

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

**Upcoming
2004 QAP Hearings for
Low Income Housing Tax
Credits**

9:00 a.m.

August 7, 2003

Bradley Building
2nd Floor Conference Room
2501 E. Sahara
Las Vegas

August 13, 2003

Community Development Bldg
2nd Floor Conference Room
450 Sinclair Street
Reno

August 14, 2003

Great Basin College
Berg Hall Conference Room
1500 College Parkway
Elko

NHD Recognizes Advisory Committee on Housing and First Chairperson

Chas Horsey presents Thalia Dondero, the first chairperson of the Advisory Committee on Housing, with a recognition plaque.



June 10 marked the end of Chairwoman Thalia Dondero's 8-year term as Chair of the Housing Division's Advisory Committee on Housing. Established by the 1995 Nevada Legislature, the eight-member committee is appointed by the Director of the Department of Business & Industry. The Committee is responsible for providing advisement and recommendations to the Director and the Administrator of the Housing Division on state housing issues.

Chas Horsey, Administrator of the Housing Division, says he feels the Committee has been a tremendous success with invaluable expert advise offered to the Division.

"Thalia Dondero," Horsey said, "has played a major role in de-politicizing the Committee in which the Division has been the beneficiary of honest, outstanding, good advice for its direction of growth."

The Committee emphasized allocation of resources into Nevada's multi-family housing. Since that re-focus, the Division has become a major player for providing affordable rental housing statewide, creating over 23,000 units to date.

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From the Administrator



Charles L. Horsey, Administrator

In 1995 the Nevada Legislature passed legislation to create the Advisory Committee on Housing. For eight years, the Division has reaped the benefits of sound wisdom and advice from the professionals who make up the Committee's membership.

Looking back over the years, I have to think of all our encouragements from the Committee, particularly from the late Dan Thom, who so wisely advised us to develop a goal away from our long prestigious single family program to concentrate and re-allocate resources for affordable rental housing. George Hofman, former President of Nevada State Bank, and one of our first Committee members, echoed this same sound advice.

Through this Committee's direction, the Division's multi family program has been instrumental in increased apartment financings becoming a major player in Nevada's apartment development, reaching every corner of the state and financing more than 23,000 rental units statewide.

Our Committee has played a vital role in the soundness of our growth, for this we thank its members and the outgoing chairperson, Thalia Dondero.

Charles L. Horsey

Housing Division's Weatherization Program Reaches Quota

The 2001 Nevada Legislature passed Assembly Bill 661 that provided for the creation of a special revenue fund for assisting low-income families weatherize their homes to improve energy efficiency and for meeting health and safety standards.

The Division contracts with sub-grantees for carrying out audits and recommending improvements for achieving home energy efficiency. The Housing Division's Weatherization Program issues grants to the subgrantees in which these funds are utilized to review applications, determine eligibility, and perform recommended improvements.

To date, the Division's Weatherization Program has four grantees who together serve the entire State.

1. The HELP Center of Southern Nevada operates the program in Clark County, excluding Henderson.

2. Community Services Agency (CSA) of Washoe County serves Washoe, Storey, Lyon, Churchill, Douglas and Carson counties.

3. Rural Nevada Development Corp. (RNDC) provides service in Humbolt, Elko, White Pine, Lincoln, and Nye counties.

4. The City of Henderson Neighborhood Services serves the incorporated areas of Henderson and is the Division's newest Weatherization Program subgrantee.

Henderson Neighborhood Services Program Manager reports that the first part of the fiscal year has been in startup, hiring personnel, and getting the program up and running.

"The program really officially got off the ground in April," reports Doug Kuntz of the City of Henderson, "in fact in the three months of April, May, and June we exceeded our quota. By the end of June, we assisted in the weatherization of 91 residential units."

For Henderson, their requests for assistance has come from both renters and homeowners. However, the Agency reports that they are getting a tremendous number of calls from renters. With Southern Nevada's heat, a large number of requests are for solar screens.

CSA of Washoe County experiences are dissimilar. Lynne Houghton reports that their major requests come from the single family homeowner. Their main weatherization problems have been in replacement furnaces as tests keep showing high concentration of CO2.

