



DEPARTMENT OF BUSINESS AND INDUSTRY
HOUSING DIVISION

Notice of Public Workshop

October 19, 2026, beginning at 2:00 pm

The Nevada Housing Division will hold a public workshop to solicit public comment on the proposed changes to the Nevada Administrative code ("NAC") chapters 319 regarding the requirements for submitting an application for a loan from the Nevada Attainable Housing Infrastructure Account. The Division may take items out of order, combine two or more agenda items at any time or remove agenda items.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the hearing. If you require assistance, please contact the Division in advance of the hearing date. Contact Christine Hess chess@housing.nv.gov or 775-687-2249. Written submissions must be received by the Nevada Housing Division on or before October 18, 2026.

The TDD Number is 800-326-6868. Supporting materials for this agenda may be obtained by contacting Christine Hess chess@housing.nv.gov or 775-687-2249; or its Carson City office: 1830 E. College Pkwy., Suite 200 Carson City, NV 89706; or its Las Vegas office: 3300 W. Sahara Ave., #300, Las Vegas, NV 89102.

The public is invited to attend virtually by following the link below. Please join my meeting from your computer, tablet or smartphone. Persons wishing to provide public comment during the meeting may use the links below and at the appropriate time, Division staff will call on persons wishing to make public comment.

Draft Regulation Workshop

October 19, 2026 2:00 pm

Please join my meeting from your computer, tablet or smartphone.

You can also dial in using your phone.

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

A copy of the proposed regulatory changes as well as a posting of this Notice of Public Workshop can also be accessed at <https://housing.nv.gov>.

Agenda

1. Call to Order.

2. Public Comment.

No action may be taken on any matter raised under this agenda item until the matter has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based upon viewpoint. Public comment is limited to 5 minutes per person.

3. Discuss of proposed changes to the NAC chapter 319 regarding the requirements for submitting an application for a loan from the Nevada Attainable Housing Infrastructure Account.

4. Public Comment:

No action may be taken on any matter raised under this agenda item until the matter has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based viewpoint. Public comment is limited to 5 minutes per person.

5. Adjournment

This notice has been posted at the following locations. The Nevada Legislative Counsel Bureau's website <https://www.leg.state.nv.us/App/Notice/A/>, The Division's website: <https://housing.nv.gov>, <https://www.leg.state.nv.us/App/Notice/A/> and www.notice.nv.gov.

This notice has also been provided to persons as required by NRS 241.020.

STATE OF NEVADA

JOE LOMBARDO
Governor



DR. KRISTOPHER SANCHEZ
Director

STEVE AICHROTH
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
HOUSING DIVISION

Small Business Impact Statement

The Nevada Housing Division of the Department of Business & Industry has proposed changes to the Nevada Administrative Code (NAC) chapter 319 regarding the requirements for submitting an application for a loan from the Nevada Attainable Housing Infrastructure Account.

The purpose of the proposed changes to the regulations is to:

1. Establish a process pursuant to which applicants may submit an application for a loan from the Nevada Attainable Housing Infrastructure Account.

The Division made a concerted effort to determine whether the regulation is likely to "[i]mpose a direct and significant economic burden upon a small business" or "[d]irectly restrict the formation, operation or expansion of a small business." NRS 233B.0608(1). The Division concluded the regulation would not cause these negative impacts or effects, after consultation with internal staff and the Division's Legal Counsel. While the Division determined that no Small Business Impact Statement (SBIS) was required, the Division is submitting the following information to reflect how it might respond if a SBIS were determined required.

RE: NRS 233B.0609 Proposed permanent or temporary regulation: Contents of small business impact statement; person responsible for agency to sign impact statement.

1. A description of the manner in which comment was solicited from affected small businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary.

No affected small businesses are impacted by this regulation.

2. The manner in which the analysis was conducted.

The manner in which the analysis was conducted was through reviewing and discussing of the draft regulation with Division staff, Division leadership, and the Division's attorney

3. The estimated economic effect of the proposed regulation on the small businesses which it is to regulate, including, without limitation:

Adverse effects: There are no adverse effects of this regulation on the businesses it regulates nor on the public.

Beneficial effects: This will allow eligible applicants to submit an application for a loan from the Nevada Attainable Housing Infrastructure Account to assist it with the development of attainable housing in Nevada.

Immediate effects: This will allow for additional financing for the development of attainable housing in Nevada.

Long-term effects: Additional attainable housing units will be available to residents of Nevada.

