

First Quarter 2009

# NHD REPORTER

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

**Housing Division joins the popular social network sites of Facebook and Twitter**

**Facebook Group: Nevada Housing Division**

**Twitter: <http://twitter.com/HousingDivision>**

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

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## Housing Division’s Low-Income Housing Tax Credit Project—Harmon Pines Celebrates Opening



*(Night view) Harmon Pines Senior Apartment complex.*

The Harmon Pines Senior Apartments, developed by Nevada H.A.N.D., Inc., recently celebrated the grand opening of an affordable 105-

*Mark Licea, NHD Multi-Family Program, Loan Administration Officer admires Harmon Pines’ water efficient desert landscaping.*

unit apartment complex for persons age 55 years and over. The State’s Housing Division’s Low-Income Housing Tax Credit Program provided more than \$12 million equity financing for this \$16.2 million project.

(cont. pg. 2 Harmon Pines)

*Harmon Pines offers energy efficient apartments along side an architecturally appealing pool area for the residents.*



## From the Administrator



Charles L. Horsey  
Administrator

### Annual Apartment Study

It's apartment data collection time again. Staff is busy sending hundreds of questionnaires to apartment managers and owners throughout the state of Nevada for collection of multi-family residential rental data.

This data is collected annually during the second quarter of the year with a published report of findings released dur-

ing the third quarter.

The purpose of the Division's data collection for the *NHD Apartment Facts* report is to create a comprehensive database of rental properties; give interested parties planning tools to target funding, and create long-range monitoring devices to identify emerging and changing trends in the state's residential rental property market.

Through this annual survey, which has been on-going since 1997, the Division is able to evaluate the impact of multi-family bond issues and tax credit financings and identify housing gaps. I thank all the apartments who assist us in this worthwhile effort.

*Charles L. Horsey*

***"Through this annual survey, the Division is able to evaluate the impact of multi-family bond issues and tax credit financings and identify housing gaps."***

## Housing Division's Bond Program Requires Minimum Energy Efficiency Requirements and Quality Assurance Measures

The ENERGY STAR® Achievement Award has been presented to the Housing Division for FY 07 and 08. During FY08, the Division received its second ENERGY STAR® award of "ENERGY STAR for Homes Leadership in Housing". This award is based upon the Nevada Housing Division's sponsorship of 414 ENERGY STAR® qualified homes during the year.

One of the Housing Division's criteria for all its bond

and tax credit projects is that the builders of residential units meet the standards for energy efficiency and ENERGY STAR® guidelines.



*Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions.*

(Harmon Pines cont.)

Harmon Pines is the first affordable multi-family project to benefit from the Southern Nevada Public Land Management Act (SNPLMA).

The Southern Nevada Public Land Management Act (SNPLMA) became law in October 1998. It allows the Bureau of Land Management to sell public land within a specific boundary around Las Vegas, Nevada. The revenue derived from land sales is split between the State of Nevada General Education Fund (5%), the Southern Nevada Water Authority (10%), and a special account available to the Secretary of the Interior for:

- Parks, Trails, and Natural Areas

- Capital Improvements
- Conservation Initiatives
- Multi-Species Habitat Conservation Plans (MSHCP)
- Environmentally Sensitive Land Acquisitions
- Lake Tahoe Restoration Act Projects

Other provisions in the SNPLMA direct certain land sale and acquisition procedures, and directs the BLM to convey title of land in the McCarran Airport noise zone to Clark County, and **provide for the sale of land for affordable housing.**

## Construction begins on LIHTC Project-McKnight Senior Village II



Construction has begun on developer George Gekakis, Inc.'s, McKnight Senior Village II, a Low-Income Housing Tax Credit project, which through the Division's tax credit award, will be providing \$14.4 million in equity financing.

McKnight Senior Village II is the second phase of the 110-unit McKnight Senior Village I apartment complex located within the City of Las Vegas.

