

# ANNUAL REPORT

2024 - 2025

WWW.RTSNV.ORG

Rebuilding  
Together.  
Southern Nevada



**Rebuilding Together**  
**Southern Nevada in Review**  
611 S. Ninth St. Las Vegas, NV 89101  
[www.RTSNV.org](http://www.RTSNV.org)

# TABLE OF CONTENTS



01.

Foreword  
From Us

---

A letter from our CEO

02.

Our  
Affiliate

---

Affiliate Story  
Affordable Multi-Housing  
Safe at Home

03.

About  
Us

---

Critical Home Repair  
NRD and MADD  
What we Do

# DEAR REBUILDER

In the 2024/2025 fiscal year, we continued to invest in our organization and challenged ourselves to improve our impact on the communities and neighbors we serve.

Over the past fiscal year, we have seen increasing successes in the following programs:

- Critical Home Repair Program
- Safe at Home Program
- Fall Prevention
- HOME Investment Partnership Program
- “Rebuilding Day” Projects
- Acquisition & Rehabilitation

Thanks to a combination of dedicated partner support, a rise in funding opportunities, and a hard-working staff, our organization has been able to expand our reach and improve our services.

A major milestone in 2025 was securing an additional \$1.5 million in state funding through the Home Means Nevada Initiative (HMNI). This reallocation of unspent funds allows us to reduce wait times and expand our offerings.

In previous years, clients were frequently turned away when repair costs surpassed a set spending limit. However, thanks to the unwavering support of Christine Hess and Steve Aichroth from the Nevada Housing Division, who have been avid advocates of RTSNV, we now can significantly reduce the number of homeowners being declined.

Since its launch in 2020, our Safe at Home program has experienced remarkable growth. What began as a program serving just over 100 households in its first year now supports more than 1,200 households annually.

In addition to expanding the reach of our programs, we’ve made significant strides in diversifying our funding sources. Historically, Rebuilding Together Southern Nevada (RTSNV) relied almost exclusively on state and federal funding. Today, over 11% of our funding comes from non-governmental sources, making a pivotal shift toward long-term sustainability and resilience.

This diversification has opened the door to new opportunities, most notably the launch of a brand-new initiative focused on affordable rental housing. One of our most exciting milestones this year has been the acquisition and rehabilitation of multi-family housing units. Through our efforts, we are actively creating affordable housing in Southern Nevada, with a special focus on providing safe, stable homes for low-income Veterans.

## Our Mission

Despite our achievements this past fiscal year, we know there is more work to be done. We aim to have an even deeper impact on our communities through targeted programs that will put the support we receive toward the long-term wellbeing of our neighbors in need. I am very optimistic about the bright future of our communities. Together, we can be a part of the solution to rebuild our underserved neighborhoods and work toward affordable, safe, and thriving communities.

**Bob Cleveland**  
President and CEO





## REBUILDING Southern Nevada

### Our Story

Rebuilding Together Southern Nevada (RTSNV) is a nonprofit organization. RTSNV's mission is "Repairing Homes, Revitalizing Communities, and Rebuilding Lives."

Since our founding in 1994, we have been committed to providing critical home repairs and safety and accessibility modifications for low-income seniors, Veterans, and individuals with disabilities – ensuring they can live safely and independently in their homes. At zero cost to those we serve, our programs address urgent housing needs, from replacing roofs and water heaters to installing grab bars and smoke detectors, all with the goal of preserving affordable housing and enhancing quality of life.

While RTSNV provides year-round assistance to homeowners in need, National Rebuilding Day and Make a Difference Day allow us to extend our impact to entire communities.

These large-scale volunteer events focus on exterior home repairs, landscaping, and neighborhood cleanups, helping to prevent neighborhood blight, promote safety, and foster community pride.

By mobilizing volunteers and corporate partners, we strengthen neighborhoods while ensuring vulnerable homeowners can remain in their affordable homes in safety and with dignity.

Over 31 years, RTSNV has renovated and rehabilitated more than 13,000 homes and improved the lives of over 28,600 Southern Nevadans. Through collaboration with our partners, we continue working toward a future where everyone has a safe and healthy place to call home.



