2008	\$ 37,423,330	\$ 28,152,795	\$ 65,576,125	100%	\$ -	\$ -
2009	\$ 50,000,000	\$ 29,138,847	\$ 79,138,847	100%	\$ -	\$ -
2010	\$ 28,574,102	\$ 21,425,898	\$ 50,000,000	100%	\$ -	\$ -
2011	\$ 28,899,016	\$ 28,899,016	\$ 57,798,032	100%	\$ -	\$ -
2013	\$ 50,000,000	\$ 890,308	\$ 50,890,308	100%	\$ -	\$ -
2016	\$ 21,798,897	\$ 38,201,103	\$ 60,000,000	100%	\$ -	\$ -
2017	\$ -	\$ 22,476,401	\$ 22,476,401	100%	\$ -	\$ -
2018	\$ -	\$ 31,176,701	\$ 31,176,701	100%	\$ -	\$ -
2019	\$ 11,000,000	\$ 29,210,452	\$ 40,210,452	100%	\$ -	\$ -
2020	\$ 17,000,000	\$ 35,817,548	\$ 52,817,548	78%	\$ -	\$ 11,457,832
2021	\$ -	\$ 44,434,375	\$ 44,434,375	60%	\$ -	\$ 17,751,455
2022	\$ -	\$ 25,522,119	\$ 25,522,119	Transferred to NHD	\$ -	\$ -
2023	\$ -	\$ 27,087,752	\$ 27,087,752	Transferred to NHD	\$ -	\$ -
2024	\$ -	\$ 40,942,791	\$ 40,942,791	Transferred to NHD	\$ -	\$ -
2025	\$ -	\$ 43,182,009	\$ 43,182,009	Transferred to NHD	\$ -	\$ -
Totals	\$ 311,807,665	\$ 505,092,269	\$ 816,899,934		\$ -	\$ 29,209,287



3695 Desatoya Drive Carson City, NV 89701

NVRural.org • help@nvrural.org

Phone: (775) 887-1795 • Fax: (775) 887-1798 • TTY: (800) 326-6868

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Since its program's inception, NRH has assisted over 11,000 Nevadans living in rural and frontier communities, delivering nearly \$4 billion in mortgages paired with down payment assistance and mortgage tax credits. Thank you for being a valuable partner in assisting NRH in delivering our mission to promote, provide, and finance affordable housing opportunities for all rural Nevadans.

Sincerely,

A handwritten signature in blue ink that reads "Shawn P. Heusser".

Shawn P. Heusser
Director of Finance
Nevada Rural Housing



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