

Third/Fourth
Quarters 2010

NHD REPORTER

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

Low-Income Housing Tax Credit Compliance Training

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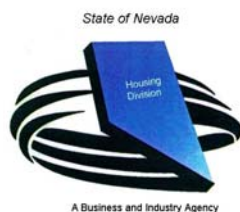
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Nevada Housing Division -- Nevada's Housing Finance Agency



Program Support Activities:

- Low-Income Housing Tax Credit Compliance and Monitoring,
- Community Outreach,
- Research, and
- Training.

About Housing Finance Agencies

Housing Finance Agencies are state-chartered authorities established to help meet the affordable housing needs of the residents of their states. The Nevada Housing Division (NHD) is an agency housed within the State's Department of Business & Industry.

NHD was created by the Nevada Legislature in 1975 when it was recognized that a shortage of safe, decent and sanitary housing existed throughout the State for persons and families of low- and moderate-income.

NHD's activities include managing three federally authorized programs:

- Mortgage Revenue Bond,
- Low-Income Housing Tax Credit, and
- HOME Investment Partnerships (HOME) Program.

Other Administered Programs:

- Account for Low-Income Housing Trust Fund,
- Emergency Shelter, and
- Weatherization Assistance Program.



ARRA Stimulus Funds

The American Recovery and Reinvestment Act of 2009 (ARRA) has given the Housing Division increased opportunities for job creation and retention and helping those most in need through the Low-Income Housing Tax Credit, Weatherization, and Homeless Prevention Programs.

Nationwide the Weatherization Assistance Program is ranked 8th out of approximately 200 federal programs in the number of direct jobs created or retained.

Nevada's ranks in the top 21% of 58 reporting entities (50 states and the territories) in the distribution of ARRA funds. As of January 2011, Nevada had spent 56.4% of allocated funds.

To date, NHD's Low-Income Housing Tax Credit Program's stimulus dollars has generated more than 350 multi-family units for special needs, seniors, and family housing.

The Homeless Prevention and Rapid Re-Housing Program (HPRP) Program has served 935 individuals and 350 households.

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Charles L. Horsey
Administrator

From the Administrator

The Housing Division's 'Where I Live' children's art contest celebrated its 15th year this past December. On December 14, 2010, The Sands Foundation hosted for their 11th year the exhibition, reception, and program in The Venetian's Bellini Ballroom.

The 2010 event created the largest participation by students to date, 4,253 entries from 41 elementary schools and a command performance by the Kirk Adams

Elementary School's All-Star Choir. Needless-to-say the event was a success.

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 the community in which they live.

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

'Where I Live' Children's Art Contest

First Place Winner



Second Place Winner



Third Place Winner



"Imagination is greater than knowledge."

Albert Einstein

Terry Johnson, Appointed Director of Nevada's Department of Business & Industry



Terry Johnson

A big welcome goes out to Terry Johnson on his recent appointment by Governor Sandoval to be Director of the Department of Business & Industry.

Terry has been with the State of Nevada serving in various capacities for over 12 years. Prior to re-joining the

Department of Business & Industry, Terry attended UNLV's law school and worked at the Clark County District Attorney's Office.

Terry was raised in a military family, experiencing life in different communities, from army bases in the Midwest to Germany where he

graduated from high school in Kaiserslautern.

Terry says, "My entire career desire has been to be a public administrator."

After high school, he and his family moved to Las Vegas where he attended and graduated from UNLV with a degree in political science.

Northern and Rural Nevada's New Apartment Developments



Silver Sage

Silver Sage is a 58 unit new apartment complex located in a Southeast Reno neighborhood. NHD's participation in the project involved dedication of both Tax Credit Exchange and Tax Credit Assistance Program funds that were provided to the state through the federal stimulus law. Originally planned for 38 units, an additional 22 units are being constructed because additional funds became available. The apartment is for senior tenants with incomes at or below 50% of the area median. The project developer is Reno based Silver Sage Manor Inc., a faith based nonprofit organization. A part-time services coordinator will be employed on-site daily to assist tenants to "age in-place" by remaining physically and financially independent.

Mahogany Court is a 21 unit new apartment development located in the Town of Minden, Douglas County. The project is situated in a neighborhood of mixed activity and is adjacent to Douglas High School and across the street from the County swimming pool complex. Project amenities include an exercise room, barbecue areas and a playground. The project will serve tenants with incomes at or below 55% of the area median. The project is funded in part through the Tax Credit Exchange Program. The developer is Idaho based Caleb Roope and his firm, The Pacific Companies.