# AFFORDABLE MULTI-FAMILY HOUSING

Realizing one of our long-term goals, RTSNV's purpose has grown from preserving existing affordable housing for low-income homeowners to creating it by acquiring both new and existing multifamily units, rehabilitating them, then leasing to low-income clients.

In March, 2025, RTSNV acquired a brand new three-plex (in a new North Las Vegas multifamily housing complex) and modified each unit for safety and accessibility to create safe and affordable housing for Veterans. The ribbon-cutting event was well-attended including local officials and staff from the offices of Nevada's U.S. Senators and U.S. Representatives. The building is now fully occupied by Veterans and their families and is managed by our contractor, a certified Affirmative Fair Housing Marketing Plan (AFHMP) property manager (also, a Veteran), who works with our community partners to offer wraparound services to the residents.

This Veterans housing project represents the launch of RTSNV's new initiative focused on the purchase, rehabilitation, and development of residential units designed to house low-income Veterans who have served our country and now are facing housing insecurity.

The properties, located within a secured gated community, include three thoughtfully designed homes: a spacious three-bedroom, three bathroom unit, and two additional units each offering two bedrooms and two bathrooms.

These homes are situated in a vibrant and growing area of North Las Vegas, close to schools, grocery stores, public transportation, and healthcare facilities (including the North Las Vegas VA Medical Center). Residents have access not only to shelter but to the resources and opportunities that foster long-term success and upward mobility.

In the current market, homes of this size and quality lease for \$2,400-\$3,000 per month. However, through this initiative, eligible Veterans reside with their rent covered by the Veterans Affairs Supportive Housing (VASH) program (supporting long-term housing stability and quality of life improvements for Veterans). These homes truly are accessible to Veterans who need them most.

At Rebuilding Together Southern Nevada, we believe that housing is more than just a roof over one's head; it's a foundation for dignity, stability, and growth. That's why we were intentional in selecting a location that offers more than affordability. It offers a chance for families to thrive in a community where education, employment, and wellness are within reach.

This project is just the beginning. We are committed to expanding this model and creating more housing opportunities that reflect our mission.

