



Southern Nevada Regional Housing Authority

Notice of Public Comment Period and Public Hearing

As required by the U.S. Department of Housing and Urban Development, Notice is hereby given that the Southern Nevada Regional Housing Authority will hold a Public Hearing to solicit comments on the Southern Nevada Regional Housing Authority's policy changes for the Eligibility and Housing Choice Voucher Department.

The Public Hearing will be held at:
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, Nevada 89101

Monday, March 16, 2026 at 5:00 pm

The changes will be available on Friday, January 30, 2026 at all Public Housing Community Offices as well as in the main lobby area of SNRHA Administrative Offices located at:

Howard Cannon Center – 340 North 11th Street, Las Vegas, NV 89101
Housing Programs Building – 380 North Maryland Parkway Las Vegas, NV 89101

The Plan will also be available on our website at www.snvrha.org, Welcome Page, scroll down to the Agency Plans section, click on “Click here for all Agency Plans” and scroll down to the pdf icon for this plan.

If you wish to comment on this Plan, require additional information, and/or need special accommodations, please call 702-477-3110.

Written comments will be accepted from Friday, January 30, 2026, through Monday, March 16, 2026, at 5:00 pm at the above addresses.





PUBLIC NOTICE

Southern Nevada Regional Housing Authority (SNRHA)

Pre-application for the Project Based Voucher (PBV)

Public Housing and LIHTC Waitlist

The Southern Nevada Regional Housing Authority is opening its 2026 Project Based Voucher and Public Housing/Low Income Housing Tax Credit (LIHTC) Waitlists on Monday, January 26, 2026 at 8 a.m. until Monday February 9, 2026 at 5 p.m. All applications submitted successfully will be placed on the waiting list.

A new Family Community located on Duncan and Edwards: Public Housing/LIHTC - 1,2,3 and 4- bedroom, Project Based Voucher – 4- bedroom, 5901 W Duncan Dr. Las Vegas, NV

A new Family Community located on 28th and Sunrise: Public Housing/LIHTC - 1,2,3, and 4-bedroom, 2601 Sunrise Ave, Las Vegas, NV

Public Housing, Family Communities: 1,2,3,4, and 5- bedroom, Multiple locations, Las Vegas, NV

Otto Merida Desert Villas, Public Housing/LIHTC, Family Community: 2,3, and 4-bedroom, 50 N Honolulu St. Las Vegas, NV 89110

Brown Homes, Project Based Voucher Family Community: 1,2, and 3 – bedroom, 5380 E Flamingo Rd, Las Vegas, NV 89101

TO PARTICIPATE YOU MUST BE:

- 18 years of age or older or legally emancipated: and
- A U.S. citizen or eligible immigrant and have legal capacity to enter into a lease under the state and local law

To Apply for the Waitlist:

Waitlist entries **MUST** be submitted on-line (through the internet) by using a computer or smart phone that has internet access by going to SNRHA website <https://onlineportal.snrha.org>.

Computer assistance is available at 340 N 11th. St Monday -Thursday 8 a.m. to 5 p.m.
Or calling 702-477-3206

SNRHA is not accepting paper applications for the waitlist.

Please Note:

1. **You must have an email address to apply online.**
2. SNRHA will deny any applicants or any member of applicant household who is subject to a lifetime registration, requirement under a state sex offender registration program OR has been convicted of manufacturing or producing methamphetamine in a public housing development or in a Section 8/Housing Choice Voucher (HCV) assisted property.

****Please note that you are applying for the waitlist, SNRHA does not have immediate or emergency housing****
For additional information, please call (702) 477-3100 or our hearing-impaired number (TDD) at 7-1-1 or 1-800-833-5833 (toll free). The Southern Nevada Regional Housing Authority is an Equal Housing Opportunity provider and does not discriminate against any person because of race, color, religion, national origin, sex, sexual orientation, gender identity, marital status, disability, or familial status.



- 3. Criminal background checks will be conducted on all persons age 18 years and older.
- 4. Participants will be required to enter the Social Security number of the Head of Household and Co-Head/Spouse.
- 5. ONLY ONE COMPUTER ENTRY can be submitted per family. Multiple entries will be voided.
- 6. Please save the Waitlist confirmation page for your records.
- 7. Report any changes online.

