

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

Nevada Department of Business & Industry
HOUSING DIVISION
1771 East Flamingo, Ste. 103-B
Las Vegas, Nevada 89119

NHD Web site
www.nvhousing.state.nv.us

Staff News

NHD welcomes new employee **Jan Weintraub!**



Jan Weintraub, Compliance/Audit Investigator, II
Low Income Housing Tax Credit Program

Stories of streets lined with gold and jobs on every corner have been a lure for many who come to know Las Vegas as home.

This is more or less the theme for Jon Weintraub, who moved here with his family when he was seven years old.

Jan says, "My family was living in Philadelphia at a time when the economy was really depressed. My uncle moved to Las Vegas and soon got a job as a pit boss; he encouraged

the rest of the family to move west, and here we are, 50 years later."

Jan considers himself a native Las Vegan; he attended Western High School and graduated from UNLV with a major in hotel administration. Jan says, "Most of my early working days were spent working in the food and beverage departments at the now long-gone Silver Slipper and Hacienda Hotels and at Caesars Palace."

Jan's food and beverage experience landed him a job at the Nevada Test Site. As his family was growing as was his yearning to spend more time with his young children, Jan took a job within the State of Nevada's personnel system working at SIIS and then at the Real Estate Division as a compliance audit investigator. Jan spends his extra time exploring the desert, going to out-of-the-way places, and attending UNLV Lacrosse games. His three boys are all students at UNLV; two of which are on the Lacrosse team.

We, at NHD, welcome Jan to OUR housing team!

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Housing Division Receives ENERGY STAR® Outstanding Achievement Award

Each year EPA recognizes builders, providers, raters, utilities, and sponsors that achieve specific levels of accomplishment with Outstanding Achievement Awards. All builders and raters that reach the threshold of 50 ENERGY STAR® qualified homes in the calendar year and all providers, utilities, and sponsoring programs that reach the threshold of 250 ENERGY STAR® qualified homes in the calendar year receive an Outstanding Achievement Award.

The Housing Division is pleased to receive an Outstanding Achievement Award based upon its sponsorship of over 250 homes during 2006.

The Division's Multi-Family Bond and Tax Credit Programs mandate that all its multi-family financed units meet minimum energy efficiency requirements and quality assurance measures.

Glenbrook Terrace and, under construction Sonoma Palms Apartments (pictured) exemplify the high-quality of energy assurances, passing all the tests. The Division expects energy performance equal to or greater than the EPA Energy Star Home program. These measures are verified by an analysis of the building plans pre-construction using REM/Rate or equivalent; then verified by inspection and testing post construction using energy efficiency sampling protocol.

The Division, in its financing stipulations, requires, for example, that appliances be ENERGY STAR® labeled appliances;



234-unit, Glenbrook Terrace Apartments, a 2006 project, located in North Las Vegas



Future 238-unit Sonoma Palms Apartments, located in northwest Las Vegas

units have reversible ceiling fans and programmable thermostats. Each unit is checked for duct leakage and heating/cooling equipment that meet energy efficiency standards. These are just a few of NHD's energy efficiency measures required. The Division is very pleased and honored in being recognized by EPA for its energy efficiency award.

**Mark Your Calendar:
Training Classes at the
Housing Division
1771 E. Flamingo Rd.
Ste. 103-B
Las Vegas, NV 89119**

Thursday, April 26
ABC's of Fair Housing
Presented by Silver State Fair
Housing Council
CE. - 3.0 hours Ethics or
CAM - 3.0 hours Nevada Law
8:00 a.m. to 12 noon

**Nevada Housing Division
Training Course
"Intro to Housing Division
Loans"**

CE.- 3.0 Credit Hours
(general)

Thursday, April 26
1:00 p.m. to 5:00 p.m.

