



Nevada Rural Housing's Mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

June 1, 2026
Ken Tedford
Mayor, City of Fallon
55 West Williams Avenue
Fallon, NV 89406

Re: Request for Private Activity Bond Cap

Dear Mayor Tedford:

Nevada Rural Housing (NRH) respectfully requests the transfer of any unused 2026 Private Activity Bond Cap (PABC) allocation available to your entity.

For many years, your partnership has helped support affordable homeownership opportunities for rural Nevada families through mortgage revenue bond financing, below-market interest rates and down payment assistance programs. In today's housing market, these tools remain critically important for working families across rural Nevada.

Enclosed is a brief Community Partnership Report highlighting the impact your support has helped make possible both statewide and within your community.

Transferring unused bond cap to NRH does not financially obligate your locality in any way. It simply allows these resources to be used to expand affordable homeownership opportunities throughout rural Nevada.

Also enclosed for your convenience:

- Draft Resolution
- Transfer Certificate

Please schedule this item for consideration at an upcoming meeting as either a consent or action item, depending on your entity's requirements.

Within five (5) days of approval, please email executed documents to gjimenez@nvrural.org and mail originals to:

Attn: Mark Pasek
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

Thank you again for your continued partnership and support of rural Nevada housing opportunities.

With Sincere Gratitude,

A handwritten signature in blue ink that reads "William L. Brewer".

William L. Brewer
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)





**Rural Housing.
Real Impact.**

**COMMUNITY PARTNERSHIP REPORT &
PRIVATE ACTIVITY BOND CAP REQUEST**

CITY OF FALLON • 2026



...er than all I love the best,
Right in the heart of the golden west
Home means Nevada to me

NEVADA RURAL HOUSING AT A GLANCE

Nevada Rural Housing was created in 1973 with a mission to promote, provide and finance affordable housing opportunities for rural Nevadans.

Today, NRH serves Nevada's 15 rural counties and the rural portions of Clark and Washoe counties — a service area spanning more than 110,000 square miles.

As Nevada's rural housing agency, NRH provides:

- Affordable homeownership programs
- Down payment assistance
- Rental assistance services
- Property development and management
- Housing education and outreach

Our work is guided by a mission-first philosophy rooted in partnership, innovation and long-term rural investment.