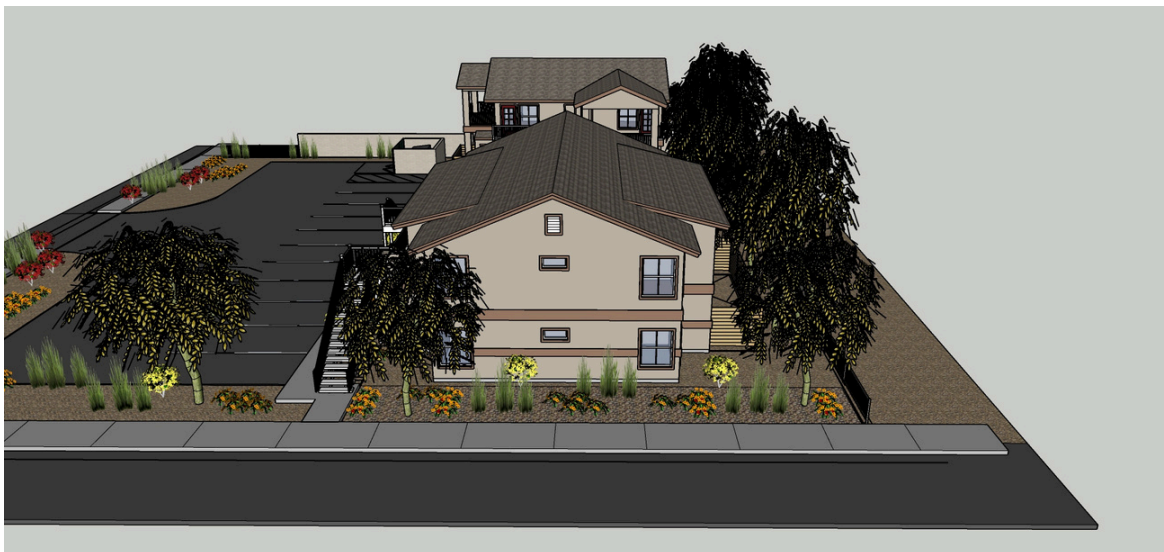
# AFFORDABLE MULTI-FAMILY HOUSING

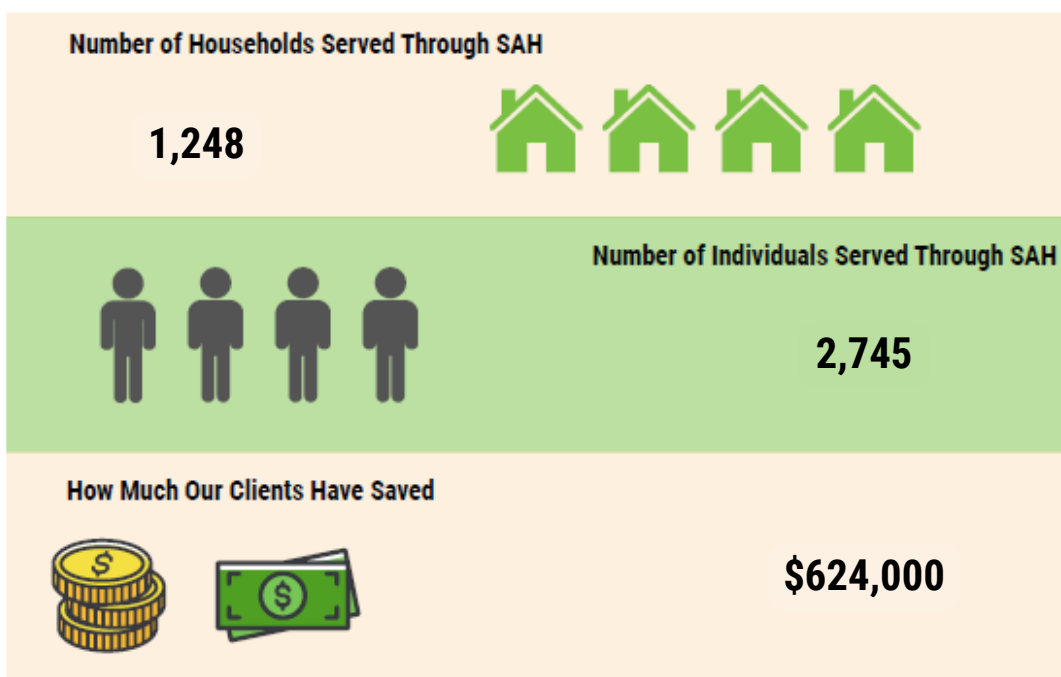
**The Merlayne Drive Project aims to address the affordable housing shortage in Southern Nevada by creating safe, stable homes for low-income individuals.**

Nevada continues to face a severe affordable housing shortage, leaving many of our neighbors with limited options. In response to an opportunity presented by Congresswoman Susie Lee, RTSNV committed in 2021 to developing two four-plexes on Merlayne Drive in Henderson to provide safe, affordable housing for low income Veterans. Since taking on this initiative, the project has garnered the support of key public officials, including Congresswoman Dina Titus and Henderson Mayor Michelle Romero, further underscoring the importance of addressing the housing crisis in our community.

This project will create stable, affordable housing solutions that foster a supportive environment where individuals and families can rebuild their lives. By providing relief in a region with escalating housing costs, Rebuilding Together Southern Nevada is making a meaningful impact in combating housing insecurity across Southern Nevada.

With funding support from the State of Nevada, City of Henderson, NV Energy Foundation, Georgia-Pacific Las Vegas Gypsum, Henderson Silver Knights Foundation, Cooper Roofing and Solar, Ryan Mechanical, Spectrum Construction, Murphy Electric, Renewal by Anderson, Rutter Construction, Powerhouse Plastering, and other supporters, we are bringing this project to life and ensuring that it meets the critical needs of our community. Through supporter contributions, we have covered essential construction costs and will implement wraparound services designed to provide residents with the tools they need to thrive.





