

Nevada Housing Division  
**Housing Advisory Committee Meeting**  
 September 18, 2007  
 1:15 p.m.

Las Vegas  
 Grant Sawyer State Office Building  
 555 East Washington Avenue, Room 4412 E

Carson City  
 Legislative Building, Room 2135

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

Second Quarter 2007

# NHD REPORTER

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

## Mark Your Calendar:

**NHD's Third Thursday's Training in Las Vegas Nevada Housing Division Conference Room**  
**8:00 a.m. to 12 noon**  
 September 20, 2007  
 October 18, 2007  
 November 15, 2007  
 "Intro to Housing Division Loans"  
 1771 E. Flamingo Rd., Ste. 103-B  
 Las Vegas, NV 89119

**IN MESQUITE, NV**  
**Thursday, September 6**  
**Housing Education Day**  
**Eureka Casino Hotel**

**Courses offered:**  
**Nevada Housing Division Training Course**  
**"Intro to Housing Division Loans"**  
 8:00 a.m. to 12 noon  
 CE.- 3.0 Credit Hours (general) and  
**ABC's of Fair Housing**  
 Presented by Silver State Fair Housing Council  
 CE. - 3.0 hours Ethics or  
 CAM - 3.0 hours Nevada Law  
 1:00 p.m. to 5:00 p.m.

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## Housing Division's Tax Credit Application Process Draws Record Demand

### NHD Reserves Over \$4 Million in Tax Credits Statewide

The Housing Division has completed the allocation process for the 2007 round of Low-Income Housing Tax Credits. The State allocated \$4,524,642 in tax credits to 14 projects. Clark County received the bulk of tax credits awarded totalling \$3,091,284 for six apartment complexes; Washoe County received \$666,911 for two apartment complexes; and the rural counties received \$766,447 in support of six multi-family projects.

In total, the credits allocated to the State of Nevada will result in the new construction or preservation of 886 units of affordable rental housing. Each year the competition for tax credits continues to grow with demand far out stripping the supply. The tax credit allocation dollars available are based upon the state's population, with the state receiving \$1.95 per capita. The Low Income Housing Tax Credit Program is federally regulated and administered in Nevada by the Nevada Housing Division.

Since the Division's initial tax credit allocation, more than \$80 million has been awarded to develop 26,288 units for families, 95% of these have been affordable units and 27% have been targeted to house seniors.

## NHD 2007 Tax Credit Awards

Project	# of Units	Type of Housing
Stewart Street Reno	42	Family
Fernwood Fernley	28	Senior
Carson Southgate Carson City	147	Senior
Sen. Richard Bryan II Las Vegas	120	Senior
Sarann Knight Las Vegas	82	Families W/Children
Smith/Williams Henderson	80	Senior
Harmon Pines Las Vegas	105	Mixed Income
Stewart Pines II Las Vegas	56	Senior
Honolulu Street Las Vegas	60	Family
Wells Avenue Reno	39	Senior
Summit Crest Ely	27	Family
Quail Run at Rivers Edge Elko	59	Family
Autumn Hills II Carson City	41	Senior

## Staff News

### NHD welcomes new employees in Las Vegas office!



Terry Johnson  
Deputy Administrator

Terry's background has been varied. Raised in a military family he has traveled some and being the modest statesperson says, "Mostly on army bases in the Midwest and then to Germany where I graduated from high school in Kaiserslautern, Germany."

Terry says his entire career desire has been to be a public administrator. After high school, he moved to Vegas to be with his extended family and to attend and graduate from UNLV with a degree in political science. Terry has been with the State of Nevada serving in various capacities for 12 years. This year will be Terry's first to attend UNLV's law school, as a part-time student.

Terry enjoys traveling, dining, and staying involved with church activities.



Cathy Ewing  
Loan Officer

Cathy blew into Las Vegas from the Denver area some 10 odd years ago. We can say blew in because Cathy says, "I came here with enough money for one month's rent and a week's worth of food." Cathy is one of the many fortunate, though, who found work in Vegas' then booming mortgage banking industry and hasn't looked back since.

Cathy's aspirations include going back to school to become a CPA. She loves working with numbers and has for the past 18 years. In the meantime, though, she enjoys being with and sharing activities with son Jonathon. Her other activities include drag racing at the motor speedway with the hubby, restoring old cars, riding a motorcycle, home improvement, camping, and fishing.

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## From the Administrator



Charles L. Horsey  
Administrator

### Sweet Days of Youth

It seems like only yesterday that my mother, now deceased, was calling down my sister and a fellow neighborhood kid who were romping around our house jumping up and down on the sofa. Those were the good old days, I guess, as I reflect on our living in one of the newest and most up-scale neighborhoods in downtown Las Vegas; the Huntridge area located right off Maryland Parkway.

Now the passing of many moons have taken their toll; our dream-house neighborhood has lost its prestigious aplomb to the more stately multi-million dollar homes near up-scale restaurants, shopping, and golf courses. But the kids from the old neighborhood, they never changed; they never lost sight of their purpose and goals in life.

