

Third/Fourth  
Quarters 2009

# NHD REPORTER

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

## NHD Single-Family Program Training Classes Announced for 2010:

3 hrs. general  
CE –2059001– RE

**March 18**

**June 17**

**September 16**

**December 16**

8:00 a.m. Registration  
8:30 - 11:30 a.m. Class

Classes will be videoconferenced  
with instructors at:

**7220 Bermuda Rd., Ste. B  
Las Vegas**

**1535 Old Hot Springs Rd., #50  
Carson City**

Go to NHD's web site for  
registration forms:

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

## Exhibition of NHD's 14th Annual School Arts Competition 'Where I Live' at The Venetian



Guests arrived to view the 128-piece original artwork exhibition in the Titian Ballroom at The Venetian. More than 700 people attended the December 2, 2009, exhibition, reception, and program honoring Southern Nevada's K through 5th grade level winners. This year's juried art competition included more than 3,600 entries from 45 Southern Nevada elementary schools.

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### First Place Winner



Jose Vasquez, a 4th grader who attends the Ruby Thomas Elementary School, won first place in this year's 'Where I Live' contest. His art teacher is Shannon Daigle.



*Jose's first-place drawing depicts apartments on a busy street.*



Charles L. Horsey  
Administrator

## From the Administrator

The ‘Where I Live’ Program continuously amazes me. Every year, the exhibition and the event at The Venetian gets bigger and better.

This success does not happen by itself, it comes from the assistance of the Clark County School District School-Community Partnership Program, the support of the District’s art teachers, and the enthusiasm and talent of the young students (K through

5th grades).

Through this contest, the Division strives to educate our future generation about housing and an understanding of community.

One of the teachers said, “I don’t know what my kids are going to draw as most of them are homeless.” Our theme of ‘Where I Live’ can be interpreted as where you live or would like to live. These kids’ drawings were outstanding; they absolutely

knew where they would like to live.

In addition to CCSD, many thanks to our other community partners: The Sands Foundation and the Las Vegas Review-Journal, Real Estate Section. And, a thank you to our sponsors: Bank of America, Home Loans Division, Blick Art Materials, Clark County Community Resources Management Division, Nevada State Bank and Pardee Homes. *Chas Horsey*

*“NHD will implement a new homebuyers program, the Nevada 180 single-family loan program beginning in late January 2010.”*

## Bond Program Receives \$198.9 Million in Issuance Authority

The U.S. Treasury Department in December allocated over \$29 billion to state and local housing finance agencies (HFA’s) for temporary new-issue bond purchase and liquidity programs.

The new issue bond purchase program, or NIBP, is designed to help create a market for new single-family

and multi-family housing bonds issued by the HFAs, which have been hurt by the downturn in the housing market. Under the program, the Treasury will purchase Fannie Mae and Freddie Mac securities backed by the new HFA bonds.

The Nevada Housing Division, Nevada’s HFA,

received \$125 million in single family bond issuance authority and another \$73.9 million in multi-family bond issuance authority.

With this additional authority, NHD will implement a new homebuyers program, the Nevada 180 single-family loan program beginning in late January 2010.

## National Foreclosure Mitigation Counseling Program

Housing counseling agencies funded through the National Foreclosure Mitigation Counseling Program, administered by NeighborWorks America, can provide you with the information you need to avoid foreclosure.

On October 1, 2009, NeighborWorks America

granted the Housing Division \$85,150 for the National Foreclosure Mitigation Counseling Program (NFMCP) — Round 3.

These funds will be used to support foreclosure mitigation counseling efforts in Washoe County. The Division will contract with the

Washoe County Senior Law Project to provide foreclosure mitigation counseling to households facing foreclosure. Under the award, approximately 310 households will receive counseling.

The type and extent of counseling varies from assisting households create

(cont. pg. 3)



Seek foreclosure avoidance counseling

## National Foreclosure Mitigation Counseling Program (cont.)

and review monthly budgets to contacting lenders for working out loan modifications.

The Division previously received from NFMCP Round 1 and 2 funds from NeighborWorks. These funds supported foreclosure mitigation counseling throughout the State.

Round 1 and 2 grant funds were awarded by NHD to three Las Vegas based non-profit agencies, the Women's Development Center, Com-

munity Services of Nevada, and NID-HCA (Round 1 funds only). Washoe County Senior Law Project also received funds in the prior rounds. All provide foreclosure counseling services to Nevada's impacted households.

