

Staff News

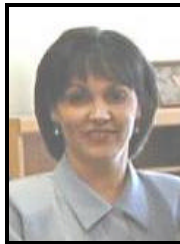


Jim Wells joins the Division as Chief Accountant. Jim worked in NHD's Accounting Department in the 1990's but left to seek other opportunities. Jim worked at the University of Nevada, Reno for almost six years before moving into a job at the State's Controller's Office, where he worked until rejoining the Housing Division.

Jim says, "I came back to the Division because it gave me an opportunity to run a smaller department and work with a good group of professional people. I believe in the Division and wanted to be part of its growth."

Jim likes to hunt, fish, and hike. He lives in Carson City with "Buddy," his Shepard Akita mix dog. Jim has a Bachelor of Science degree from the University of Nevada, Reno in Business Administration with a major in accounting. He also is a licensed CPA.

Our best wishes goes out to **Elaine Moore-Cerda**, a long-time employee of the Division's Loan Department who is leaving the Division to pursue personal interests. We will miss Elaine and all of her computer skills!



Congratulations goes to **Donna Brewer**, who has been appointed Loan Administration Officer (Single Family Programs) for the Division.

Donna joined the Division in 1999 as a Loan Officer. Her mortgage banking background of 25 years gives her experience in loan origination, processing, underwriting, and closings. Before joining the Division, Donna worked for Norwest Mortgage in Reno as a Mortgage Specialist and Underwriter.

Donna will be based in the Division's Las Vegas office. She says, "the move from Carson City to Las Vegas is going to be a cultural shock, but I'm excited about getting involved in Las Vegas' community activities." Now that her two boys are grown and living in Southern California, Donna will have a lot of time for those new hobbies.

STATE OF NEVADA
DEPT. OF BUSINESS &
INDUSTRY
Sydney H. Wickliffe, Director

HOUSING DIVISION
Charles L. Horsey, Administrator

Northern Nevada Office
1802 N. Carson, Ste. 154
Carson City, NV 89701
Tel.(775) 687-4258
Tel.(800) 227-4960
Fax. (775) 687-4040
nhd@govmail.state.nv.us

Southern Nevada Office
1771 E. Flamingo, Ste. 206-B
Las Vegas, NV 89119
Tel. (702) 486-7220
Fax. (702)486-7226
lvdeputy@govmail.state.nv.us

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NHD REPORTER

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September 2001

NHD Continues to Encourage Use of Energy Efficient Mortgages (EEM)

As Nevadans attempt to cope with rising utility bills, the Division continues its efforts to promote Energy Efficient Mortgages (EEM).

Under the Program, a borrower can finance into the mortgage 100 percent of the cost of eligible energy-efficient improvements. Monthly mortgage payments increase slightly, but actually money is saved because of lower utility bills.

The Energy Efficient Mortgage covers upgrades for new and existing homes. Additional information may be obtained by visiting the Division's website at www.nvhousing.state.nv.us



Workers install heating/air conditioning units and insulation as part of the Weatherization Program.

Multi-Family Bond Program Energy and Weatherization Requirements

The Division has adopted more restrictive energy efficiency standards for projects being funded under its multi-family Bond Program. Some of the requirements include: utilizing appliances that are 'Energy Star' rated, installing reversible ceiling fans, providing laundry facilities that have 'Energy Star' rated appliances, and requiring that all housing units have double paned 'low e' windows. These are just some of the requirements. For a complete listing contact nhd@govmail.state.nv.us or check NHD's website at www.nvhousing.state.nv.us.

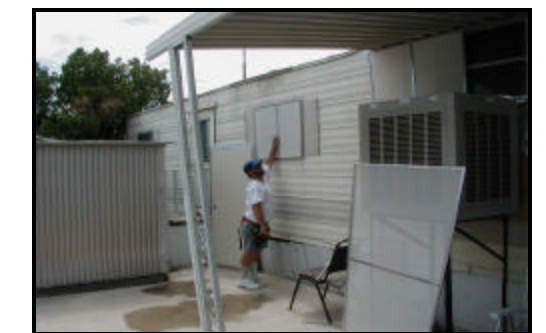


Weatherization Program

The Low Income Weatherization Program was established to assist low-income persons in reducing their utility bills by providing various energy conservation measures. Assistance is provided free of charge and no liens or financial obligations are placed on individuals receiving assistance, with exception of multi-family buildings (those buildings with 5 or more units).

The Program is funded primarily by the U.S. Department of Energy with additional funds provided by the Housing Division's Low Income Housing Trust Fund. No state general funds are appropriated to the Program. The current level of funding enables the Program to operate in Clark and Washoe counties and in at least one rural county each year.

The majority of the Program funds are awarded to the Program's service providers who are responsible for assistance within their respective service areas. Currently, the HELP Center of Southern Nevada serves Clark County and the Community Services Agency of Washoe County serves that county.



Many who receive Weatherization Program assistance live in manufactured housing.

Inside.....

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Division Releases 2nd Quarter 2001 Apartment Study

Helpful Hints for Reducing Energy Costs
"Today's Housing Issues" Seminar
Notice of Advisory Committee on Housing Meeting
Notice of Final Hearing 2002 QAP

Message from the Administrator



**Grand Opening
Lighthouse of the
Sierra**

It was a pleasure for me to attend the recent grand opening of the Lighthouse of the Sierra. Lighthouse of the Sierra exemplifies how the support for those in need can bring together communities and strengthen our faith in each other.

Charles L. Horsey

Lighthouse of the Sierra is a state-of-the-art project that reaches out to provide housing for women suffering from chemical dependency, most of whom are single heads of households struggling with both addiction and poverty, having dependent children, and little family or social support.

While the Division provided tax credits for helping make the housing portion of the project a reality, a multitude of nonprofit organizations work together to provide dependency addiction treatment and other social services for the residents.

Lighthouse of the Sierra offers a unique approach to substance abuse recovery. It provides 26 cottages in a residential campus setting. In this setting, clients are given the opportunity to live in one of the campus cottages, with their families, during early recovery. Services are provided on site, made possible by area service providers through the leadership of STEP 2. STEP 2 is a Reno based nonprofit agency established to provide numerous social services, such as: addiction treatment, family advocacy, domestic violence intervention and prevention, enhanced childcare, and victim services. In all over 40 partners have committed resources to the implementation of Lighthouse of the Sierra.

The Housing Division played a significant part in the project development, and we are very pleased to be considered one of the partners in this unique special needs housing project.

Charles L. Horsey

Housing Division Postpones Release of 2001 Series C Single Family Program

Due to the tragic events of September 11 and the resulting turmoil in the financial markets, the Division must delay the release of the 2001 Series C Single Family Program. The Division anticipates the availability of funds by mid November.



Lighthouse of the Sierra's initial phase features 26 fully contained cottage style transitional housing units.



Lighthouse of the Sierra's residential cottages accommodates both individuals and families seeking recovery from addiction. The units are targeted to households at 30% and 40% of area median income.



U.S. Senator Harry Reid greets guests at the grand opening of Lighthouse of the Sierra.

Lighthouse of the Sierra opened August 22, 2001, at the entrance to Sun Valley in Reno with housing for 25 families on six acres in a campus-like setting. The project provides a children's playground, a gazebo and a building for child care, a center for counseling and other services and a multi-purpose room. Chemical dependent clients, their spouses and their children must commit to live in the Lighthouse complex for up to one year. This time-period gives the client sufficient time for rehabilitation and time to achieve independent living free of dependencies.

Division Releases 2nd Quarter 2001 Apartment Surveys

The Division's annual multi-family housing surveys of the Las Vegas Valley and the Reno/Sparks Area are now available.

The Las Vegas Valley's multi-family market reflects little change from 2001's data.

Key findings from the surveys reflect:

- ◆ The two-bedroom size apartments are the most popular unit type for both the Las Vegas and Reno/Sparks market.
- ◆ Vacancy rates for three years in a row show continued tightening of supply and increased demand for rental units in the Las Vegas Valley.
- ◆ Multi-family vacancy rates in the Reno/Sparks Area was a low 3.2% during second quarter 2001.
- ◆ In the Las Vegas Valley, vacancy rates fluctuate from lows of 2 to 3% in newer growth areas to highs ranging from 6 to 12% in older established areas of the Valley.
- ◆ In the Reno/Sparks Area, higher vacancy rates are shown in those zip codes showing higher rental rates, indicating market sensitivity to high-end rental rates.
- ◆ In the Las Vegas Valley, rental rates increased in all size apartments over the past year.
- ◆ In the Las Vegas Valley, the two-bedroom size apartments had the greatest rental rate increase with a 3.05% increase in rents.
- ◆ Larger size apartments continue to be more attractive to the rental market than smaller studio and efficiency size units for both the Las Vegas and Reno/Sparks Areas.

Many other findings are noted with accompanying graphs and charts. The Division undertakes surveys in the State's largest metropolitan areas each year to assist the Division's staff in their short-term and long-range planning process.

The Division, through this data collection, documents new multi-family units and tracks vacancies and rental rates for existing and multi-family housing units.

For hard copies of the report, contact one of the Division's offices or download a copy from the Division's web site at www.nvhousing.state.nv.us

Helpful Hints for Reducing Energy Costs:

- ◆ Turn off lights and appliances when not in use.
- ◆ Barbecue outside, if practical.
- ◆ Vacuum refrigerator coils.
- ◆ Run full loads in your washer and dryer.
- ◆ Use energy saver option on your dishwasher allowing dishes to air dry.
- ◆ Use compact fluorescent bulbs instead of incandescent ones.
- ◆ Use room fans to keep the air moving
- ◆ Replace furnace and air conditioner filters.
- ◆ Replace normal thermostats with programmable thermostats.

Mark Your Calendar

“Today's Housing Issues”

January 17, 2002

8 a.m. to 12 noon

Luncheon

(U.S. Department Housing and Urban Development (HUD) representative keynote speaker)

**Stardust Hotel Convention Center
Las Vegas**

Join the

Nevada Housing Division
Nevada Real Estate Division
Nevada Attorney General's Office
In cooperation with HUD

**Overview of Fair Housing
Home Ownership
Energy Efficient Mortgages
Predatory Lending**

(Pending Continuing Education Credits for Real Estate Licensees and Attorneys)

Seminar Sponsored by:
Community Housing Resource Board

NOTICE

**PUBLIC MEETING
ADVISORY COMMITTEE ON HOUSING**

**FINAL HEARING 2002 QUALIFIED
ALLOCATION PLAN**

**THURSDAY, OCTOBER 4, 2001
1:15 P.M.**

**GRANT SAWYER BUILDING
555 EAST WASHINGTON, ROOM 4412
LAS VEGAS, NEVADA**