

A newsletter published by the Nevada Dept. of Business & Industry Housing Division

Upcoming Activities

October 30th
Weatherization Day Activities
Home Depot/NHD
"You Can Winterize Your Home"
(see page 2)

November 12
Children's Art Contest
Art submittal deadline

December 2
Housing Advisory Meeting
Grant Sawyer Building
Las Vegas

January 6, 2004
Children's Art Contest
Program & Reception
The Venetian Resort Hotel/
Casino

Governor Kenny Guinn Signs Proclamation October 30, 2003 "Weatherization Day"



The Department of Energy's Weatherization Assistance Program reduces the energy burden on low-income families by installing cost-effective, energy efficiency measures. Governor Kenny Guinn has proclaimed October 30 as "Weatherization Day" to raise awareness of the important benefits created by the program. Looking on at the Governor's signing is Chas Horsey, Administrator, Nevada Housing Division, and Art Thurner, Federal Programs Supervisor, Nevada Housing Division.

The federally funded low-income Weatherization Assistance Program was created in response to the energy crisis of the 1970s. The Program was designed to help low-income families afford the cost of energy and to help them reduce their energy use and overall energy cost.

Families in Northern Nevada are finding themselves preparing to turn up their thermostats to combat dropping fall and winter temperatures. Southern Nevadans battle heat through the summer by turning thermostats down. For the low-income families, this cranking up the heat and turning down thermostats is not always an option. These families pay 14% or more of their annual income for energy compared with 3.5% for non low-income families. (see Weatherization on page 2)

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From the Administrator



Charles L. Horsey, Administrator

NHD Releases 2nd Quarter 2003 Apartment Study

It is a pleasure for me to announce the release of the Division's second quarter 2003 'NHD Apartment Facts' data.

The report is an annual point-in-time survey conducted during the second quarter of every year. The Division has conducted this study since 1997; and it has proven to be an invaluable tool in the Division's decision making process, both in the planning and in the financing of apartment complexes throughout the State.

Through the survey, the Division is able to evaluate the effectiveness of its financings, and its effectiveness in serving the needs of targeted and special-needs populations. To date, I am proud that the Division has been able to finance more than 20,000 multi-family units statewide for our low- to moderate-income citizens.

Charles L. Horsey

Weatherization (cont. from pg. 1)

The Weatherization Assistance Program, funded by the U.S. Department of Energy, is a formula grant provided to all 50 states. The Division assumed administration of specific Program mandates when the Nevada Legislature passed AB661. The Division awards grants to local non-profit agencies called Subgrantees to provide weatherization services throughout the state. The Weatherization Program's Subgrantees process client applications, determine which weatherization measures are most cost effective and install the measures in the client's homes. The Subgrantees' technicians use blower doors, pressure pans, carbon monoxide testing equipment and draft gauges to determine measures most cost effective and necessary to ensure the client's health and safety.

Listed below are NHD's current Weatherization Program Subgrantees and their respective service areas:

1. The HELP Center of Southern Nevada operates the program in Clark County, excluding Henderson.

2. Community Services Agency (CSA) of Washoe County serves Washoe, Storey, Lyon, Churchill, Douglas, Mineral and Carson counties.

3. Rural Nevada Development Corp. (RNDC) provides service in Humbolt, Elko, White Pine, Lincoln, Pershing, Esmeralda, Lander, Eureka and Nye counties.

4. The City of Henderson Neighborhood Services serves the incorporated areas of Henderson.

NHD's HOME Program Captures Top Ranking

NHD's HOME Program captures first place in HUD's national state overall ranking.

The HOME Program helps to expand the supply of decent, affordable housing for low- and very-low income families by providing grants to states and local government, referred to as participating jurisdictions or "PJs." PJs use their HOME grants to provide funding that meets local priorities in housing needs.

The Division's HOME Program allocates funds annually to local PJs based on the amount of funding received from the U.S. Dept. of Housing and Urban Development. The HOME Program was signed into law in 1990 and first funded in 1992.

Based upon HUD's HOME Program Performance "SNAPSHOT," quarterly cumulative performance reports are implemented for tracking participating jurisdictions.

The performance SNAPSHOT is an important tool in evaluating the performance of PJs by providing a context for accomplishments.

These accomplishments are rated in eight categories: 1) % of funds committed; 2) % of funds disbursed; 3) leveraging ratio; 4) % of completed rental disbursements to all rental commitments; 5) % of completed CHDO disbursements to all CHDO reservations; 6) % of 0-50% AMI renters to all renters; 7) % of 0-30% AMI renters to all renters; and 8) % of occupied rental units to all completed rental units.

The Division's HOME Program received a first-place state overall ranking based upon percentile ratings of these performance indicators.

The Division's HOME funds are used to develop and support affordable rental housing through acquisition, new construction, reconstruction, and moderate or substantial rehabilitation.

The Housing Division is partnering with Home Depot's "You Can Winterize Your Home" on Weatherization Day -- October 30th. The Division's subgrantees will be available at the 7:00 p.m. presentation at the following locations:

Northern Nevada:
Home Depot
2955 Northtown Lane
6590 South Virginia Street
5125 Summit Road Court
Reno

Southern Nevada:
Home Depot
1401 South Lamb
Las Vegas
1030 Sunset Road
Henderson

HOME Investment Partnerships Program

The Program

HOME Investment Partnership Program (HOME) is a federally funded, large-scale program for increasing financial support for affordable housing. Funds are allocated by formula to Participating Jurisdictions (state and local governments who receive funds to operate HOME.)

HOME is designed as a partnership among the federal government, state, and local governments, and those in the private sector (profit and not-for-profit) who build, own, manage, finance and support low-income housing initiatives.

The Division's HOME Program provides gap financing in partnership with the Division's bond/tax credit programs. The HOME Program's emphasis of supportive efforts to increase affordable housing supply centers on identifying communities' needs and aiding the private sector in financing new development or the rehabilitation of older units.

Homebuyer assistance, homeowner rehabilitation, and rental assistance are also key components of the Division's HOME Program.

Projects

Horizon Pines



Horizon Seniors Apartments located in Henderson provides 156 one- and two-bedroom size units for the 55+ population. The project completed in 2001 utilized Housing Division bond, tax credit, HOME, and Low Income Housing Trust Fund financing. Rental rates for the units range from \$473 a month for the one-bedroom unit up to \$696 for the two-bedroom size.



Villanova

Villanova Apartments located in Las Vegas provides 348 one- two- and three-bedroom units for families. The project completed in 2002 is a Housing Division bond, tax credits, HOME financed project.

The apartment project is gated, fully landscaped, with a clubhouse and pool area providing many amenities for its residents. Rental rates start at \$578 a month for the one-bedroom up to \$804 for the three-bedroom units.

Staff News

*Congratulations
Debbie, Lon, and Brenda!*



Debbie Parra, Supervisor, HOME Program for receiving high marks from HUD. Kudos to Debbie for receiving a #1 overall ranking in the State Participating Jurisdictions category.



Lon DeWeese, Chief Financial Officer, for presenting an informative and entertaining keynote presentation at the Affordable Housing Conference in Reno, "Blue Print to Building Stronger Communities."



Congratulations newlywed Brenda Bryant Birthright . Brenda had a wonderfully planned August 30th wedding in New York followed by a week-long cruise in the Bahamas. May you have many years of happiness!

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