

First/Second
Quarter

2011

NHD REPORTER

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

Mark Your Calendar:

TRAINING CLASSES

NHD 3 hrs.
Continuing Education
Credits

"Intro to Housing
Division Loans"

CE-2059001-RE

Thursday, August 18, 2011

8:00 a.m. Registration

Class

8:30 a.m. to 11:30 a.m.

(light refreshments served)

In Las Vegas

Nevada Housing Division
Conference Room
7220 Bermuda Road
Ste. B
Las Vegas, NV 89119

(Limited Seating)
Registration Required
Call
702-486-7220, ext. 225

4.35% mortgage rate

Housing Division Issues a Historically Low 4.35% Mortgage Rate for First-time Homebuyers

The Nevada Housing Division recently announced a new historically low mortgage rate for Nevada's first-time homebuyers. The Division is offering an astounding 4.35% interest rate for a 30-year fixed rate loan to qualified buyers.

This exceptionally low rate combining with the Division's Down Payment Assistance Program will allow many of Nevada's residents to become homeowners and take advantage of the very large inventory of for-sale existing homes that are currently priced at levels not seen since early last decade.

This latest \$34 million bond issue for the Division's Mortgage Revenue Bond Program will be providing a positive influence to Nevada's overall economy. This low-rate 4.35% issue will help in repopulating our communities by reducing the inventory of empty existing homes for sale.

The Division's First-time Homebuyer Program working in tandem with the Down Payment Assistance Program for first-time homebuyers will open many doors for low- to-moderate income individuals and families. These programs will offer a greater opportunity for their achieving the long-lived American Dream of owning your own home.

The Division's First-Time Homebuyer Program has been in existence for over thirty years during which time the Division has issued and retired more than \$2 billion in single-family mortgage revenue bonds. With each issue, the Housing Division has had an on-going commitment to keep its First-Time Homebuyer Program product as competitive as possible. This latest issue which is a historically low mortgage rate supports this initiative. The Division's goal is to give Nevada's families the ability to choose their single family residence and experience the joy of unpacking boxes in their own home.

Homeownership



Inside this issue:

| | |
|------------------------|---|
| From the Administrator | 2 |
| Homebuyers' Program | 2 |
| River Place Apts. | 3 |
| LIHTC Reservations | 3 |
| Weatherization Program | 4 |
| Staff News | 4 |

From the Administrator



Charles L. Horsey
Administrator

On June 8, the Division provided for the issuance of \$34 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 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 First-Time Homebuyer Program’s historically-low interest rate that is offered to qualified first-time homebuyers is 4.35% for 30-year fixed rate conventional first-mortgage loans.

Additionally, the Division currently offers up to \$4,500 for down payment and closing cost under the Division’s Down-Payment Assistance Program.

The chart below shows the Division’s activity of persons who have received NHD’s first-mortgage loans and down payment assistance.

FY08 showed significant growth due to the tax credit program offered by the Federal government. After that expiration, the Division’s activity showed a couple of re-building years.

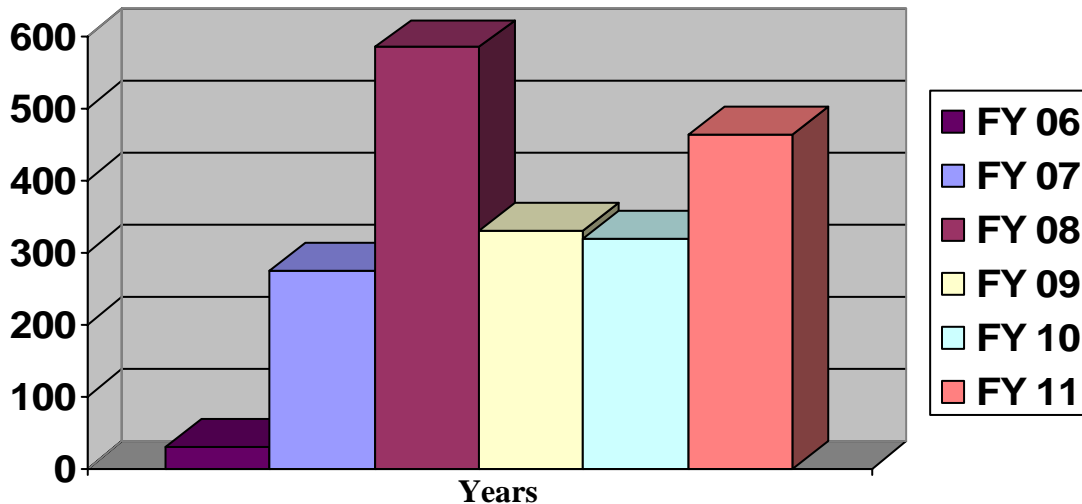
As a result of Nevada’s underwater housing, short sales and foreclosures became prevalent. Now the housing inventory is readily available at very affordable prices for many of our low- to moderate-income families. Families who are taking advantage of NHD’s financing products can be seen in the results shown below for FY11.

