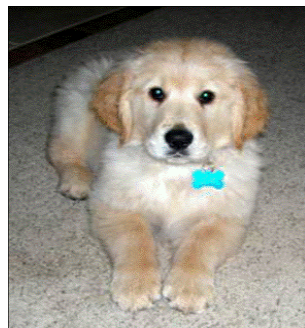


NHD Web site

[www.nvhousing.state.nv.us](http://www.nvhousing.state.nv.us)

## Staff News - Family Additions Update

A year ago the Corbins, NHD deputy administrator Nancy and husband Greg, proudly announced their new addition, Truman (pictured below). A delightfully warm, innocent, well-mannered puppy was to be the pride and joy of all. As time passed,



Truman in 2005

Truman grew (a lot); and it became readily apparent that he really liked his new home. His feeling at-home did not develop though without some surprising incidents. Over the past year, the

Corbin's have had to repair a beautifully landscaped backyard; replace various decorator items throughout the house and, of course, be on a diligent look out for the resident two cats who often can be found in some high-up place. Yes, Truman still remains the



Truman in 2006

pride and joy of the Corbins. They are hoping, though, that he learns some manners from Basia, his very lady-like Golden Retriever playmate. Truman, are you listening?

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1st Quarter 2006

# NHD REPORTER

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

## Division's Low-Income Weatherization Assistance Program Assists Nevada's Needy-Population

The low-income Weatherization Assistance Program is a federally funded program created in response to the energy crisis of the 1970's. The Program was designed to help low-income families afford the cost of energy and assist them reduce their energy use. In Nevada, the Department of Business & Industry Housing Division administers the program which was mandated by the Nevada Legislature when they passed AB661.



Weatherization Works

With Nevada's climate varying dramatically from its northern to southern borders, the clearest indicator of the climatic conditions and weatherization needs addressed by the Weatherization Program are the number of heating and cooling days in the state. With temperatures ranging from -32° during the winter months in the northern part of the state to +100° days in Southern Nevada, the challenge for proper weatherization for energy conservation as well as taking proper measures for health and safety becomes real issues.

Most weatherization assistance provided by the Division goes towards serving those persons with special needs, the elderly, individuals with disabilities, and families with children.

As of March 31, the Weatherization Program had provided assistance to 1,479 persons of which 1,000 or 67.6% were persons with special needs. Of the special needs population served, more than

40% were persons over the age of 60 and more than 37% were persons with disabilities. The average household income for all families served is \$11,260.

### Service Providers

In order to reach the needy families throughout the State, and in a timely manner, the Division awards grants to local nonprofit agencies for carrying out the workload. The FY 2007 request for proposal for the Weatherization Assistance Program ended March 29. The service providers for FY 2007 are:

**HELP of Southern Nevada**, Las Vegas, NV  
Tel. (702) 795-0575  
(serves all of Clark County except for the City of Henderson)

**City of Henderson Neighborhood Services**  
Henderson, NV Tel. (702) 267-2014  
(serves all of City of Henderson)

**Community Services Agency of Washoe County**, Reno, NV Tel. (775) 786-6023  
(serves all of Washoe County)

**Rural Nevada Development Corp.**, Ely, NV  
Tel. (775) 289-8519  
Toll Free: (866) 404-5204  
(serves Churchill, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Mineral, Nye, Pershing and White Pine Counties)

**Citizens for Affordable Homes, Inc.**  
Dayton, NV Tel. (775) 883-7101  
(serves Lyon, Carson, Douglas, and Storey Counties)

Performance indicators show that the Division will likely exceed the production goal of 1,062 households served by the end of FY 06.

### Mark Your Calendar:

May 3, 2006  
Workshop

1802 N. Carson St., Ste. 154  
Carson City

1771 E. Flamingo Rd., Ste. 103-B  
Las Vegas

To solicit comments regarding regulations pertaining to the Housing Division's certification of assisted living facilities.

**Low Income Housing Tax Credit Program**

Application Deadline

5:00 p.m.

May 5, 2006

**Advisory Committee on Housing**

Public Teleconference Meeting

Tuesday, June 6, 2006

1:15 p.m.