In total, among Rounds 1, 2, and 3, the Nevada Housing Division has received over \$700,000 for foreclosure mitigation counseling.

The counseling is

provided free of charge and interested persons should contact the agencies below for further information.

Women's Development Center

Tel. (702) 796-7770

Community Services of Nevada

(702) 307-1710

Washoe County Senior Law Project

(775) 328-2592



**If you are in danger of foreclosure on your home, apply for free counseling assistance.**

## NHD 2009 Low-Income Housing Tax Credit Program (LIHTC) Awards

The Housing Division is the designated administrator of the State of Nevada's LIHTC Program and allocates under an annual Qualified Allocation Plan (QAP) tax credits to competing multi-family project developers.

Credits are awarded for the development or expan-

sion of projects based upon an evaluation of the type of proposed project and whether or not the proposed project serves the housing gap of the state's and local government's housing needs.

The 2009 tax credits awarded totaled \$5,909,318.

Of these awards, the following were approved for

development:

**80 senior units, Henderson**

**90 assisted living units, Las Vegas**

**117 senior units, Las Vegas**

**114 family units, Las Vegas**

**91 senior units, Reno**

**100 senior units, Carson City**

*"The 2009 tax credits awarded totaled \$5,909,318."*

## LIHTC Senior's Project in Carson City Celebrates Grand Opening

Southgate Apartments in Carson City celebrated in August the reopening of 100 revitalized units and the opening of 48 new units making 148 affordable residential-rental units available to the 65+ age group.

The \$17 million project was funded in part by the

Housing Division's Low-Income Housing Tax Credit Program which provided \$496,263 in tax credits for the refurbished units and \$420,063 for the construction of the 48 additional units.

The project meets energy efficient criteria of the Housing Division's Tax

Credit Program. The common area improvements for the project included two new elevators, contemporary green building standards, and xeriscape landscaping.

The Southgate Apartments were developed by the Nevada Rural Housing Authority.



**Southgate Apartments, Carson City**

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

## Economic Stimulus Plan—Weatherization Assistance Program

Reducing energy consumption continues to be a national concern and a major priority in the federally-funded economic stimulus plan, the **American Recovery & Reinvestment Act of 2009 (ARRA)**.

Through the ARRA the Nevada Housing Division's Weatherization Assistance Program received \$37,281,937 through March 2012. This funding represents a significant increase of funding made available for a normal year's amount for wea-

therizing homes.

The ARRA's stimulus funds will allow local organizations to perform more energy audits, swap out inefficient furnaces or air conditioners, and add insulation or other improvements in four times as many homes as usual.

To become a service provider, an entity must be classified as a community action agency, or other public or nonprofit entity. The first round of Request for Proposals concluded with the follow-

ing service providers selected:

**Nevada Rural Housing Authority (775) 283-0099**  
**HELP of Southern Nevada (702) 369-4357**  
**Rural Nevada Dev. Corp. (775) 289-8519**  
**City of Henderson, Neighborhood Services (702) 267-2014**  
**Community Services Agency (775) 786-6023**

Contractors interested in the weatherization field, should contact one of the above agencies.



*Dr. Hilary Lopez  
 Chief of Federal Programs  
 Nevada Housing Division  
 Speaks at the Southgate Apts.  
 (NHD Tax Credit  
 Project) Reopening*

## Staff News...ARRA Stimulus Plan Creates Three Weatherization Positions



**Adam Bonaparte**  
 Davis-Bacon  
 Compliance Officer

Adam moved to Las Vegas from New York where he received his bachelors degree from Syracuse University.

He is currently enrolled in UNLV's School of Engineering studying informatics, i.e., cyber security.

Adam and his wife of one year are both athletic. They play on a co-ed competitive softball team. Adam's interests are varied in sports, exercise and travel.



**Debra Crawford**  
 Project & Community  
 Relations Specialist

Debra moved to Southern Nevada in 1982 from Calif. She attended Basic High School in Henderson; after graduation, she worked for a casino. From there her career moved into the non-profit arena working in the weatherization field.

Tired of the hustle of a larger city, Debra and her family moved to Pahrump. There she finds herself deeply involved with her three children's 4-H activities.



**Von McGhie**  
 Compliance Specialist

Von moved to Las Vegas from the Bay Area of Northern Calif. where he admits that he was a surfer 'dude' for many years.

Von worked in the construction field as a commercial and residential contractor. In the mid 90's he semi-retired and became a grape grower. In 2002, he re-entered the construction field as a superintendent for residential developers. He has been married for 36 years and has six children.

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