

NHD REPORTER

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



Catherine Kulaga, a fifth grader from Piggott Elementary School, captured 1st Place in the Nevada Housing Division's Annual Children's Art Contest. This year's competition resulted in 119 pieces juried into the exhibition. Works were on exhibit January 7 through January 20 at The Venetian Resort Hotel Casino.

The Venetian Resort Hotel Casino hosts NHD's Children's Art Contest Program, Reception and Exhibition

January 7th marked the Division's 7th Annual Art Contest Exhibition for Southern Nevada's Kindergarten through 5th Grade School Age Students

Tuesday evening January 7 saw more than 400 parents, grandparents, students, teachers, school principals, and government officials eyeing the exceptional artwork of this year's art contest winners whose work was on display at The Venetian. The eight judges for the contest reported that this year's contest was much harder to judge as the quality of the artwork made the contest very competitive. This year more than 1,500 pieces from 32 schools were submitted.

This annual competition is part of the Division's community outreach program providing a forum for housing awareness and education through the schools' visual arts departments. Strong business community partners have been an integral part of the continued success of this program. Each partner plays a significant role in support, publicity, and financial contributions. In partnership with the Division are the Clark County School District School Community Partnership Program, Pardee Homes, Piero's, Houdini's Magic Shop, Nevada State Bank, Southern Nevada Home Builders Association, the Real Estate Section, Las Vegas Review Journal/Sun, and The Venetian Resort Hotel Casino.

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Winners wait for their names to be called during the program. Their works are featured in NHD's 2003 Calendar. Each received a savings bond sponsored by Pardee Homes and Nevada State Bank.



From the Administrator



Charles L. Horsey, Administrator

Affordable Rental Housing

Multi-family housing has had an increasing impact on Nevada's affordable housing inventory. This will be more readily seen as single family housing prices continue to escalate and homeownership becomes increasingly difficult for low- and moderate-income households.

For Nevadans' striving to make ends meet, affordable rental housing is vital. For many who choose rental housing as a preference due to amenities offered, the proximity to services, in most cases, and interaction with fellow tenants, affordable housing also plays an important role.

Since 1995, multi-family construction has shown a steady increase in Nevada. The Housing Division has played a significant role in this increase. The Division through the Multi-Family Bond Program has assisted in the financing of nearly 26% of the approximate 47,000 new multi-family residential rental units built since 1995.

With the financial assistance provided by the Division's Low Income Housing Tax Credit, HOME, and Low Income Housing Trust Fund, the Division's multi-family programs have assisted in the financing of nearly 30% of all new multi-family housing statewide. These units are available to those individuals and families whose income is 30% to 60% of the area median income. I am proud of the Division's leadership role in fulfilling the housing needs of so many of our state's low-to moderate-income households.

Charles L. Horsey

Housing Division Closes \$40.2 Million in Multi-Family Bond Projects

The Division finished the year with the closing of four bond issues totaling \$40.2 million for the financing of 731 affordable rental units.

On November 14 and 18 respectively, the Division closed \$23 million in bond issues for the financing of the 192-unit family rental project, Sunset Canyon, and for the financing of the 187-unit senior housing complex, Los Pecos. Both projects will be located in unincorporated Clark County.

Sunset Canyon, a \$12 million bond issue will provide 96 two-bedroom units and 91 three-bedrooms units. Monthly rents in this family oriented project will range from \$568 to \$695 for two-bedroom units and from \$658 to \$805 for three-bedroom units. The project will be located at the southeast corner of Sunset Road and Grand Canyon. The Los Pecos Senior Apartment complex, a \$11 million dollar bond issue, will provide 132 one- and two-bedroom units with monthly rents ranging from \$579 for one-bedroom units and \$696 for two-bedroom units. The complex will be located at Pecos and Quendo.

Both projects' borrowers agreed to the Housing Division's weatherization and energy efficiency requirements for new construction. These standards include: appliances that are 'Energy Star' rated; reversible ceiling fans, thermostats that have programmable double set back features, laundry facilities that are 'Energy Star' rated, ceiling insulation in all top-floor living units with an R-value of not less than 30, wall insulation in all living units with an R-value of not less than 11, heating furnaces rated at least 90% AFUE, water heating devices that maintain a .89 to .86 energy factor, air conditioners in compliance with a SEER rating of not less than 12 and two ton capacity, and lower floor units have 'duct insulation and sealing'.

On November 26 and 27 respectively, the Division closed two additional bond issues totaling \$17.2 million for the financing of 352 affordable rental units.