River Senior Apartments is located near downtown Reno adjacent to the Truckee River. The 55 unit new construction apartment complex is geared toward senior tenants with incomes at or below the 50% level of area median. The project also received Tax Credit Exchange Program funding. The project developer, River Senior Partners is a combined partnership of experienced for profit developers including Ann Harrington and Bob Nielsen, and Community Services Agency Development Corporation, a non-profit organization. The project's common area room will look have a river view and an outside gathering area will have gated access to the bike/pedestrian path that follows along the river.

Sierra Ridge is a 42 unit senior apartment complex under construction in Carson City for tenants at or below 60% of area median income levels. The project's common areas energy usage will be offset by a photovoltaic array to be mounted on carports. The project was funded in part by both Tax Credit Assistant and Exchange funds.

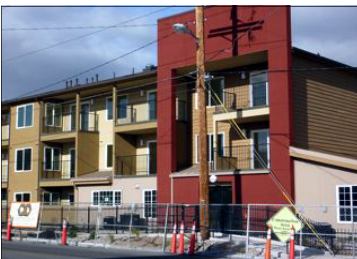
Autumn Village is located in a central Reno neighborhood in an area of mixed use activity. The project will have 43 new units with supportive care for tenants who have 40% or below area median income levels. The project is the first for nonprofit developer Autumn Villages LLC, which is a company formed by Northern Nevada Community Housing Resource Board, a nonprofit organization that is also a Community Housing Development Organization (CHDO). NHD participated by providing Exchange funds to finance the project.

Rural Stimulus Funded Acquisition Rehabilitation Projects

Sierras Run II, a 24-unit one-bedroom size seniors' project, located in Fernley, **Willowbrook I**, a 28 one-bedroom unit seniors' project, and **Willowbrook II**, a 35-unit family project, in Winnemucca have been primarily funded with Tax Credit Exchange Funds. The Willowbrook I rehabilitation included unit upgrades, energy efficiency improvements, and some new property amenities. Willowbrook II and Sierras Run II Apartments are under construction.

Editors note: Southern Nevada's developments were highlighted in the previous newsletter.

"Stimulus funds provided 219 new apartment units for the Northern and Rural Areas of Nevada during 2010."



Autumn Village

Homeless Prevention and Rapid Re-Housing Program

State of Nevada Award Amount: \$2,035,393

The Homeless Prevention and Rapid Re-Housing Program (HPRP) was created by the American Recovery and Reinvestment Act of 2009 to provide financial assistance and services to either prevent individuals and families from becoming homeless or to help those who are experiencing homelessness to be quickly re-housed and stabilized.

Regulations require that all State HPRP funding be passed through to non-profit service providers and local jurisdictions (city or county) that serve homeless and at-risk of homelessness within their communities.

The Housing Division created a formula to allocate funds throughout Nevada, including allocations to Washoe and Clark County to supplement their HPRP allocations that they received directly from HUD. (See table at right for total allocations.) The State's HPRP allocation was awarded to rural agencies who successfully submitted Letters of Intent explaining their homeless unmet needs and who have in place either transitional or permanent homeless housing programs. All agencies requesting allocations in rural Nevada were

funded by the Housing Division. Both, Washoe and Clark Counties allocated State HPRP to local partner agencies that serve the homeless and at-risk of homeless within their counties.

The look of homelessness and despair



First Year Client Assistance Summary

Sub-grantees are allowed to choose the type of HPRP Assistance to be provided within their communities and were encouraged by program regulation to limit the scope of assistance in order to adequately serve anticipated need.

Clients served with HPRP funds were tracked by every agency in the Homeless Management Information System (HMIS) database and were reported to HUD.

Statewide HPRP Allocations



Information included in the first Annual Report to HUD:

Total Persons Served:	935
Total Number of Adults Served:	520
Total Number of Households Served:	350

Assistance	Persons	Households
Rental	666	201
Security/Utility Deposits	137	40
Utility Payments	433	122
Moving Costs	5	2
Motel Vouchers	18	11
Case Management	830	248
Outreach	23	10
Housing Search and Placement	17	9
Legal Services	105	102
Total Served (Unduplicated)	935	350

Grantee	Award Amount
RENO	836,301.00
CLARK COUNTY	2,595,173.00
LAS VEGAS	2,105,118.00
NORTH LAS VEGAS	677,704.00
STATE OF NV	2,035,393.00
NV TOTAL	8,249,689.00
Grantee	% of Total Disbursed
CLARK COUNTY	49%
LAS VEGAS	39%
NORTH LAS VEGAS	71%
RENO	67%
STATE OF NV	65%
NV TOTAL	54%

Neighborhood Stabilization Program

Helping Families in Rural Nevada

Dayton, NV. Hilda Gutierrez moved to Nevada after the death of her husband in 2007. She moved to Nevada seeking employment and educational opportunities. She now is employed part time at an auto body shop while attending college with a goal of becoming a nurse.