Bradley Building  
2501 E. Sahara Avenue  
2nd Floor Conference Room  
Las Vegas

Dept. of Business & Industry  
Conference Room  
788 Fairview Drive  
Carson City

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## From the Administrator



Charles L. Horsey

### Multi-Family Studies Are Underway at the Division

Division staff is well underway in collecting data for the annual apartment survey.

The Division has been tracking rental rates, vacancies, number, types, and location of multi-family rental units in the Greater Las Vegas Valley since 1997 and for the Greater Reno/Sparks Area since 2000. In 2005, the Division incorporated data for tracking rental property trends in the rural areas of the state.

Also, the Division is tracking the development, availability, and affordability of assisted living units throughout the State. As Nevada's 55+ age group continues to grow, accessible units, health care provisions within an independent living environment, and the ability to pay for this housing and the services provided are going to be of utmost importance.

The second quarter 2006 *NHD Apartment Facts* will be published mid-summer and when completed will be available on the Division's Web site. Copies can also be obtained by contacting one of the Division's offices.

Charles L. Horsey

NHD reports, forms, notices, and compliance literature can all be found on the Division's Web site:  
[www.nvhousing.state.nv.us](http://www.nvhousing.state.nv.us)

## Low Income Housing Tax Credit Monitoring and Compliance



### NHD's Low Income Housing Tax Credit Monitoring and Compliance Staff Holds Training for NHD Funded Projects

More than 150 Southern Nevada and 122 Northern and Rural Nevada property managers attended the LIHTC tax credit monitoring and compliance training sessions. A mandatory training for property managers of NHD funded projects was offered in both the Las Vegas and the Reno/Sparks areas and conducted by the Division's Tax Credit staff.

"The very high volume of property management turnovers make it a mandatory training," said Mark Licea, Supervisor of Tax Credit Program, Las Vegas office, "The training keeps managers informed of IRS's requirements on habitability issues and on new Division and IRS guidelines."

A typical monitoring day for the staff is to first check the property manager's records of eligibility of clients, i.e., income eligibility of the residents and making sure managers are offering appropriate rental rates based on the Department of Housing and Urban Development's (HUD) Income and Rent Limits.

Staff's next priority is to check that the housing is decent, safe, and sanitary. Each of the Division's bond/tax credit projects are committed to meeting minimum energy efficiency requirements and quality assurance measures that are equal to or greater than the EPA Energy Star® Home.

Monitors check electrical components making sure there are no exposed wires, check plumbing for water leakage, check over-all condition of the rental unit, and assess general safety.

Additionally, staff checks for secure window and door locks, for working smoke detectors, and for weatherization flaws.

Weatherization includes such issues as adequate and working heating and cooling systems, working thermostat, operational ceiling fans, appliances that are in good repair and working, and any other issues that might be a health and safety issue for the resident.

## NHDBond/Tax Credit Project Celebrates 5th Year Anniversary

### Whispering Palms

Nestled in the hub of North Las Vegas' growing housing market is Whispering Palms, a sprawling, one-story seniors apartment community developed by George Gekakis, Inc. and financed in part by the Housing Division's Bond and Low-Income Housing Tax Credits Programs.

Whispering Palms is a 208-unit complex that offers its senior residents state-of-the-art amenities on its 15-acre site. The site was selected as it provided an opportunity to develop single story apartments for seniors and was a central location to shopping, hotels, medical and other services seniors like and require.

"Aging in Place" is a major consideration of Whispering Palms' management for accommodating its residents. Local charities provide the residents with weekly bread delivery and fresh vegetables. Local health care services provide health screenings and other medical support services.

The Housing Division congratulates George Gekakis, Inc. on a very accomplished first five years at Whispering Palms.

### Silver Sky Assisted Living



*Silver Sky Affordable Assisted Living Facility* financed in part by the Housing Division's Low-Income Housing Trust Fund and Low Income Housing Tax Credits is well underway to a 2006 opening. The Division will hold a public hearing on May 3 regarding the Division's certification of assisted living facilities and the services they provide.



*Whispering Palms' amenities includes a 6,000 square foot clubhouse, with kitchen facilities, outdoor pool and spa, indoor spa, game, health, exercise, recreation, computer, and media rooms.*



Residents at Whispering Palms enjoy the 5th Anniversary festivities sharing in food and friendship.

**LIHTC Application Deadline**

**5:00 p.m.**

**May 5, 2006**