Oh, I forgot to mention that fellow neighborhood kid was Richard Bryan. You might say, "A neighborhood kid who has done well."

I've watched the career growth of our State's former State Senator, Attorney General, Governor, and now former U.S. Senator bloom into one of our State's greatest leaders.

While Governor Mike O'Callaghan was in office he asked then State Senator Bryan to introduce a bill to create the Nevada Housing Division. Later when the Governor's seat was filled by Governor Richard Bryan, I was fortunate to be appointed by him to head up the Housing Division.

What a pleasure this has been; the pleasure of being able to help so many less fortunate in our State.

The Sen. Richard Bryan Apartments are a well deserved, needed complex for low-income seniors, and we can only congratulate the Senator on his vision. Little did he know that some 30 years later he would have a namesake in a project that will serve hundreds of needy seniors over the years to come.

*Charles L. Horsey*

## Second Quarter Saw \$32.7 Million in Bond Issues for the Division

In May, the Division closed three bond issues in support of the Division's Single Family and Multi-Family Bond Programs.

On May 2, the Division provided for the issuance of \$22.5 million for its Single Family Mortgage Revenue Bond Program. The Program is designed to increase the supply of affordable housing in the State by providing below market rate mortgages to first-time homebuyers who meet certain program requirements.

On May 14, the closing of \$10.2 million in bonds for multi-family development had been made.

The Centennial Park Apartments to be located at 1652 Wedekind Road in Reno closed its \$2,040,000 bond issue. This issue will be providing forty units of two-and three-bedroom size units for families with children. Included in the projects development are laundry facilities, a children's play area and 65 open parking spaces.

On May 22, the Division closed a \$8.2 million bond issue for the financing of Golden Apartments. The project will consist of 159 affordable residential units for families and will be located at 520 Brinkby Avenue in Reno. The Project will offer one-two, and three bedroom size units with amenities of a laundry facility, a community room with a full kitchen, a lounge area for resident gatherings, and a business center offering computers with free internet access.

### Division Hires Federal Programs Supervisor



Hilary Lopez  
Federal Programs Supervisor

The Housing Division is very fortunate to have Hilary Lopez join its ranks. She brings vast talent and experience in regional planning and economic analysis. While employed by the City of Reno, she managed the federally funded CDBG, HOME, ESG, and Section 108 Programs.

Hilary's journey to the Division has not been one of a straight and narrow road; a native New Yorker, she studied in the Northeast and London before moving out west. In 1994, Hilary visited Reno and chose to attend UNR. It is where she received her masters degree in applied economics and met her future husband, there in the sacred hallways of the University of Nevada Reno.

Hilary continued her educational endeavors, eventually receiving her PhD in Geography from the University of Denver. Hilary says, "I have an intense interest in affordable housing and my dissertation focused on analyzing recent changes in affordable housing in large western metropolitan areas." Hilary enjoys living in Reno and has a little girl who Hilary says, "Is a frequent flyer and gets to see her NY grandparents often."

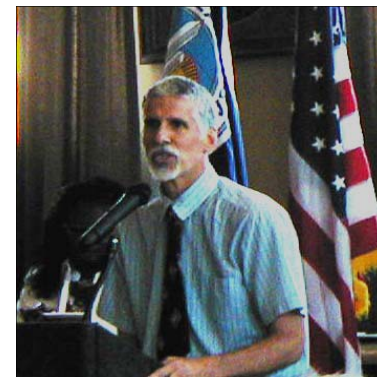
Family and friends are important factors in Hilary's life. We welcome Hilary to the Housing Division's family.

## Senator Richard Bryan Seniors Apartment Complex Celebrates Grand Opening

The Sen. Richard Bryan 120-unit apartment complex will be home to some very fortunate low- to moderate-income seniors. All of the units are affordable and provide the option of one-and two-bedroom size rental units for its future residents.

Each of the units are furnished with Energy Star® appliances, ceiling fans, smoke alarms, programmable thermostats, and user friendly, easily maintainable tile flooring.

The complex provides a stately great room, business center with well-stocked computers, and a quiet room for reading and meditation. The entire complex with its brown rustic tones compliments a water efficient desert landscape.



Mark Licea  
Las Vegas  
Multi-Family  
Programs

Senator Richard Bryan and his family attended the grand-opening event, and rightfully should be proud of this Phase I development by Frank Hawkins, of Community Development Programs Center of Nevada.

The Sen. Richard Bryan apartments exemplifies quality affordable housing. The project's viability has become a reality through the involvement of the Las Vegas Housing Authority, the City of Las Vegas, and the Nevada Housing Division.

Mark Licea spoke on behalf of the Division at the opening ceremony in which he expressed the need of the project and the Division's pleasure to be able to provide an involvement in excess of \$8 million in tax credit financing. He said, "It is the partnerships with the housing authority, governmental entities, and the private developers who make these kinds of projects work, making it affordable for the 55+ low income seniors."



Senator Richard Bryan Apartments blends into the desert scene of the Las Vegas area.



The senior development offers one- and two-bedroom size units within various desert-themed color coordinated buildings.



The club house provides a reading and quiet room.