Hilda was left with three children to support and raise; at first, she rented a small apartment which left her and the children living in very cramped quarters.

Hilda heard about the 502 Direct Housing Loan Program; “At first,” Hilda said, “I was a little scared to apply for the home loan program, but I decided to be brave and try for it.”

Hilda did qualify for a loan which she received from USDA Rural Development. Not only was Hilda eligible for the USDA’s 502 Direct Housing Loan, but she also qualified for Lyon County’s Down Payment Assistance Program offered through the Nevada Housing Division’s Neighborhood Stabilization Program. Now Hilda and her children have a home of their own.



Hilda Gutierrez and her kids at their affordable home with space for kids and pets to play.

Mortgages From Local Lenders Less Likely to Default on Their Loans

Based upon a research study by Ohio State University, researchers found that low-income homeowners who received a mortgage from a local lender were less likely to default on their loans than those who borrowed from a more distant bank or mortgage company.

The study goes on to reflect that homebuyers who have participated in state Mortgage Revenue Bond (MRB) programs for their mortgages show great contrast to the conventional market.

The MRB programs such as the Housing Division’s First-Time Home Buyer Program are funded through tax-exempt mortgage

revenue bonds, which help lower-income, first-time home buyers ‘get into a home’ by offering affordable mortgages. The research study shows the MRB’s have much lower delinquency and default rates for these loans.

Even though this research was conducted for an out-of-Nevada area, the Housing Division can clearly show that this research to be on track with their findings from NHD’s in-house serviced’ loans.

While the national stage continues to identify Nevada as one state who is experiencing one of the highest foreclosure rates in the country, the Housing

Division’s in-house delinquency rate is 4%.

NHD’s Loan Servicing Department’s staff says, “We work closely with our borrowers; we want them to be able to stay in their home.” At any time, an in-trouble borrower can walk through our doors and sit down with a loan officer to help work out their problems. The worst thing anyone can do is ignore letters from their lenders.

Borrowers also need to utilize HUD certified housing counselors; this is a FREE service. The counselors are a valuable resource available in most communities and is a service that the Division sees is highly under utilized.



Community Outreach -- 'Where I Live' Children's Art Contest

School Arts Exhibition

The 'Where I Live' contest has proven to be a growing success story for its public/private community partnership program. For the 2010 program, the Sands Foundation, Clark County School District School-Community Partnership Program, the real estate section, Las Vegas Review-Journal, Nevada State Bank, Bank of America Home Loans, Clark County Community Resources Management Division, Blick Art Materials, and Pardee Homes came together to support the Housing Division's annual program's culmination by an exhibition and reception held at The Venetian.

This past program garnered support from 41 elementary schools with more than 4,200 entries submitted for the juried art competition from Kindergarten through 5th grade levels throughout Southern Nevada.



The 'Where I Live' exhibition at The Venetian. 128 original works of art were juried into the exhibit.

Southgate Senior Apartment Complex' 'Commodities Day'

The Carson Southgate I and II is a seniors complex located in Carson City. The complex has a total of 147 units.

Southgate I which has 99 units received tax credits for acquisition rehab; another 48 units were added through new construction for Southgate II.

Many of Southgate's residents have lived on the property for a number of years and, over time, have created some traditions.

One of those traditions is 'Commodities Day'. Carson Southgate staff pick up food at the Carson City Senior Citizen's Center and bring all the goods back to the Carson Southgate Apts. for unloading and distribution.

Each resident is asked to bring their own bag for filling of

donated items. The managers open the boxes which normally includes such non-perishable food items such as ham, juice, beans, soup, canned meat, peanut butter and flour.

The managers strategically place all the items on a table for ease of 'shopping' by the residents.

The residents start forming a line early to share in this event. "Everyone is grateful," says the managers, "And enjoy the chatting and visiting with their neighbors while they wait."