4. A description of the methods that the agency considered to reduce the impact of the proposed regulation on small businesses and a statement regarding whether the agency actually used any of those methods.

The methods the agency considered to reduce the impact of the proposed regulation on small businesses were via discussions with the Division staff and its legal counsel.

The agency did actually use these methods to formulate this approach and to confirm its probable impact of reduced costs and reduced labor.

5. The estimated cost to the agency for enforcement of the proposed regulation.

There are no estimated costs to the Division for enforcement of this regulation.

6. If the proposed regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.

No new fee is imposed pursuant to this regulation.

7. If the proposed regulation includes provisions which duplicate or are more stringent than federal, state or local standards regulating the same activity, an explanation of why such duplicative or more stringent provisions are necessary.

The proposed regulations do not overlap or duplicate any regulation of other state or local governmental entities. The regulations, even after these proposed regulation changes are adopted, will not overlap and duplicate parts of a federal regulation. The Division is not aware of any proposed provisions which are more stringent than a federal regulation that regulates the same activity.

8. The reasons for the conclusions of the agency regarding the impact of a regulation on small businesses.

The reasons for the conclusions of the agency regarding the impact of a regulation on small businesses are the result of a review of the statutes, draft regulation and discussion among Division staff and legal counsel.

As the Administrator who is responsible for the agency I certify that, to the best of my knowledge or belief, the information contained in the statement was prepared properly and is accurate.

Sincerely,
NEVADA HOUSING DIVISION



Steve Aichroth
Administrator
Nevada Housing Division
Department of Business & Industry
1830 E. College Parkway, Suite 200
Carson City, NV 89706

**PROPOSED REGULATION OF THE
HOUSING DIVISION OF THE
DEPARTMENT OF BUSINESS AND INDUSTRY**

LCB File No. R167-26

July 27, 2026

EXPLANATION – Matter in *italics* is new; matter in brackets ~~omitted material~~ is material to be omitted.

AUTHORITY: § 1, section 49.7 of chapter 432, Statutes of Nevada 2025, at page 2815.

A REGULATION relating to attainable housing; establishing the application process for obtaining a loan from the Nevada Attainable Housing Infrastructure Account; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law creates the Nevada Attainable Housing Infrastructure Account in the State General Fund and requires the Housing Division of the Department of Business and Industry to administer the Account. Existing law requires money in the Account to be used to provide loans for certain projects that serve attainable housing. (Section 49.7 of chapter 432, Statutes of Nevada 2025, at page 2815)

Section 1 of this regulation requires an applicant who is seeking a loan from the Account to submit an application on a form prescribed by the Division that includes certain information and documentation. **Section 1** sets forth factors which the Division may consider in determining whether to grant an application. **Section 1** requires: (1) the Division to notify an applicant when the Division begins its review of the application; and (2) such a review to begin within 45 days after the Division receives all of the required information and documentation.

Section 1. Chapter 319 of NAC is hereby amended by adding thereto a new section to read as follows:

1. An applicant seeking a loan from the Nevada Attainable Housing Infrastructure Account created by section 49.7 of chapter 432, Statutes of Nevada 2025, must submit an application on a form prescribed by the Division which includes, without limitation:

(a) A description of the project, including the infrastructure being proposed;

(b) A statement identifying the special improvement district or special assessment district in which the attainable housing to be served by the project is located and describing the assessments levied within the district;

(c) Documentation demonstrating that not less than 85 percent of the total cost of developing or constructing the infrastructure will be paid from assessments levied within the special improvement district or special assessment district identified pursuant to paragraph (b), or by the applicant, or any combination thereof; and

(d) Any other information the Division requires.

2. The Division will review an application submitted pursuant to subsection 1 and, in deciding whether to grant the application, may consider, without limitation:

(a) The financial capacity of the applicant;

(b) The project readiness;

(c) The extent to which the project serves attainable housing; and

(d) Any other information the Division determines is relevant.

3. The Division will notify the applicant when the Division begins its review of the application, which must occur within 45 days after the Division receives all required information and documentation.

4. As used in this section:

(a) “Applicant” means the owners of all of the assessable property within a proposed special improvement district or special assessment district who have entered into a written agreement with a governing body pursuant to subsection 1 of NRS 271.710.

(b) “Governing body” has the meaning ascribed to it in NRS 271.115.

(c) “Project” has the meaning ascribed to it in NRS 271.175.