## SAFE AT HOME PROGRAM FY 2024 - 2025

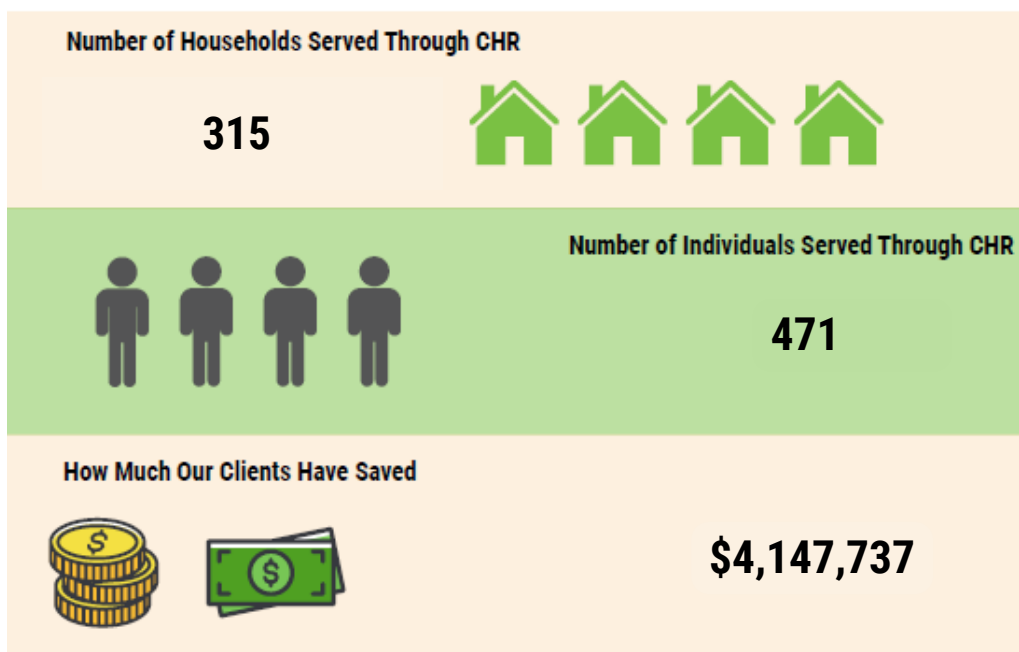
**At Rebuilding Together Southern Nevada, we believe that everyone deserves a safe place to live. That is why we established the Safe at Home Program.**

Through Safe at Home (SAH), our organization provides safety and accessibility modifications to qualifying Southern Nevada residents such as low-income seniors, Veterans, and individuals with disabilities. Many of those individuals face significant barriers to remaining in their homes due to unsafe living conditions, such as the lack of grab bars, accessible bathrooms, adequate lighting, or functioning smoke detectors. Without these essential modifications, aging in place becomes increasingly difficult, and may lead to a heightened risk of falls, injuries, and, in some cases, premature relocation to assisted living facilities.

The Safe at Home Program was designed to address these challenges by providing zero-cost (due to grants and community funding) home modifications that improve mobility, prevent falls, and enhance overall home safety. Services include the installation of grab bars, accessible lavatories, fire extinguishers, smoke and carbon monoxide detectors, improved lighting, air filters, security lighting, and minor plumbing repairs.

By making these essential modifications, the Safe at Home program not only improves the safety and independence of homeowners but also helps to preserve affordable housing by ensuring these individuals can remain in their homes for as long as possible. Over the past five years, SAH has positively impacted over 2,745 households across Southern Nevada.





## CRITICAL HOME REPAIR PROGRAM FY 2024 - 2025

**Paying for home repair and maintenance is a substantial financial burden for homeowners who are seniors, individuals with disabilities, and Veterans who are living on a fixed and limited income.**

The Clark County Consolidated Plan (2020-2024) found a shortage of 59,370 affordable units for extremely low-income households (30% AMI) and 78,112 affordable units for 50% AMI households. Clark County has experienced rapid population growth, outpacing the production of affordable housing, and leading to increased housing costs.