\$2.5 BILLION

mortgages since 2006

\$69 MILLION

in down payment assistance

11,000 BUYERS

assisted since 2006

\$180 MILLION

invested through development

1,300

renters assisted annually

851 UNITS

developed/preserved

590+ UNITS

planned through 2027

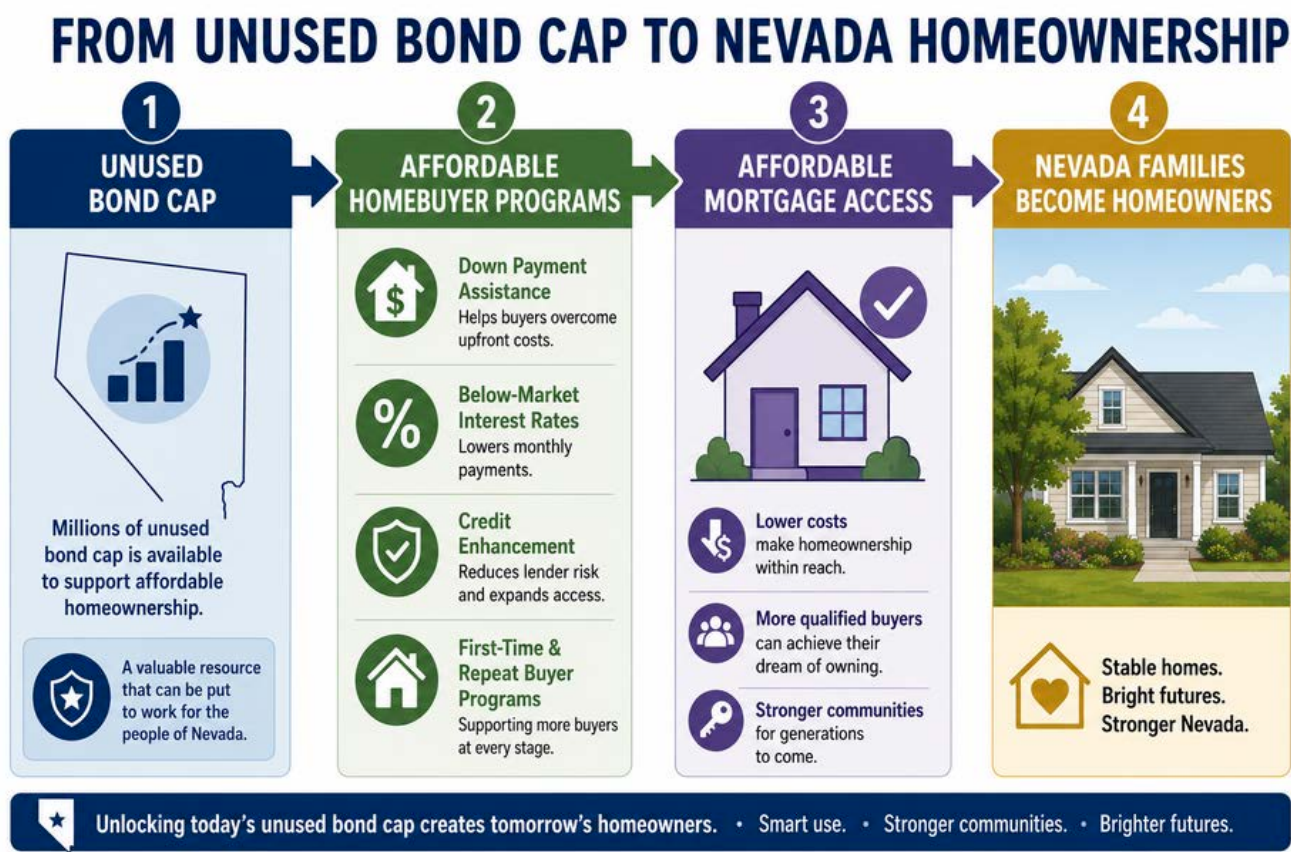
812 DOORS

managed in 9 communities



How Local Partnership Expands Homeownership Opportunity

Unused Private Activity Bond Cap provides critical financing capacity for Nevada Rural Housing's affordable homeownership programs. These tools are especially important in today's housing market, where rising interest rates and home prices continue to challenge working families across rural Nevada. Your partnership helps ensure these opportunities remain available for rural homebuyers throughout the state.



While Private Activity Bond Cap directly supports homeownership financing tools, these programs also strengthen Nevada Rural Housing's broader mission of expanding housing opportunity across rural Nevada communities.

"The Launchpad Program really gave us the opportunity to find the house that we loved and we wanted – we didn't have to compromise on anything."

- The Christer Family,
Nevada Rural Homebuyers



Building Pathways to Homeownership Across Rural Nevada

For the past 20 years, Nevada Rural Housing has worked alongside local governments, community leaders, lenders, and housing partners to expand homeownership opportunities across rural Nevada. Today, that work reaches homebuyers through three distinct programs: Home At Last®, Rural Rocks®, and Launchpad®. Together, these programs help address the diverse needs of Nevada households, from first-time buyers purchasing their first home to essential workers serving their communities and families seeking affordable financing solutions in a challenging housing market.

A critical piece of that work is Private Activity Bond Cap (PABC).

PABC activates the financing tools needed to support mortgage revenue bond programs such as Launchpad, allowing Nevada Rural Housing to offer below-market interest rates and down payment assistance that help make homeownership attainable for working families. Through the continued support of Nevada's cities and counties, Launchpad 2.0 and millions of dollars in available mortgage financing remain available today for rural homebuyers.

PROGRAM IMPACT THROUGH OUR PARTNERSHIP WITH THE CITY OF FALLON

Since 2006:

- \$34.4 million in mortgages
- 188 homebuyers assisted
- \$1 million in down payment assistance
- \$520,505 in est. federal tax savings
- \$7.7 million TOTAL in private activity bond cap transfers

This Year:

- \$1.5 million in mortgages to 5 homebuyers

*Your continued partnership supports
homeownership opportunity for rural
Nevada families.*

LUNCHPAD
Homeownership Program by Nevada Rural Housing





***"I love the area. I love the community.
And this home is OURS!"***

Real Families. Real Opportunity.

HOMEOWNERSHIP IN HER OWN WORDS

For Gabby, homeownership meant more than purchasing a house. It meant creating stability for her family, reducing her daily commute, and putting down roots in a community she loves.

