

JOE LOMBARDO
Governor

STATE OF NEVADA



DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
Deputy Director

MARCEL F. SCHAEERER
Deputy Director

NIKKI HAAG
Deputy Director

**DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR**

**Agenda Packet #1 – Resolutions and Certificates of Transfer of 2024
Bond Volume CAP from Counties and Cities**

Contents:

Table 1: Allocations by Resolution by Jurisdiction

Section 1 - Allocations to the Director of Business & Industry

Section 2 - Allocations to the Nevada Housing Division

Section 3 - Allocations to the Nevada Rural Housing Authority

Table 1

Allocated To	Allocated By	Sum
Director	Las Vegas	\$ 18,813,082.79
	North Las Vegas	\$ 17,397,277.41
Director Total		\$ 36,210,360.20
Nevada Housing Division	Clark County	\$ 58,577,018.12
	Henderson	\$ 21,060,549.28
	Las Vegas	\$ 22,250,000.00
	Reno	\$ 17,090,649.91
	Sparks	\$ 3,504,631.08
Nevada Housing Division Total		\$ 122,482,848.39
NRHA	Boulder City	\$ 921,175.79
	Caliente	\$ 68,604.75
	Carlin	\$ 158,763.95
	Carson City	\$ 3,628,723.16
	Churchill County	\$ 1,070,886.87
	Clark County	\$ 5,000,000.00
	Douglas County	\$ 3,346,667.73
	Elko	\$ 1,336,807.25
	Elko County	\$ 1,688,822.28
	Ely	\$ 243,503.75
	Esmeralda County	\$ 65,710.29
	Eureka County	\$ 109,373.46
	Fallon	\$ 588,190.26
	Fernely	\$ 1,502,283.87
	Humboldt County	\$ 565,219.37
	Lander County	\$ 376,956.61
	Lincoln County	\$ 227,491.87
	Lovelock	\$ 128,033.46
	Lyon County	\$ 2,170,471.95
	Mesquite	\$ 1,398,637.74
	Mineral County	\$ 298,190.48
	Nye County	\$ 3,231,813.28
	Pershing County	\$ 331,630.67
	Sparks	\$ 3,504,631.09
	Storey County	\$ 274,295.83
	Washoe County	\$ 7,231,580.97
	Wells	\$ 79,443.56
	West Wendover	\$ 279,592.06
	White Pine County	\$ 372,645.72
	Winnemucca	\$ 524,573.83
	Yerrington	\$ 218,069.49
NRHA Total		\$ 40,942,791.39
Grand Total		\$ 199,635,999.98

Allocated to the Director of Business & Industry

			Amount
Las Vegas	Reversion of Unused Volume CAP		\$ 18,813,082.79
North Las Vegas	Resolution No. 2730	Pecos Apartments - NW Corner of Rome BLVD and N. Pecos Rd.	\$ 11,000,000.00
	Reversion of Unused Volume CAP		\$ 6,397,277.41
Grand Total			\$ 36,210,360.20

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Action Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

August 7, 2024
9:00 AM

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Pastor Andrew Mason, International Church of Las Vegas
4. Pledge of Allegiance
5. Recognition of the Citizen of the Month
6. Recognition of Local Veterans Groups

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Brian Knudsen to Withdraw without Prejudice Items 57a and 57b

NOTE: Due to technical difficulties, the video did not display the vote for these items.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

9. For possible action to approve the Final Minutes by reference of the June 26, 2024 Special City Council Meeting

Motion made by Brian Knudsen to Approve

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

RESOLUTIONS - CONSENT

44. R-40-2024 - For possible action to approve a Resolution and Notice regarding the granting to Teleport Communications America, LLC, of a franchise for communications services, including broadband internet service and/or telecommunications service, setting the purpose, character, term and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

45. R-41-2024 - For possible action to approve a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the RDA and Charleston OZB LLC, (Owner) located at 1551 South Commerce Street (APN 162-03-210-008), to be in compliance with and in furtherance of the goals and objectives of the RDA - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 6 (RA-12-2024)]

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

46. R-42-2024 - For possible action to approve a Resolution concerning a proposed Special Improvement District (818) within the Summerlin area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY LLC, a Delaware limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with Howard Hughes Company LLC (\$150,000 - SID Construction Fund) - Ward 2 (Seaman)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

47. R-43-2024 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$13,000,000 in 2024 State Private Activity Bond Volume Cap to Affordable Housing Program, Inc. for the construction of 28th & Sunrise which will consist of 121 units of affordable housing located at 2601 Sunrise Avenue - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

48. R-44-2024 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$9,250,000 in 2024 State Private Activity Bond Volume Cap to GLTC Partners, LLC for the rehabilitation of Arthur McCants Senior Apartments which will consist of 116 units of affordable housing located at 800 North Eastern Avenue - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

DISCUSSION/ACTION ITEMS

CITY CLERK - DISCUSSION

49. Discussion for possible action regarding the appointment of nominee Aranzazu Jimenez to the Las Vegas-Clark County Library District Board of Trustees

Motion made by Olivia Diaz to Approve the appointment

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

COMMUNITY DEVELOPMENT - DISCUSSION

50. Discussion for possible action to consider an Appeal of the decision by the City Council Designee to impose a lien for \$55,000 in daily civil penalties for illegal short term rental violations for Code Enforcement Case CE23-02149 regarding property located at 4413 Exposition Avenue - PROPERTY OWNER: X MANAGEMENT L L C - Ward 1 (Knudsen)

Motion made by Brian Knudsen to Deny the Appeal

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

51. Bill No. 2023-28 - Amends LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law. Proposed by: Seth Floyd, Director of Community Development [NOTE: This bill is now being proposed by Seth T. Floyd, Director of Community Development, as stated at the June 17, 2024 Recommending Committee meeting]
52. Bill No. 2024-21 - Amends various provisions of LVMC Title 19 (Unified Development Code) to amend regulations governing commercial and industrial uses, including the consolidation of uses and other adjustments. Sponsored by: Councilwoman Olivia Díaz
53. Bill No. 2024-22 - Adopts prohibitions and limitations regarding the purchase of scrap metal, consistent with and supplementary to State law on the subject. Sponsored by: Councilman Brian Knudsen

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.