The following is a list of possible preference points:

- Applicants who work 20 or more hours per week
- Full-time students (Age 18 and older in an accredited school or training program)
- Receiving SSI/SSD or proof of inability to work
- 62 years of age or older
- Families that live or work within Clark County
- Veteran or Spouse of a Veteran
- Disabled Veteran (disability must be service connected)
- Spouse of a Deceased Veteran (death must be service connected)

LIHTC 2025 INCOME LIMITS SUMMARY

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Las Vegas- Henderson- North Las Vegas, NV MSA	\$94,900	Very Low (50%) Income Limits (\$)	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
		Extremely Low Income Limits (\$)*	21,450	24,500	27,550	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$)	57,150	65,300	73,450	81,600	88,150	94,700	101,200	107,750

NOTE: Clark County is part of the Las Vegas-Henderson-North Las Vegas, NV MSA, so all information presented here applies to all of the Las Vegas-Henderson-North Las Vegas, NV MSA.

The Las Vegas-Henderson-North Las Vegas, NV MSA contains the following areas: Clark County, NV;

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**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
INVITATION FOR BIDS IFB B26013
DEMOLITION OF MARBLE MANOR PHASE II**

PRIMARY CONTACT PERSON(S):

Note: Contact with any other SNRHA staff other than the named here, including SNRHA's Residents and Board of Commissioners will result in your Proposal being rejected.

Linda P. Simpson, Contracts Administrator
Southern Nevada Regional Housing Authority
Contracts & Purchasing
lsimpson@snvrha.org or

Johnny Shaw, Purchasing Manager, jshaw@snvrha.org

HOW TO OBTAIN THE SOLICITATION DOCUMENTS ON THE APPLICABLE WEBSITE:

DOWNLOAD AND RESPOND TO THIS SOLICITATION:

Housing Agency Marketplace website:

<https://ha.internationalprocurement.com>

Registered Users: "Log in and insert Solicitation No. IFB B26013. **Non Registered Users:** You must first register your company before downloading the Solicitation. Click on "New Vendor" to register. Problems accessing the system or registering, call customer support at 866-526-9266, M-F, 9 AM (EST) – 4 PM (PST)

PRE-BID CONFERENCE AND SITE VISIT:

Thurs., Jan., 22, 2026, 9AM (PST) Marble Manor Housing and Site Visit to follow.

QUESTIONS & ANSWERS DEADLINE:

Thurs., Jan., 22, 2026 – February 12, 2026, 10:00 AM

BID DEADLINE AND SUBMISSION LOCATION:

Tues., Feb., 24, 2026, 10AM (PST)

Southern Nevada Regional Housing Authority
Attn: Linda P. Simpson
Contracts & Purchasing
340 North 11TH Street, Suite 140, Las Vegas, NV 89101

ELECTRONIC BID SUBMISSION:

<https://ha.internationalprocurement.com>

Your two (2) hard copy bids must be sealed in an envelope and/or box and must be received in-hand and time-stamped by the SNRHA's Procurement Office no later than the deadline date and time. Additionally, electronic pricing must be entered at the noted website by the same deadline date and time. Submitting one without the other deems your bid non-responsive. **LATE SUBMISSIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS.**

Results will be posted on the applicable websites.

APPROVAL BY BOC, IF NECESSARY: Thursday, March 19, 2026, 12N (PST)

WOMEN AND/OR MINORITY-OWNED BUSINESSES ARE ENCOURAGED TO PARTICIPATE



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
REQUEST FOR PROPOSALS RFP P26007
LEGAL SERVICES**

PRIMARY CONTACT PERSON(S):

Note: Contact with any other SNRHA staff other than the named here, including SNRHA's Residents and Board of Commissioners will result in your Proposal being rejected.

Linda P. Simpson, Contracts Administrator
Southern Nevada Regional Housing Authority
Contracts & Purchasing
lsimpson@snvrha.org or

Johnny Shaw, Purchasing Manager, jshaw@snvrha.org

HOW TO OBTAIN THE SOLICITATION DOCUMENTS ON THE APPLICABLE WEBSITE:

DOWNLOAD AND RESPOND TO THIS SOLICITATION:

Housing Agency Marketplace website:

<https://ha.internationalprocurement.com>

Registered Users: "Log in and insert Solicitation No. RFP P26007. **Non Registered Users:** You must first register your company before downloading the Solicitation. Click on "New Vendor" to register. Problems accessing the system or registering, call customer support at 866-526-9266, M-F, 9 AM (EST) – 4 PM (PST)

QUESTIONS & ANSWERS DEADLINE: All questions and answers must be only submitted in writing via

<https://ha.internationalprocurement.com>

Wed., October 29 – December 29, 2025, 10:00am PST

PRE-PROPOSAL CONFERENCE:

ELECTRONIC BID SUBMISSION:

<https://ha.internationalprocurement.com>

See Questions and Answers (Q&A) Information above in lieu of Pre-Proposal Conference