As a single mother of two boys, Gabby was looking for a home that would bring her closer to work, family, and friends while providing a place where her children could thrive. Through Nevada Rural Housing's Home At Last® program, she was able to achieve that goal.

Gabby describes the process as straightforward and accessible. The program was easy to find, easy to use, and did not add time to her home purchase. Today, she and her sons are enjoying the benefits of homeownership and the sense of belonging that comes with being part of a community they are proud to call home.

Her story reflects the impact Nevada Rural Housing's programs continue to have for families across rural Nevada.

"I was shocked with how fast the process went, from making the offer to getting my keys, it took 30 days. The process was easy and it was convenient. This was truly the perfect fit for me because we didn't have to sacrifice on anything."

- Gabby, Nevada Rural Homeowner



BEYOND HOMEOWNERSHIP

Building Stronger Rural Communities Through Partnership

When Lincoln County faced the challenge of a deteriorating and partially burned property in the heart of Pioche, county leaders partnered with Nevada Rural Housing to create a long-term housing solution. Working together from concept to completion, the partnership transformed the site into Pioche Apartments, a nationally recognized affordable housing community that will serve residents for generations to come.



Pioche Apartments, Opened December 2025

WHAT PARTNERSHIP CAN BUILD

Housing challenges look different in every community, but lasting solutions often begin the same way: through partnership.

By combining local leadership, community vision, and housing expertise, communities can create solutions that strengthen neighborhoods, expand housing opportunity, and invest in the future.

Pioche Apartments is one example of what that partnership can achieve.

PROJECT HIGHLIGHTS

- 32 Affordable Housing Units
- Redevelopment of a Blighted Property
- Solar Integration
- Fiber Internet Connectivity
- Owner-Paid Utilities
- 25 Voucher-Supported Households
- HOME Award of Excellence Recipient

GROWING IMPACT ACROSS NEVADA

Over the past 50 years, Nevada Rural Housing has developed or preserved more than 800 affordable housing units throughout rural Nevada.

Today, nearly 600 additional units are planned or in development, reflecting growing housing demand, stronger partnerships, and continued investment in rural communities across the state. Many of these projects began with conversations between local leaders and Nevada Rural Housing about community housing needs and opportunities.

Rural Housing Impact by the Numbers

- 50+ Years Serving Rural Nevada
- 851 Units Developed or Preserved
- 590+ Units Planned or In Development
- Nationally Recognized Housing Initiatives
- Partnerships Across Rural Nevada

Partnership Starts Locally

Strong housing outcomes don't happen by accident. They happen when communities, leaders, and housing partners work together to connect residents with opportunities and identify solutions that meet local needs.



Nevada Rural Housing invests heavily in outreach, education, and community engagement throughout rural Nevada, but local partnerships help ensure those resources reach the people who need them most.

Whether supporting homeownership outreach, connecting residents with housing resources, or exploring long-term housing solutions, partnership remains one of the most effective tools for expanding housing opportunity.

PARTNERSHIP OPPORTUNITIES

- Community events and presentations
- Employer outreach initiatives
- Housing resource fairs
- Chamber and economic development events
- Housing needs discussions
- Development and redevelopment opportunities
- Community-specific marketing campaigns

TO SUPPORT THESE EFFORTS, NRH PROVIDES:

- Community-specific flyers and outreach materials
- Rural Rocks® promotional materials
- Event participation and presentation support
- QR code and digital engagement tools
- Social media graphics and content
- Homebuyer education resources

REACHING RURAL NEVADANS WHERE THEY ARE

Nevada Rural Housing promotes housing opportunities across its 110,000-square-mile service area through:

- Paid digital advertising
- Social media campaigns
- Google Search and display advertising
- Radio and streaming audio advertising
- Community events and presentations
- Earned media and public relations efforts
- Partnerships with lenders, Realtors®, employers, and local organizations



THE TEAM

When more families can find affordable rental units or purchase a home of their own, we all benefit through stronger, more stable and economically vital communities. We know we have an important (and sometimes difficult) mission. We push the limits because rural Nevadans and we, ourselves, expect great things. The Nevada Rural Housing team is comprised of employees, commissioners, vendors and partners – all on the mission to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Specific to our homeownership programs, NRH has a powerhouse crew at the ready, including members with a variety of backgrounds and experience. From housing to transportation, finance to government, this group has the chops and heart to get the job done ... and is supported by one of the best Board of Commissioners on the planet (if we do say so ourselves).



