

## Low Income Weatherization Assistance Program Sub-grantees (Service Providers)

Service Provider	Area Served	Address	Telephone
<b>HELP of Southern Nevada</b>	All of Clark County except for the City of Henderson	1640 East Flamingo Road, #100 Las Vegas, NV 89119	(702) 369-4357
<b>City of Henderson</b>	Henderson	240 Water Street Henderson, NV 89009	(702) 267-2014
<b>Rural Nevada Development Corp.</b>	Churchill, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Mineral, Nye, Pershing, and White Pine Counties	1320 East Aultman Ely, NV 89301	(775)289-8519 Toll free: (866)404-5204
<b>Citizens for Affordable Homes, Inc.</b>	Lyon, Carson, Douglas, and Storey Counties	625 South Fairview, Suite 107 Carson City, NV 89702	(775) 883-7101
<b>Citizens for Affordable Homes, Inc.</b>	Washoe County	1675 Prater Way, Suite 107 Sparks, NV 89434	(775) 359-2741

## Staff News

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



**Gina Hong**  
Administrative  
Assistant II

All of us welcome Gina to the Housing Division. Gina returns to Las Vegas from Southern California to attend public administration classes at UNLV.

Gina attends school part time. Gina brings to the Division her business experience as an entrepreneur in private business in CA as well as public administration experience from the County of Los Angeles and from Nevada's Dept. of Motor Vehicles.

Gina is fluent in Chinese (Mandarin and Taiwanese). Her main hobby, she says is piano playing and teaching piano. "My family owns a piano store so I've always been around music and its appreciation."



**Maggie Cassara**  
Loan Officer

We welcome another Southern Californian. Maggie brings to the Division her extensive experience working with mortgage lending companies and private sector builders in both CA and NV.

Maggie and her three young daughters moved to Las Vegas to be closer to her immediate family. Maggie says, "I was content to settle down with my girls and work as a single mom." However, luck has its ways in Vegas, and Mr. Right showed up in passing during one of her outings with her sister.

Maggie is fluent in Spanish. Her interests are walking in parks and playing baseball with her girls and family.

STATE OF NEVADA  
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INDUSTRY  
Mendy K. Elliott, Director

**HOUSING DIVISION**  
Charles L. Horsey  
Administrator

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Third Quarter 2007

# NHD REPORTER

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

### Mark Your Calendar: Third Thursday's Training "Intro to Housing Division Loans"

**In Las Vegas**  
**NHD Conference Room**  
1771 E. Flamingo Rd., Ste. 103-B  
Las Vegas, NV 89119  
**8:00 a.m. to 12 noon**  
**November 15, 2007**  
**December (dark)**  
**January 17, 2008**

**In Carson City**  
**NHD Conference Room**  
1535 Old Hot Springs Rd., Suite 50  
**11:00 a.m. to 3:00 p.m.**  
**November 30**

**LIHTC Developer Training**  
**on Energy Standards for all**  
**new construction and acqui-**  
**sition/rehab projects.**  
**NHD Las Vegas office**  
**Conference Room**  
**November 14**  
**1:00 p.m. to 4:00 p.m.**  
**November 15**  
**1:00 p.m. to 4:00 p.m.**

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## Housing Division's Weatherization Program Recognizes October is Energy Awareness Month



Weatherization Works

### It's a fact: Weatherization Works!

Since the U.S. Department of Energy's Weatherization Assistance Program was created in 1976, millions of America's low-income families have been provided weatherization services.

The 2001 Nevada Legislature passed Assembly Bill 661 providing for the creation of a special revenue fund for assisting Nevada's low-income families in weatherizing their homes to improve energy efficiency and for meeting health and safety standards. The State's Welfare Division administers the fund with 25 percent of these funds distributed to the Housing Division Weatherization Assistance Program. Through this Program, more than 1,200 households were served in FY07.

The Division contracts with four sub-grantees (service providers) who carry out energy audits and make recommendations for improvements to achieve energy conservation for some of our state's neediest citizens.

The service providers install energy efficiency measures in the homes of qualifying homeowners and renters free of charge. The average expenditure cost for improvements per home in Nevada is \$2,700.

For a listing of providers, see page 4.

### Everyone can use energy more wisely. Here's energy saving tips :

- Properly caulking and weatherstripping your doors and windows reduces heating and air conditioning usage by 10 to 20 percent.
- Replacing an old central air conditioner (SEER rating of 10 or less) with a new high-efficiency unit (SEER rating of 13 or more) saves at least 25 percent on cooling bills.
- Replacing an old refrigerator (18 years or older) with a new unit reduces electric usage by at least 35 percent. ENERGY STAR® units lower refrigeration energy usage by more than 45 percent.
- Using a microwave oven can reduce your energy used for cooking by more than 50 percent.
- Lowering your water heater temperature setting from 140°F to 120°F can reduce your water heating energy bill by more than 10 percent.
- In 2007, you can qualify for a federal tax credit of \$150 for buying a high-efficiency gas, oil, or propane water heater. You can qualify for a \$300 federal tax credit for buying an electric heat pump water heater with an energy factor (EF) greater than 2.0.
- Using new horizontal-axis clothes washers (also called "front loaders") will reduce water usage by at least 30 percent and lower energy used for washing and making hot water by 50 percent.