Pictured at right: Carson Southgate Assistant Manager Danielle and Manager, Sharon help the residents on 'Commodities Day'.



Residents start forming a line early



Energy OutWest Conference Held in Reno



Every other year, the organization, Energy OutWest organizes and delivers a regional weatherization conference. The 2010 conference took place in Reno, Nevada with community activist and keynote speaker Robert F. Kennedy, Jr. taking center stage on promoting energy conservation, efficient energy use practices and creating healthier indoor living environments through weatherization.

Energy OutWest (EOW) is an independent organization devoted to the advancement of science in the weatherization technologies. EOW serves as a technical resource for the Western region’s low-income energy services network which includes representatives from seven western states (Alaska, Arizona, California, Idaho, Nevada, Oregon, and Washington), the Navajo Nation, and the Intertribal Council of Arizona.

Through regular meetings, the EOW Board exchanges information, training opportunities, technical manual development, administrative knowledge, and other private and public sector opportunities in an effort to expand weatherization programs.



Nationwide statistics show that a family can save as much as \$200 or more a month in utility costs by weatherizing and implementing energy efficiency measures in your home.

NHD Staff and Subgrantees Attend Conference



Featured in photo: Nevada Lt. Gov. Brian Krolicki (third from left) a speaker at the conference, Robert F. Kennedy, Jr. (center) keynote speaker, and Charles L. Horsey, Administrator, NHD (fourth from right) representing Nevada as part of the western states regional weatherization conference.

Weatherization Program Community Outreach

October 30th is Weatherization Day; a day of the year that Weatherization staff network with subgrantees and local businesses in educating the public about energy efficiency and weatherization. Below Adam Bonaparte, of the Division’s Weatherization Assistance Program stands at the display at commercial retailer’s R.J. Willey’s front entrance. Energy efficiency educational material was distributed, on exhibit were floor samples of energy efficient appliances.



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

Economic Stimulus Plan – Low Income Weatherization Assistance Program

Through the **American Recovery & Reinvestment Act of 2009 (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 weatherizing homes.

To become a service provider, an entity must be classified as a community action agency, or other public or nonprofit entity.

Contractors interested in the weatherization of homes, should contact one of the following service providers:

Serving all of Clark County except for the City of Henderson:
HELP of Southern Nevada
 1640 E. Flamingo Rd., #100
 Las Vegas, NV 89119
 Tel: (702) 369-4357

Serving the Henderson Area:
City of Henderson
 Neighborhood Services
 PO Box 95050
 240 Water Street
 Henderson, Nevada 89009
 Tel. (702) 267-2000

“Income guidelines for client eligibility goes up to 200% of Federal Poverty.”

Serving North Las Vegas:
Las Vegas - Clark County Urban League
 930 West Owens
 Las Vegas, Nevada 89106
 Tel. (702) 636-3949

Serving Carson, Douglas, Lyon and Storey Counties:
Nevada Rural Housing Authority (NRHA)
 3695 Desatoya Drive
 Carson City, NV 89701
 Tel. (775) 283-0099

Serving Churchill, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Mineral, Nye, Pershing, and White Pine Counties:

Rural Nevada Development Corp.
 1320 East Aultman
 Ely, Nevada 89301
 Tel: (775) 289-8519
 Toll Free: (866) 404-5204

Serving Washoe County
Community Services Agency (CSA)
 1090 E. 8th Street
 Reno, NV 89512
 Tel. (775) 786-6023

Staff News



Ariel Martinez
 Weatherization Program
 Manager

The Housing Division welcomes Ariel Martinez to our staff. Ariel was hired to serve as NHD’s Weatherization Program Manager. He will be based in the Carson City office and be the officer in charge for oversight, accountability and efficiency of the Weatherization Program.

Ariel was born in Manila, Philippines, where he attended and received his undergraduate degree from Ateneo de Manila University, a private Jes-

uit University (affiliated to Fordham University) in Manila and then a Masters in Economics from the University of Asia and the Pacific.

He and his entire close family members moved to the United States some 20 years ago, now all are American citizens.

Once in the U.S., Ariel attended UNR where he received his graduate degree in Applied Economics and Statistics.

All close family members, except one sister who moved to Hawaii, live in the Reno Area. He says, “Reno is now home.” What are his interests? Ariel says, “I’m a movie buff, and I love to read.” No fiction however for this guy; he prefers technology, mathematics, and energy related topics.

Ariel has been married for 30 years; his wife works for Southwest Airlines. They have two children both of whom are entering the health care field.

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