The Wood Creek Apartments are a rehabilitation project which will include upgrading energy and weatherization standards for all the apartment units, new HVAC units, new cabinets, and interior and exterior painting.

When completed the project will provide 24 one-bedroom apartments with rents of \$479, 112 two-bedroom units with rents from \$575 to \$670, 64 three-bedroom units with rents of \$662 and 32 four-bedroom units with rents of \$737. The project is for families whose income is 50% to 60% of area median income.

Whittell Pointe will provide 120 units for families whose income is 60% of area median income for Washoe County. Monthly rents will range from \$645 for one-bedroom units, \$633 to \$774 for two-bedroom units, and \$727 to \$889 for three bedroom units. The project will be located at 1855 Selmi Drive in Reno and will provide one, two, and three-bedroom size apartments to families.

Low Income Housing Tax Credit Allocation Plan

APPLICATION DEADLINE

**April 11, 2003
5:00 p.m.**

(Applications and all supporting documentation must be received by the Division at either its Las Vegas or Carson City office.)

Multi-Family Project Bond Financing

The Program

The Multi-Family Bond Financing Program provides an efficient source of funds for a variety of affordable multi-family rental developments.

The Program enables the Nevada Housing Division to lend the proceeds from the sale of tax-exempt or taxable bonds for the construction, acquisition, and rehabilitation of multi-family developments.

The Division has issued multi-family revenue bonds for privately owned rental developments since 1975 when the program was created under Nevada Revised Statutes 319. The purpose of the program is to expand and preserve the supply of affordable rental housing throughout the state. Historically, the program saw its heaviest use in the early 1980's and again after 1994.

Since the program's inception, \$773,019,885 in bonds have been issued for the financing of 17,686 multi-family rental units statewide.

Of the total number of rental units financed, 72% were located in Clark County, 24% in Washoe County, and 4% in the rural areas.

Bond Financing

Bond financing requires both regulatory approvals and an outside credit enhancement. The benefit of bond financing for an affordable housing project is the lower cost of capital versus conventional financing methods.

Bond financing for an affordable housing project begins at the local government level. Bond financing applicants must obtain local government endorsement of their project and obtain 50% or more of the needed bond issuance authority from the endorsing entity.

Once local government endorsement has been obtained and transfer of the bonding authority has occurred, project sponsors may apply to the Housing Division.

BOND PROJECTS



Parkway at Silverado is a residential rental property comprised of 22 buildings, containing a total of 272 two and three-bedroom units, 100% of which are low-income units. The project has an outdoor pool and spa, a playground, and a clubhouse, recreational and maintenance building which will include a computer and fitness center. Monthly rents for the two- and three-bedroom units are \$644 and \$745 respectively. The project is located in unincorporated Clark County at the southeast corner of S. Maryland Parkway and E. Pyle Ave. The \$14.9 million project was completed at the end of 2000.



Diamond Creek Apartments is located in the South Meadows Master Planned Community in Reno. The project is comprised of 14 buildings, containing a total of 288 two-, three-, and four-bedroom apartments. The project has an outdoor pool and spa and one recreational building with a 24-hour fitness center, media center and multi-purpose room. The project site also includes two tot lots, basketball courts, barbecue pits, a large grass sports field and several secondary recreational areas. Monthly rents range from \$690 for two-bedroom units, \$640 to \$783 for three-bedroom units, and \$383 to \$864 for four-bedroom units.

Staff News



NHD Loan Officers Brenda Bryant and Tere Ferreira, and NHD Grants Analyst, Soni Bigler welcome guests at the Children's Art Reception.

Low Income Housing Tax Credit Program Issues Census Tract Data

HUD recently issued the updated Qualified Census Tracts for Nevada. Projects located in qualified census tracts are eligible to receive a 130% increase in their tax credit award as these tracts are prioritized for development.

The following information lists the qualified tracts:

Elko County: 9403



William H. Martin, Chairman, President and CEO, Nevada State Bank; Jean Norton NHD Chief Assistant, and Chas Horsey NHD Administrator discuss the evening's Children's Art Exhibition Program.

Las Vegas/Clark County: 3.01, 3.02, 4.00, 5.03, 5.04, 5.11, 5.14, 6.00, 7.00, 8.00, 9.00, 11.00, 22.01, 22.04, 24.04, 24.05, 26.01, 34.25, 38.00, 43.00, 44.00, 46.00, 47.03, 47.07, 47.08, 47.09, 47.10, 47.13

Mineral County: 9402

Reno/Washoe County: 1.00, 9.00, 18.00, 19.01, 22.03

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NHD REPORTER

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

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

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