Bill Brewer

Executive Director

Bill's first job in the housing business was almost 40 years ago when he began working for the Farmers Home Administration (FmHA). In 1994, he became the first Housing Program Director for the new Nevada State Office of FmHA, which subsequently became the state office of the United States Department of Agriculture (USDA) Rural Development. During his tenure as Program Director at USDA, Bill was responsible for the investment of more than \$1 billion in rural Nevada, assisting hundreds of families with their dream of homeownership and providing decent, safe, and affordable rental housing to seniors and families throughout rural Nevada.



Katie Coleman

Communications Director/
Homeownership Programs Co-Lead

Katie brings a blend of private and public agency experience to NRH. She has a wide portfolio of organizational experience ranging from small tech startups to government agencies, publicly traded corporations and highly regulated industries. With her experience comes a passion she shares with NRH's team and its partners: connecting Nevadans with the tools and resources they need to live happy, healthy and safe lives. Her areas of expertise include: Strategic Communications Planning, Cross-Channel Marketing, Data-Fueled Brand Development, Corporate and Executive Communications, Integrated Public Relations and Content Marketing and Community Outreach Strategies.



Kevin Hickey

Homeownership Programs
Manager/ Co-Lead

Plucked from the sky (after he retired from the airline industry after 25 years in the biz) and pulled into rural Nevada housing, Kevin joined the Homeownership Programs crew to provide lender, real estate agent and homebuyer support. Kevin is a people person first who thrives on connection and relationships, which made him a perfect fit for the role. He has since expanded his responsibilities and now manages NRH's homeownership programs, helping the team dream up the next big thing that will help rural Nevadans realize their dreams of becoming homeowners. Kevin earned his master's degree from the University of Nevada, Las Vegas in Crisis and Emergency Management, and is a fifth-generation Nevadan born and raised in Gardnerville.



Shawn Heusser

Finance Director/
Homeownership Programs Co-Lead

In his role as Director of Finance, Shawn is responsible to help ensure NRH is a good steward of available funding to carry out our mission to promote, provide, and finance affordable housing for all rural Nevadans. With an extensive background in the public sector, he brings his comprehensive insight in not only financial management practices, but overseeing programs that serve his community. From his 18 years as the Deputy Legislative Auditor at the Nevada Legislative Counsel Bureau and four years as the Director of Finance and Facilities/Business Services at Lyon County School District, he has implemented and managed programs and his staff through rigorous and comprehensive analysis of laws, regulations, program operations, budgets and other operational data.

THE TEAM



Chris Mora

Digital Communications
Manager

Chris is considered the guy who can do anything at NRH – ask anyone! Chris manages the shop's digital marketing efforts to help promote our brand, programs, initiatives ... and then a whole lot more. "Think up stuff and try to do it." That's what he says he does. We think, "Move mountains" is more like it. Before joining the agency, Chris owned Destinations Consulting Group, LLC, which, in partnership with South Korea's National Tourism Organization, developed communications strategies to brand South Korea as a luxury travel destination within the U.S. and Latin America. One who truly understands the feeling of home (and how to communicate it to others), Chris sees his home as a place to "season" with family memories and traditions. A true master.



Shelby deBraga

Digital Communications
Specialist

If Shelby weren't busy delivering NRH's mission through creative digital storytelling, she might be scooping up every animal she could for her dream animal sanctuary! An animal lover, rural Nevada lover and all-around people lover, Shelby brings a vibrancy, creativity and dedication to the Communications team that elevates our work to wonderful places. Prior to NRH, she worked as Marketing Manager at Kaia FIT Sierra. For Shelby, 'home' means catching the sunsets cozy'd up on the couch with her loved ones – her husband, daughter, son and fur babies.



Raychel Roylance

Digital Communications
Coordinator

When Raychel isn't tackling data projects, she's helping drive efficiency and innovation across NRH through technology and process automation. A former NRH intern and now an all-around rockstar on the team, she leverages her expertise in information systems and workflow optimization to support the organization's mission. She brings her penchant for digital technology along with her creativity and style to help get the word out to homebuyers across rural Nevada about the various opportunities for homeownership.

NEVADA RURAL HOUSING BOARD OF COMMISSIONERS



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CHAIR



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SEE THE MISSION IN ACTION



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THIS INSTITUTION IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER

