

NHD REPORTER

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

Calendar:

- ? Annual Children's Art Contest
All K-5 students are eligible.
Theme "Where I Live"
Community Partnership Program of the Nevada Housing Division, the Real Estate Section, Las Vegas Review Journal/Sun, the Clark County School District School Community Partnership Program, Pardee Homes, The Venetian Resort Hotel/Casino, Piero's Restaurant, and Houdini's Magic Shop®.
- ? Entries will be accepted on or before November 13, 2002, to the attention of Candy Schneider, Assistant Director, Clark County School District School-Community Partnership Program.
- ? Winning entries exhibition at The Venetian Resort Hotel/Casino during January 2003. Reception/Program, 7:00 p.m., January 7, 2003, The Venetian Resort Hotel/Casino.
- ? December 10, 2002
Housing Advisory Committee Meeting
Grant Sawyer State Office Building, 4th Flr
Las Vegas

NHD Places High Priority on Weatherization

October 30 is National Weatherization Day

October is National Energy Awareness Month and October 30th has been designated as National Weatherization Day.

The Weatherization Program began as an emergency response to the 1970s oil crisis. In its early phase, volunteers installed temporary conservation measures. Since that time, Weatherization has evolved into a sophisticated program employing advanced technologies for achieving greater energy savings.

Throughout the Division's designated service areas, weatherization crews use



From left, Lynn Houghton, Ira Harge, and Ron Anderson representing CSA and Art Thurner and Sue Martin of NHD inspect new Energy Star rated appliances for installation.

an energy audit and advanced diagnostic tools, like the blower door, to determine the most cost-effective measures for each home inspected. Typical weatherization measures include installation of ceiling, floor and duct insulation, insulating hot water heaters, repairing or replacing heating and cooling systems, and reducing heat loss through doors, windows, and other infiltration points.

The 2001 Nevada Legislature's passage of Assembly Bill 661 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 State's welfare division

administers the fund with 25 percent of the funds being distributed to the Housing Division.

The Division contracts with sub-grantees who carryout audits and recommend improvements for achieving energy conservation, weatherization, and home energy efficiency. To date three sub-grantees are responsible for providing assistance within the state. The HELP Center of Southern Nevada operates the program in Clark County. Community Services Agency (CSA) of Washoe County serves Washoe, Storey, Lyon, Churchill, Douglas and Carson counties. Rural Nevada Development Corp. (RNDC) provides service in Humboldt, Elko, White Pine, Lincoln and Nye counties.

The Housing Division issues grants to these sub-grantees to pay for appropriate improvements. Each agency is responsible for reviewing applications, determining eligibility and performing the work.

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Warnell Jones, a contractor for CSA in Reno, installs a blower door to test air infiltration.

From the Administrator



Charles L. Horsey, Administrator

As Nevadans attempt to cope with rising utility bills, the Division continues its efforts to develop programs and guidelines to promote energy efficiency.

Whether through an Energy Efficient Mortgage offered under the Division's Single Family Program, energy assistance offered under the Division's Low Income Housing Trust Fund Program, weatherization assistance offered under the Division's Weatherization Program and Trust Fund Program, or energy savings generated by new underwriting criteria established under the Division's Multi-Family Bond Program, the Division is proud of its programs and the assistance offered to low-income Nevadans.

We feel our efforts not only work towards reducing the operating costs of owning and renting a home for lower-income Nevadans, but also support the environment and assist in the conservation of our natural resources.

Charles L. Horsey



Lindell Harbor Apartments held its grand opening this summer, a NHD tax credit project that provides 19 units of affordable rental housing for seniors.



Chas Horsey, Administrator NHD, and Blair Lund, Community Builder, HUD, tour Lindell Harbor.