A big highlight for the Weatherization Program has been the quick notification by the Welfare Division to the Housing Division of high energy users in the Low Income Housing Energy Assistance Program. A subgrantee, of the Division, is notified of the high useage and testing is done immediately on the residential unit.

NHD Weatherization Program

Total Units Weatherized

April 222 units

May 242 units

Year To Date Total 1,253

Next Advisory Committee on Housing Meeting

Tuesday, September 9, 2003

Low Income Housing Tax Credit Program

The Program

The Low Income Housing Tax Credit Program (LIHTC) is federally regulated by the Internal Revenue Service and administered in Nevada by the Housing Division.

The LIHTC creates economic incentives to for-profit or nonprofit developers to produce low-income housing. Each state receives an annual allocation of \$1.75 per capita which translates to Nevada receiving approximately \$4.0 million annually. These tax credits are allocated to developers, on a competitive basis. Developers are bound to providing either: 1) one-fifth of a project's units to those persons whose income is 50 percent of area median income, or 2) two-fifths of the project's units to those whose earnings are 60 percent of area median income.

The 2003 tax credit awards went to projects for seniors (53%), individuals with children (31%), and assisted living (16%). Of the 2003 awards, 67% went to projects to be located in the Las Vegas Metropolitan Area, 13% to Reno, 12% to Winnemucca, and 8% to the Fernley area.

Louise Shell Senior Tax Credit Project Celebrates Grand Opening



Louise Shell is a 100-unit senior housing community located within the City of Las Vegas. The project is part of a redevelopment project for a 40-acre blighted area once known as Herbert Gerson Park. Louise Shell will offer seniors 55 years and older a secure gated community at affordable rents. With the redevelopment, the seniors will have safe access to public transportation and closeness to new shopping and convenience stores.

Low Income Housing Tax Credit Awards for 2003

<u>Project</u>	<u>City</u>	<u>Tax Credit Award</u>	<u>Type of Housing</u>	<u>Units</u>
Funded				
Silver Sky	Las Vegas	\$ 750,000	Assisted Living	90
Humboldt Village	Winnemucca	\$ 148,138	Individuals with Children	38
Sunrise Quarters	Winnemucca	\$ 88,959	Individuals with Children	28
Daisy Lee	Las Vegas	\$ 554,760	Individuals with Children	58
Rochelle Pines	Las Vegas	\$ 750,000	Senior	113
Sungate Village	Las Vegas	\$ 437,253	Senior	88
Harrison Pines II	Las Vegas	\$ 119,642	Senior	24
Prater Senior	Reno	\$ 553,802	Senior	72
Desert Springs	Fernley	<u>\$ 322,286</u>	Individuals with Children	<u>47</u>
		\$3,724,840		558
(Additional Funding)				
11th St. Apts.	North Las Vegas	\$ 23,526	Senior	100
Yale/Keyes	Las Vegas	\$ 22,301	Senior	70
Louise Shell	Las Vegas	\$ 14,821	Senior	100
Pacific Pines	Las Vegas	\$ 53,096	Senior	83
Bonanza Pines	Las Vegas	\$ 30,000	Senior	72
Courtyards	Pahrump	<u>\$ 75,258</u>	Individuals with Children	59
Additional reservations		\$ 219,002		
Total Reservations		\$3,943,842		

Staff News

Nancy Corbin, Deputy Director, is arrested for MDA!

Nancy Corbin was placed behind bars early Tuesday, June 24, all for a good



cause though. Nancy made bail before noon raising \$1,500 to benefit MDA.

Thank you Nancy for this community support, benefitting those in need of increased support services and research for battling this debilitating disease.

NHD Staff Scheduled to Participate in Nevada Housing Coalition's Annual Housing Conference

NHD's Chief Financial Officer, Lon DeWeese, is scheduled to be the keynote speaker for the Coalition's August 19 kick off conference. This year's conference topics focuses on, "Blue Print to Building Stronger Communities." Lon will be addressing Trends in Affordable Housing in Nevada.

Jean Norton, who spearheads the Division's multi-family housing surveys, will be the moderator for the Special Needs Housing session. This panel will be discussing accessibility, special needs and current housing stock.

The 2003 Nevada Affordable Housing Conference will be held August 18-19 at Harrah's Hotel in Reno.

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