Southern Nevada Regional Housing Authority
Attn: Linda P. Simpson
Contracts & Purchasing
340 North 11TH Street, Suite 140
Las Vegas, NV 89101

Monday, January 12, 2026, 10:00 AM

Your three (3) hard copy proposal must be sealed in an envelope and/or box and must be received in-hand and time-stamped by the SNRHA's Procurement Office no later than the deadline date and time. Additionally, electronic pricing must be entered at the noted website by the same deadline date and time. Submitting one without the other deems your bid non-responsive. **LATE SUBMISSIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS.**

APPROVAL BY BOC, IF NECESSARY:

Thursday, February 19, 2026, 12N

WOMEN AND/OR MINORITY-OWNED BUSINESSES ARE ENCOURAGED TO PARTICIPATE



Southern Nevada Regional Housing Authority Significant Addition to the Housing Choice Voucher (HCV) Administrative Plan

Chapter 4 – Applications, Waiting List and Tenant Selection

Preference to be added:

Emergency Housing Vouchers (EHV) – A preference will be given to currently assisted EHV families whose assistance is at risk of termination due to lack of program funding. This preference will be verified by SNRHA internal records.

Chapter 17 – Project Based Vouchers (PBV)

Owner Maintained Waiting List

[Note: The Owner Waiting List Policy must be an attachment to the Admin Plan]

(a) Selection from the Waiting List.

1. SNRHA will allow owner-maintained PBV waiting lists for certain PBV projects. The owner may maintain a single waiting list across multiple projects owned by the owner.
2. For any newly established owner-maintained waiting lists, SNRHA must first offer to place applicants who are listed on the waiting list for tenant-based assistance on the waiting list for PBV assistance.
3. Under an owner-maintained waiting list, the owner is responsible for carrying out responsibilities including, but not limited to, processing changes in applicant information, removing an applicant's name from the waiting list, opening and closing the waiting list.
4. SNRHA will identify in the Administrative Plan the names of the projects that have owner-maintained waiting lists once awarded.

SNRHA Policy

The following projects have owner-maintained waiting lists:

- Tropicana Trails (PSH)
 - Pura Vida Senior Living (PSH)
 - Visions Park (PSH)
 - South Nellis (PSH)
5. Under an owner-maintained waiting list, the owner is responsible for carrying out responsibilities including but not limited to, processing changes in applicant information, removing an applicant's name from the waiting list, opening and closing the waiting list.
 6. SNRHA will monitor owner-maintained waiting lists in accordance with the Section Eight Management Assessment Program (SEMAP) – Selection from the Waiting list. SNRHA will ensure the owner's waiting list policies are in compliance with fair housing requirements and the SNRHA Administrative Plan.



7. At least biennially, SNRHA will pull a quality control sample for each owner-maintained waiting list, based on the SEMAP guidelines in 24 C.F.R. 985.3, drawn separately for applicants reaching the top of the owner-maintained waiting list and for admissions, documentation shows that at least ninety-eight (98) percent of the families in both samples of applicants and admissions were selected from the waiting list for admission in accordance with these policies and met the selection criteria that determined their places on the waiting list and their order of selection.
 - (a) The owner must develop and submit a written owner waiting list policy to the SNRHA for approval. The owner's waiting list policy must include policies and procedures concerning waiting list management and selection of applicants from the projects waiting list including any admission preferences, procedures for removing applicant names from the waiting list and procedures for closing and reopening the waiting list. The owner must receive approval from SNRHA of its owner waiting list policy in accordance with the process established in SNRHA's Administrative Plan. The owners' waiting list policy must be incorporated in SNRHA's Administrative Plan.
 - (b) The owner must receive approval from SNRHA for any preferences that will be applicable to the project. SNRHA will approve such preferences as part of its approval of the owner's waiting list policy. Each project may have a different set of preferences. Preferences must be consistent with SNRHA Plan and listed in the owners waiting list policy.
 - (c) The owner is responsible for opening and closing the waiting list, including providing public notice when the owner opens the waiting list in accordance with 24 C.F.R. 982.205. If the owner -maintained waiting list is open and additional applicants are needed to fill vacant units, the owner must give public notice in accordance with the requirements of 24 C.F.R. 982.206 and the owner waiting list policy.
 - (d) The applicant may apply directly at the project, or the applicant may request that SNRHA refer the applicant to the owner for placement on the project's waiting list. SNRHA must disclose to the applicant all the PBV projects available to the applicant, including the projects' contact information and other basic information about the project.
 - (e) Applicants already on SNRHA's waiting list must be permitted to place their names on the project's waiting lists.
 - (f) At the discretion of SNRHA, the owner may make preliminary eligibility determinations for purposes of placing the family on the waiting list, and preference eligibility determinations. SNRHA may choose to make this determination rather than delegating it to the owner.
 - (g) If SNRHA delegated the preliminary eligibility and preference determination to the owner, the owner is responsible for notifying the family of the owner's determination not to place the applicant on the waiting list and a determination that the family is not eligible for a preference. SNRHA is then responsible for conducting the informal review.
 - (h) Once an owner selects the family from the waiting lists, the owner refers the family to SNRHA who then determines the family's final program eligibility. The owner may not offer a unit to the family until SNRHA determines that the family is eligible for the program.
 - (i) All HCV waiting list administration requirements that apply to the PBV program apply to owner-maintained waiting lists.