Charles L. Horsey

Visit our website for more program information at www.nvhousing.state.nv.us

Trend of Loans for NHD’s First-time Homebuyer Program

First-Time Homebuyer Loans



River Place Apartment Homes Holds Grand Opening

River Place Senior Apartment Homes, with its contemporary and art deco design features, is located along the Truckee River close to Reno’s downtown activities, medical offices, and the regional hospital. Most impressive about the project is the major transformation of the once essentially vacant and underutilized site into an attractive setting offering attractive amenities and open space along the river.

The targeted 55+ age group housing project has a total of 55 units of which 45 are one-bedroom size units and 10 are two bedroom in size. The monthly rental range for the low- to moderate-income residents is \$531 to \$713. For the very-low income, rents will be offered at approximately \$399 a month.

River Place Apartments total project cost was around \$10 million with the Nevada Housing Division providing the tax credits for an equity investment of \$5,665,035 with another \$1,450,270 of credits issued through the ARRA stimulus funds, the tax credit exchange program (TCEP).



River Place’s front view



River Place’s side view of the three-story complex



River Place’s quiet outdoor space for the aged 55+ residents

LIHTC 2011 Reservations

| Sponsor | Location | # Units | TC Reserved |
|--------------------------------------|-------------|---------|---|
| Westcliff | Las Vegas | 80 | \$528,844 |
| Decatur Pines | Las Vegas | 75 | \$930,678 |
| Virginia Lake | Reno | 66 | \$876,368 |
| Christina Ct. | Carson City | 40 | \$582,654 |
| Pershing | Lovelock | 24 | \$191,428 |
| Lovelock | Lovelock | 24 | \$265,916 |
| Lone Mtn. | Las Vegas | 75 | \$508,233 Forward Commitment \$341,767 |
| Santa Barbara Palms | Las Vegas | 42 | Forward Commitment \$654,784 |
| Additional | | | |
| Santa Barbara Palms | Las Vegas | 71 | \$ 89,116 |
| Sierra Ridge | Carson City | 41 | \$ 30,000 |
| Total 2011 Credits | | | \$4,003,237 |
| Total 2012 Forward Commitment | | | \$ 996,551 |

Sue Martin Tapped for Weatherization Program Manager



Sue Martin

Sue Martin has been employed in the Division's Weatherization Program for nine years.

Sue says, "I'm really looking forward to the new challenges. The success of the Division's Weatherization Program comes from a dedicated staff who work daily with subgrantees in monitoring and providing them with educational and training programs."

NHD's Weatherization's ARRA Program Produces High Ratings

The Department of Energy's Weatherization Assistance Program's ARRA (stimulus funds) grant ranked Nevada's performance as 14th highest out of 58 Grantees in terms of percent of ARRA funds expended to date.

In terms of actual homes weatherized (completed ARRA units) compared to NHD's original ARRA planned production, Nevada ranked second, only behind the State of Washington.



Weatherization Works

The Division serves the entire State with subgrantees geographically located to reach out and assist individuals and

families who are at 200% of the federal poverty income guidelines. The Division's current subgrantees are:

Help of Southern Nevada
Las Vegas, 702-369-4357

City of Henderson
Henderson, 702-267-2000

Las Vegas-Clark Co. Urban League
North Las Vegas, 702-636-3949

Rural NV Development Corp.
Ely, 775-289-8519

Community Services Agency
Reno, 775-786-6023

NV Rural Housing Authority
Carson City, 775-283-0099

Staff News

NHD welcomes new employees Weatherization Program



Norman Kramer
SERC* Project
Program Mgr.
(Sustainable Energy
Resources for
Consumers)

Norman moved to Las Vegas from Fallbrook, CA. In fact, he commutes. He says, "With the housing prices as they are, you cannot afford to sell your home and relocate."

He goes back to Fallbrook on weekends to be with his wife of 20 years. Norman's parents

were born in Germany then moved to Canada. He said, "My mother saw a picture of sunny California and said, "That's where we're going." Norman has worked in the construction industry in CA for 20 years with the last five spent in renewable energy resources.

Low-Income Housing Tax Credit Program



Ann Hawkins
Compliance Audit
Investigator

Ann has lived in Reno for the past 20 years. She's originally from the N.W. Indiana area and then Chicago.

She graduated from Purdue with a BS in Financial Planning and Counseling. She has spent the past 15 years working in the insurance field where she

was auditing workers compensation.

Ann is a single mom raising two teenagers, a boy and a girl. The son is interested in football and daughter is busy being an honor student. In Ann's spare time, she says she enjoys reading, scrapbooking and making personalized cards.

STATE OF NEVADA
DEPT. OF BUSINESS &
INDUSTRY

Terry Johnson, Director

HOUSING DIVISION

Charles L. Horsey, Administrator

Northern Nevada Office
1535 Old Hot Springs Road
Ste. 50
Carson City, NV 89701
Tel. (775) 687-2040
Tel. (800) 227-4960
Fax. (775) 687-4040

nhd@housing.nv.gov

Southern Nevada Office
7220 Bermuda Road, Ste. B
Las Vegas, NV 89119
Tel. (702) 486-7220
Fax. (702) 486-7227

lvpr@housing.nv.gov

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