Tax Credit Applications for 2002

Project Name	Project Type	# of Units	Tax Credits Reserved
Bonanza Pines, Las Vegas	Senior	96	\$500,000
Cottonwood Village, Reno	Special Needs Homeless/ Substance Abuse	44	\$356,598
Palm Terrace Senior Village Pahrump	Senior	20	\$51,451
Meadowbrook, Stateline	Family Housing	32	\$412,107
Palm Terrace Senior Village Pahrump	Senior	64	\$325,210
Grace Senior, Reno	Senior	55	\$396,584
Rivers Bend, Mesquite	Eventual Ownership	48	\$329,359
Harrison Pines, Las Vegas	Senior	66	\$499,903
Pacific Pines, Henderson	Senior	84	\$499,904
Evergreen, Las Vegas	Family Housing	100	\$499,796

For more information regarding our programs and services, visit our website at: www.nvhousing.state.nv.us

Housing Division Closes Multi-Family Bond Projects

During September, NHD closed two multi-family bond financings. These projects totaled \$35.8 million for the financing of a 300-unit affordable housing community in Reno and a 244-unit seniors apartment complex in Henderson.

The Bluffs on Gardella Avenue in Reno will be situated on 3.5 acres containing 16 structures in varying configurations of 12-, 20- and 24-unit sized buildings. Included in the complex, will be a community center housing the management, leasing and maintenance offices, a fitness center, a resident library and community room, and resident business center and kitchen.

The complex will

provide two, three, and four-bedroom size units. Of the units, 100% will be reserved for families with incomes equal to or less than 60% of the median income for the Washoe County Reno metropolitan statistical area.

St. Rose Seniors Apartments will be an affordable housing community for the active 55+ age group. The proposed project is to be developed on the corner of St. Rose Parkway and Seven Hills Drive in Henderson.

The property's 244 apartment units will be housed in seven garden style buildings with common amenities. The complex's outdoor amenities will include a pool and a spa and outdoor recreation area.

The indoor amenities will include a 6,000 square foot community center containing

leasing offices, a maintenance garage, mail center, laundry facilities, kitchen facilities, restrooms, computer lab, exercise room, a lobby and adult community room, a theater, hair salon, crafts room and a private area for family gatherings and dining.

The complex is designed in a southwestern style with specific consideration for seniors.

The project will provide one and two-bedroom size apartments with monthly rental rates in the range of \$317 to \$636 for the one-bedroom size units and \$381 to \$763 for the two-bedroom size.

All the units will be reserved for tenant households with incomes equal to or less than 60% of the median income for the Las Vegas primary metropolitan statistical area.

Low-Income Weatherization Assistance Program Helps Those In Need

Weatherization measures help low-income households become more self-sufficient by reducing their energy burden and improving the energy efficiency and safety of their homes.

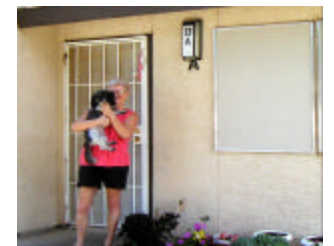
Ruben and Magdalen-Relis found themselves reaching out for energy efficiency



Ruben Relis with two of his grandchildren stands in front of their new solar screens.



The Relis' home would reach 100 degrees; a health risk for Ruben who is a diabetic.



Cora Bishop, with favorite pet, stands outside her public housing unit's new solar screens.



Robert E. Jones Gardens Public Housing Complex in Las Vegas made application and received solar screens for all their rental units.

help. Both had become disabled. They had exhausted their savings, had no income and were faced with electric bills averaging \$600 a month. They were in fear of losing their home as they could not continue to pay the high electric bills and all other expenses that go with increased medical needs and home maintenance.

"Our home would reach 100 degrees inside on some days," said Magdalen. "We knew something was wrong." They heard about the Weatherization Program from a friend. Magdalen called HELP of Southern Nevada. After an audit, it was recommended that attic and duct insulation be completed, the air conditioner unit be replaced, and solar screens be installed. The Relis' family now has a cool home and are experiencing savings of approximately \$200 a month in electric bills.