- (j) SNRHA is responsible for oversight of owner-maintained waiting lists to ensure that they are administered properly and in accordance with the program requirements, including but not limited to non-discrimination and equal opportunity requirements under the authorities cited at 24 C.F.R. 5.105(a). The owner is responsible for maintaining complete and accurate records as described in 24 C.F.R. 982.158. The owner must give SNRHA, HUD, and the Comptroller General full and free access to its offices and records concerning waiting list management as described in 24 C.F.R. 982.158(c). HUD may undertake an investigation to determine whether the PHA or owner is in violation of authorities and, if unable to reach a voluntary resolution to correct the violation, take enforcement action against either the owner or SNRHA or both.
- 8. No less than seventy-five (75) percent of the families admitted to SNRHA's HCV and PBV Programs during SNRHA's fiscal year from SNRHA's waiting list shall be extremely low-income families based on area median income. The income-targeting requirements at 24 C.F.R. 982.201(b)(2) apply to the total of admissions to SNRHA's HCV and PBV Programs during SNRHA's fiscal year from SNRHA's waiting list (including owner-maintained PBV waiting lists) for such programs.
- 9. In selecting families to occupy PBV units with special accessibility features for persons with disabilities, SNRHA must first refer families who require such accessibility features to the owner (see 24 C.F.R. 8.26 and 100.202).
- (b) Preference for Services Offered. In selecting families, SNRHA may give preference to disabled families who need services offered at a particular project in accordance with the limits under this paragraph. The prohibition on granting preferences to persons with a specific disability at 24 C.F.R. 982.207(b)(3) continues to apply.
 - 1. Preference Limits.
 - (i) The preference is limited to the population of families (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;
 - (ii) Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
 - (iii) For whom such services cannot be provided in a non-segregated setting.
 - 2. Disabled residents must not be required to accept the particular services offered at the project.
 - 3. In advertising the project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from services provided in the project.
- (c) Offer of PBV Assistance.
 - 1. If a family refuses SNRHA's offer of PBV assistance or the owner rejects a family for admission to the owner's PBV units, the family's position on the SNRHA waiting list for tenant-based assistance is not affected regardless of the type of PBV waiting list used by SNRHA.
 - 2. The impact (of a family's rejection of the offer or the owner's rejection of the family) on a family's position on the PBV waiting list will be determined as follows:



- i. If a central PBV waiting list is used, the family may be rejected after one offer of assistance without good cause before the family is removed from the PBV waiting list. If the owner rejects the family, the family will be allowed one more referral to a different project before being removed from the list.
 - ii. If a project-specific PBV waiting list is used, the family's name is removed from the project's waiting list connected to the family's rejection of the offer without good cause or the owner's rejection of the family. The family's position on any other project-specific PBV waiting list is not affected.
 - iii. Good cause is defined as:
 - a) The family determines the unit is not accessible to a household member with a disability or otherwise does not meet the member's disability-related needs;
 - b) The unit has HQS deficiencies;
 - c) The family is unable to accept the offer due to circumstances beyond the family's control (such as hospitalization, temporary economic hardship, or natural disaster); and
 - d) The family determines the unit presents a health or safety risk to a household member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.
3. SNRHA may not take any of the following actions against an applicant solely because they applied for, received, or refused an offer of PBV assistance:
- i. Refuse to list the applicant on SNRHA's waiting list for tenant-based assistance or any other available PBV waiting list. However, the SNRHA (or owner in the case of owner-maintained waiting lists) is not required to open a closed waiting list to place the family on that waiting list.
 - ii. Deny any admission preference for which the applicant is currently qualified;
 - iii. Change the applicant's place on the waiting list based on preference, date, and time of application, or other factors affecting selection under SNRHA's selection policy;
 - iv. Remove the applicant from the waiting list for the tenant-based voucher assistance.