Thursday, May 17
8:00 a.m. to 12 noon

Thursday, June 21
8:00 a.m. to 12 noon

Thursday, July 19
8:00 a.m. to 12 noon

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From the Administrator



Charles L. Horsey
Administrator

NHD Continues to Serve its Targeted Populations

It pleases me to report that the Division continues to reach its goals and mission of providing safe, decent, and affordable housing to those populations most in need, our low- to moderate-income residents including those at risk of homelessness.

The Division's high priority goals have been to award high points to those developers who help us achieve our housing goals. George Gekakis, Inc., Nevada HAND, Fore Properties, HELP Las Vegas Housing Corp., the Gregory Group, and Shelter Properties in Reno, to mention a few, are greatly commended for their efforts and support of the Division. I want to thank all our partners and especially the support from Nevada's cities and counties who assist in the financing for making all of these very worthwhile projects possible.

Chas Horsey

HELP Las Vegas Genesis Apartments



HELP Las Vegas Genesis Apartments situated in a gated complex provides safe, decent, affordable transitional housing for those seeking a step-up in life. The neatly-groomed grounds and well-appointed community room offers residents an environment to help prepare them to re-enter the mainstream of society.

In contrast to the Meadowbrook project, HELP Las Vegas' 75-unit Genesis Apartments (awarded \$708,399 in tax credits) sits in the middle of downtown Las Vegas' homeless shelters with a view of Main Street lined by homeless men and women. The Genesis apartments provides transitional residential housing targeted towards providing affordable housing for veterans.

Nearly \$1.2 million in tax credit awarded projects celebrate openings

Northern Nevada's newest project, the 32-unit Meadowbrook Apartments located in Stateline, Nevada offers many outdoor amenities. The project is situated among great views, convenience to snow skiing in the winter, and, with its closeness to Lake Tahoe, great boating, beaching and other water sports during the summer months.

Meadowbrook was awarded \$450,381 in tax credits providing affordable residential housing to families. The project has two- and three-bedroom units with outdoor storage and covered parking for each of the residents.

Exterior amenities, which are provided in many of the Division's financed properties, are limited at Meadowbrook due to restrictions from the property's rental association. Meadowbrook, however, in its starkness sits among beautiful pines with a backdrop of the scenic high Sierras and many outdoor offerings.



Meadowbrook Apartments



NHD Offers TTT - Third Thursday's Training

Beginning in May, NHD will offer on the third Thursday of each month, 3 hr. approved CE courses on "Intro to Housing Division Loans" and/or informational workshops tailored to your company's needs.



Trainer:
Betty Roark
Loan Administration
Officer

Next Stop - Homeownership

Betty Roark, the Division's Loan Administration Officer and Trainer for the Division's programs, says, "The Division's First-Time Homebuyer Program is one of the most comprehensive for low- to moderate-income borrowers."

The training program offered by The Division is a must for the real estate licensee wanting to expand his/her buyer base. For the mortgage lending institutions, the Housing Division's loans enables them the opportunity to offer comprehensive financing for the first-time homebuyer.

The Nevada Housing Division's outreach effort offers its Nevada Real Estate Commis-

sion approved 3.0 hour general Continuing Education (CE) class, (\$30 fee), or for free, NHD staff can provide an informal informational program on the Division's Single Family First-Time Homebuyer and Down Payment Program.

Starting in May, the Division will be offering CE monthly classes every third Thursday at its Las Vegas office. For businesses or organizations interested in a presentation or class, contact the Division specifying the type of training that best meets your needs.

Classes or presentations will be offered throughout the State in 2007. If you have a specific date and time, in which you would like the Division to make a presentation at your office, let us know.

Reservations are required for all CE classes.

Contact Information for Classes or for Scheduling Presentations

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Want a home? Want to get people into a home? Want to learn more about our programs?

Nevada Housing Division

Invites you to Third Thursday's Training

Offered throughout the state. Contact us to schedule CE classes or informal presentations for your office or agency.

We're Here to Serve You!

"Next Stop— Home Ownership"