Many residents living in substandard conditions are cost-burdened and/or at

risk of homelessness. Over 38% of housing units in Clark County are in inadequate condition (Housing Assistance Council). Per HUD, home repairs and upkeep are a substantial burden for low income homeowners living on a fixed income.

To meet needs, RTSNV serves homeowners who do not have the financial or physical ability to maintain their homes. Our Critical Home Repair Program provides major repairs and replacements of systems that are critical to safety and survival of clients. Licensed contractors replace clients' heating/ventilation/air conditioning (HVAC) systems, plumbing, water heaters, roofing, flooring, and other home systems, at zero cost to our clients.

### Number of Households Served Through NRD & MADD

13



### Number of Individuals Served Through NRD & MADD



20

### Number of Volunteers Who Participated In NRD and MADD



277

## NATIONAL REBUILDING DAY AND MAKE A DIFFERENCE DAY FY 2024 - 2025

While RTSNV provides critical home repairs and safety and accessibility modifications year round, National Rebuilding Day (the last Saturday in April) and Make a Difference Day (the fourth Saturday of October) extend our impact beyond the individual home to the entire neighborhood. These large-scale volunteer events focus on exterior repairs, landscaping, and cleanups, which enhance safety, curb appeal, and community pride. Rebuilding Day sponsors have the unique team-building opportunity to adopt a home, assemble a volunteer team, and work alongside RTSNV to complete projects such as landscaping, painting, debris removal, and more. By participating, sponsors directly contribute to stabilizing neighborhoods, preserving affordable housing, and fostering stronger communities.

These events not only transform homes but also create a ripple effect that reduces blight and increases property values. Volunteers walk away with a deeper connection to their community and a firsthand understanding of the power of service. Partnering with Rebuilding Together Southern Nevada allows organizations to drive meaningful change while offering employees a rewarding team-building experience that makes a lasting impact.

The work of Rebuilding Together makes homes safer and improves the health of our neighbors

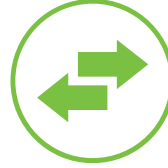
## WHAT WE DO?

### OUR WORK INCREASES SAFETY

Seven in ten neighbors who received repairs report **low or no chance of falling** on the rebuilding progress.



The majority of neighbors who had trouble getting in and out of their homes prior to repairs reported **easier ingress and egress afterwards**.



Neighbors who received repairs experience improved **home security and fire and structural safety**.



### OUR WORK IMPROVES PHYSICAL HEALTH

Nearly two thirds of neighbors who reported their health was less than good prior to repair said **their health improved after receiving repairs**.



Three in five neighbors who received repairs found **bathing easier than before**, which increased the potential for improved hygiene.



For our neighbors who received the repair or replacement of kitchen appliances, it contributed to **improved nutrition**.



### OUR WORK IMPROVES MENTAL HEALTH

Three in five neighbors who received repairs report **feeling happier** after receiving repairs.



The majority of neighbors who had trouble getting in and out of their homes prior to repairs reported **easier ingress and egress afterwards**.



Neighbors who received repairs experience improved **home security and fire and structural safety**.





The work of Rebuilding Together makes homes safer and improves the health of our neighbors

# WHAT WE DO?

## OUR WORK Fosters

### INDEPENDENCE

Nine in ten neighbors who received repairs **plan to age in place.**



Half of neighbors who had experienced a fall in the six month before repairs rated their **low or no chance of falling** after received repairs.



Nearly a third of neighbors who received repairs said they found **cooking and preparing meal easier** after the repairs were complete.



## OUR WORK INCREASES

### UPWARD MOBILITY

Neighbors who received repairs reported **increased ability to pay for daily necessities.**



More than 3 quarters of neighbors who received repairs **plan to pass their properties to family or friends.**



Three in five neighbors who received repairs say **their home are now more valuable as an asset.**



## OUR WORK INCREASES

### COMMUNITY CONNECTION

More than one quarter of our neighbors who received repairs felt an **increased connection with their community.**



Neighbors who received repairs felt **our work made a difference in their neighborhood or community.**



The majority of neighbors who received repairs expressed **feeling greater pride in their home.**