## From the Administrator



Charles L. Horsey  
Administrator

### NHD's Annual Multi-Family Survey

The Division's annual apartment survey is now available. The second quarter 2007 data is available on our web site or hard copies can be obtained from either the Division's Northern or Southern Nevada's offices.

The survey continues to be an instrumental tool for the Division in financing projects and determining where and what the affordable rental housing needs are within the state.

Of significance in this year's report is the percentage difference between the affordable and market-rate multi-family residential unit rental rates for the Greater Las Vegas Area, the Greater Reno/Sparks Area, and Rural Nevada.

The Las Vegas area's data, however, showed the greatest difference with affordable housing rents being 27% to 30% lower than market-rate rents. Affordable rents for residential rental units housing that serves the 55+ population show an average of 40.56% lower than market rents in the Las Vegas Area and an average of 16.71% lower than market rents in the Reno/Sparks Area.

The two-bedroom size units continue to lead as the preference in housing by renters for all geographical areas of the state.

I'm proud that the Division continues to be a major player in the financing of many of Nevada's multi-family affordable housing developments. The Division's financing efforts, and its significance, in serving the state's lower-income households can clearly be defined through this year's apartment study.

*Charles L. Horsey*

## Third Quarter Had \$40 Million in Bond Issues

On September 26, the Division provided for the issuance of \$40 million for its Single Family Mortgage Revenue Bond Program, now referred to as First-Time Homebuyer Program. In legal terms, the Division's purpose of the issuance of these bonds is to finance the purchase of mortgage loans on single family residences being purchased by eligible borrowers in the State.

The Division's single family program has been in existence for over 30 years, and since its inception, has issued and retired over \$2 billion in single family mortgage revenue bonds.

The First-Time Homebuyer Program's current below-market interest rates that are being offered to qualified first-time home buyers are: 5.85% for 30-year fixed rate conventional first-mortgage loans and 5.95% for 40-year conventional first-mortgage loans.

The Division offers up to \$10,000 for down payment and closing cost assistance with these second loans offered at interest rates 1% below the first-mortgage loans. For more information on the Division's First-Time Homebuyer Program, go to the web site.

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

### Division Hires Deputy



Conrad Frederickson  
Deputy Administrator

The Division welcomes the addition of Conrad Frederickson to its staff. Conrad brings a rarity among the Division's new hires. Not only is Conrad a native Nevadan but a fourth generation Nevadan to boot. One can only wonder what motivated his great grandparents to settle in Manhattan, NV. Mining? Or, did their wagon break down? Conrad says, "I'm not really sure."

Conrad, however, was born and raised in Reno graduating with a BS degree in business administration from UNR. Conrad worked in the sales and marketing field for several years then joined the workforce of Nevada's state government; he worked with the State for 11 years taking a break to work in the real estate field prior to joining the Division.

Conrad's interests lie in the areas of reading about history and current events, traveling, dining out, and being a very enthusiastic sports fan. We welcome you aboard, Conrad!

## Multi-Family Project Openings



John Marvel Apartments, Battle Mountain, NV

The John Marvel Apartments located in Battle Mountain recently celebrated a grand opening. The apartments will provide housing for seniors age 62+ and the disabled.

The four-building project provides for eight one-bedroom size units. Each unit comes equipped with a washer and dryer and meets energy conservation measures advocated by the Division. Monthly rental rates average \$409 per residential unit; each resident receives rental assistance from Lander County Social Services and HUD Section 8.

Financing, in part, for the project came from NHD's HOME and Low-Income Housing Trust Fund. The nonprofit Rural Nevada Development Corporation based in Ely developed the project.



Otto Merida Apartments, (formerly known as Honolulu Street Apartments) Las Vegas, NV

The 60-unit family Otto Merida Apartments recently celebrated its grand opening. The project developed by the Las Vegas Housing Authority was the first new development for the Authority in 20 years. The project, financed in part by the Division's Low Income Housing Tax Credit Program, will provide affordable housing in an older transient neighborhood within the City of Las Vegas. The rents and income for eligible residents are restricted. A family of four's income can be as low as \$18,030,

but cannot exceed \$36,060 annually. Monthly rents for the two-bedroom units range from \$405 to \$811; and the three-bedroom's range from \$468 to \$937.

Most of the units are townhouses situated in garaged duplex style structures. Other units are single family detached style. Many amenities are afforded the family oriented community with playgrounds, kiddie sprinklers, and back patios with landscaped green areas for social activities. The Division awarded the project \$825,000 in tax credits.