The Clark County Housing Authority circulated an announcement to its residents about the services of the Weatherization Program. Cora Bishop filled out an application immediately. She said, "My refrigerator went out, and I did not have money to replace it." HELP of Southern Nevada completed an audit of her home where they not only replaced her refrigerator, but wrapped her hot water heater and added solar screens to her unit to conserve energy.

While Southern Nevadans experience more heat related weatherization needs, Northern Nevada's needs center around heat loss and weatherizing for the colder winter months.

Marie Baffico's range was not working properly in her

mobile home. Marie, who is on oxygen, was beginning to have more headaches. She heard about the weatherization program from a neighbor and called the Community Services Agency of Washoe County to ask if she could have her home inspected. Once an audit was completed, the crew recommended a new range as the carbon monoxide level was high. The crew conducted an air infiltration test and wrapped the hot water heater.

Karen Ford-Young has lived in her house for three years. She said, "I love my home and did not want to move." She and her daughter were getting severe headaches while at home; they did not know what was wrong and decided they might have to move to another house.

Karen who lives in Sparks heard about the weatherization program from an announcement made at her church. "That announcement," she said, "probably saved my life." A weatherization crew found an extremely dangerous carbon monoxide level in her home from a cracked heat exchange. The crew proceeded to check air infiltration. They replaced her furnace and loose fitting doors, and insulated the hot water heater.

A single parent with one daughter, Karen works 10-hour days to help make ends meet. She said, "I never could pay all my gas/electric bills. I was always paying towards them. Now I can pay all my monthly utility bills."

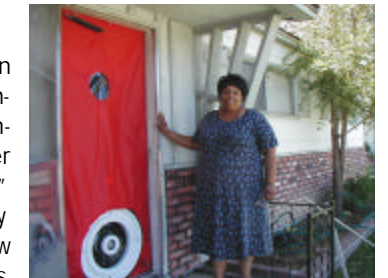
NHD provides no-cost energy efficiency services to reduce household energy consumption, cut utility expenses, and improve the occupants' health and safety.



From left, Field supervisor Bob Zachary inspects hot water heater's insulation.



Weatherization crew explains work as it is being done to mobile home owner, Marie Baffico.



Karen Ford-Young looks at the blower door that is testing her home's air filtration. Several of her doors were replaced or weather stripped.



Michael Guella is shown wrapping Karen's hot water heater; the heating vent system will be rechecked before the crew leaves the job site.

*A newsletter published by the Nevada Dept.
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WWW.NVHOUSING.STATE.NV.US

Staff News

Sue Martin joins the Division's Weatherization Program



Sue Martin

Sue Martin has joined the Division as Grants Analyst for the Weatherization Assistance Program. Before joining the Division, Sue worked for the State's Dept. of Taxation, where she was coordinator of assessment standards.

Sue's background before joining the state agen-

cies was in real estate sales and in fee appraising.

One summer while Sue and her husband were vacationing in the Carson Valley, they fell in love with it and decided that's where they wanted to retire. But, the boomer's they are, decided why wait! Leaving behind the hustle and bustle of Southern California, the Martin's headed for Nevada settling in a small town. Today they are enjoying the quiet, peaceful lifestyle of Gardnerville.

Sue says, "both my husband and I love the outdoors. I like skiing and hiking and tag along for the fishing. We just enjoy the quality of life here." Welcome to the Division!

Our e-mail addresses have changed
from @govmail.state.nv.us to
@nvhousing.state.nv.us

Portofino Apartments Celebrates Grand Opening



Portofino Senior Apartments



Anna Martella, Patricia Goodchild, and Kathy Colin celebrate at Portofino's grand opening. All three are some of Portofino's first residents. Anna says, "I love my apartment." Patricia moved from California to be closer to her family. Kathy relocated from Buffalo, NY, on recommendations from her friend Anna Martella. Kathy says, "the seven feet of snow last year was just too much."

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