The new phase features 77 two-bedroom units. The complex is scheduled for completion in 2010 with rents at 35 to 50% of the area median income.

(left, rendering of McKnight Village

McKnight Village II is a 4-story building that includes a 7,000 square foot recreational clubhouse, with a full kitchen, a media/library, health room, billiards room, craft room, fitness center, solar-heated pool, spa, and covered parking. The entire development is ENERGY STAR® rated, and includes water-conserving desert landscaping and green building features throughout the complex and its grounds.

### About ENERGY STAR®

ENERGY STAR® is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices..

Results are already adding up. Americans, with the help of ENERGY STAR®, saved enough energy in 2008 alone to avoid greenhouse gas emissions equivalent to those from 29 million cars, all while saving \$19 billion on their utility bills.

### Common Home Problems and Solutions

Is your home cold, drafty, or uncomfortable? Do you have high energy bills? Hot or cold rooms?

### High Energy Bills -Diagnosis:

One reason for high energy bills is an increase in the price of electricity or heating fuel. However, it is common to trace high energy bills to an in-efficient component (windows, heating and cooling equipment, ducts insulation) of your home or a failure of one of these components to perform as intended.

It is not always easy to pin-point the problem, but fixing, through weatherization, can make your home more energy efficient and comfortable.

### Prescription Checklist:

To improve the energy efficiency of your home start with an evaluation of your home's energy use.

For best results hire a contractor who is an energy specialist, or if you are income eligible go to a NHD Weatherization Program service provider, to ask for an in-home evaluation. A good specialist will use diagnostic equipment to evaluate the performance of your home and generate a customized list of improvements.

Improvements may include sealing air leaks, adding insulation or sealing duct air leaks, adding shades or solar screening, installing programmable thermostats, and installing ceiling fans to make room air circulation more uniform. These are just a few tips, following them can improve your homes energy efficiency while making it more comfortable, saving you money on utility bills, and helping you protect the environment.

## Director of Dept. of B&I Appoints New Member to the Housing Advisory Committee



Michael J. Pawlak  
Manager  
Clark County  
Community Resource Management  
Division

### NHD Housing Advisory Committee

The Housing Advisory Committee was established by the 1995 Nevada Legislature. The eight-member committee is chaired by the Director of the State's Department of Business & Industry (B&I) who, among addressing advice and recommendations on various state and community affordable housing issues, is charged with the appointment of the seven remaining committee members.

Dianne Cornwall, Director of B&I recently appointed Michael J. Pawlak to the Housing Division's Advisory Committee on Housing.

Pawlak, has lived in the Las Vegas community for more than 20 years. For the past 12 years, he has worked within the Clark County's Community Resources Management Division overseeing the county's involvement with affordable housing, the HOME and Trust Fund Programs, Bureau of Land Management's Pilot Projects, and land disposition.

Prior to joining the County, Pawlak worked for 10 years with the Economic Opportunity Board, first as a social worker, then moving up to become EOB's Housing Division Administrator. His affordable housing expertise and involvement working within Southern Nevada's lower-income communities will give the Advisory Committee additional insight for diversified housing types and affordable housing preferences among various population and income groups.

Pawlak attended graduate school at the University of Missouri. When his wife received a job offer from UNLV, he says "I followed her here. I had spent most of my growing up years in Colorado so I'm a Westerner at heart. To live again in the West was unbelievable; I don't ever plan to leave."

## Staff News



Gina Hong (left) and Maggie Cassara (right) represent the Housing Division at Harrah's Giving Back to the Community Event held at the Rio Hotel. The event was a one-day resource fair focusing on personal and professional development.

The Housing Division provided information on steps to take to avoid foreclosure, scams, and fraud. Additional information was provided by HUD on key steps to take through their "Home Economics" brochure for owning a home; NHD provided information for first-time homebuyers.

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### NHD REPORTER

is published quarterly by the Division, free of taxpayer expense.