City Council Regular Meeting AGENDA ITEM

NUMBER: 29

SUBJECT:

Resolution No. 2730: A Resolution of the City Council of the City of North Las Vegas, Nevada Providing for the Transfer of a Portion of the City's 2024 Private Activity Bond Volume Cap to the Director of the State of Nevada Department of Business and Industry of the State of Nevada for the New Construction of the Pecos Apartments Located at the Northwest Corner of Rome Blvd. and N. Pecos Rd. (Citywide) (For Possible Action; Recommendation – Pass and Adopt)

REQUESTED BY:

Wilson Ramos, Director of Community Services and Engagement

WARD:

(Citywide)

RECOMMENDATION OR RECOMMEND MOTION:

Pass and adopt Resolution No. 2730 providing for the transfer of a Portion of the City's 2024 Private Activity Bond Volume Cap to the Director of the State of Nevada Department of Business and Industry of the State of Nevada.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

NRP Lone Start Development LLC, the Pecos Apartments developer, has requested \$11,000,000.00 of the City of North Las Vegas' 2024 Private Activity Bond Volume Cap to utilize on the grant-funded Pecos Apartment project located at the northwest corner of Rome Blvd. and N. Pecos Rd . This new construction project will provide an additional estimated 105 apartment units to combat the shortage of affordable housing within the area.

Attachments: Resolution No. 2730

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Responsible Fiscal Management, Well - Planned Quality Growth		
PREPARED BY: Wilson Ramos, Director of Community Services and Engagement	Respectfully Submitted Micaela R. Moore, City Manager	MEETING DATE: August 21, 2024

RESOLUTION NO. 2730

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF NORTH LAS VEGAS, NEVADA PROVIDING FOR
THE TRANSFER OF A PORTION OF THE CITY'S 2024
PRIVATE ACTIVITY BOND VOLUME CAP TO THE
DIRECTOR OF THE STATE OF NEVADA DEPARTMENT
OF BUSINESS AND INDUSTRY OF THE STATE OF
NEVADA FOR THE NEW CONSTRUCTION OF THE
PECOS APARTMENTS LOCATED AT THE
NORTHWEST CORNER OF ROME BLVD. AND N.
PECOS RD.**

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of North Las Vegas, Nevada ("City"), the amount of \$17,397,277.41 in tax-exempt private activity bond volume cap for year 2024 ("2024 Bond Cap"); and

WHEREAS, NRP Lone Start Development LLC ("Applicant") has requested that the City transfer a portion of its 2024 Bond Cap to the Applicant for the purpose of providing a means of financing a project by which the Applicant would undertake the new construction of the Pecos Apartments, located at the northwest corner of Rome Blvd. and N. Pecos Rd., in North Las Vegas, also identified as Clark County Assessor's Parcel Number 124-24-801-006, that will provide affordable housing ("Pecos Project"); and

WHEREAS, the City is a "local government" as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to the Director of the Nevada Department of Business and Industry ("Department") all or any portion of its 2024 Bond Cap for any specified project; and

WHEREAS, the City Council of the City ("City Council") has the responsibility for allocating private activity bond volume cap available to the City, including the 2024 Bond Cap.

NOW, THEREFORE, the City Council does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers \$11,000,000.00 of the 2024 Bond Cap to the Director for allocation to the Pecos Project.

Section 3. Use of 2024 Bond Cap. The Director will use the allocated 2024 Bond Cap in calendar year 2024, or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended.

Section 4. Acknowledgment of application for HOME funds. The City acknowledges an application from NRP Lone Start Development LLC for the use of HOME funds as part of the financing for the project, and that the HOME funds participation will trigger a property tax exemption.

Section 5. Representative of the City. Pursuant to NAC 348A.180(1), the Director may contact Rick Damian, Manager – Housing and Neighborhood Services Division of the City of North Las Vegas regarding this Resolution at (702) 633-2612 or in writing at City Hall, 2250 Las Vegas Boulevard North, North Las Vegas, NV 89030.

Section 6. Additional Action. The Mayor and the City Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A. The City Clerk of the City is hereby authorized and directed to mail a certified copy of this Resolution to the Director.

Section 7. Direction to the Applicant. The Applicant shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 8. Representative of the Applicant. Pursuant to NAC 348A.180(3), the Director may contact Michael Moriarty, Vice President of Development, of NRP Lone Star Development LLC regarding this Resolution at 702-762-1408 or in writing at MMoriarty@nrpgroup.com.

Section 9. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 10. Enforceability. If any section, paragraph clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

(SEAL)

By: _____
Pamela Goynes-Brown, Mayor

Attest:

By: _____
Jackie Rodgers, City Clerk

The above Resolution has been reviewed by the Acting City Attorney

By: _____
Andy Moore, Acting City Attorney

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

I, Jackie Rodgers, the duly chosen and qualified City Clerk of North Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City ("City Council") at a meeting of the City Council held on _____, 2024.

2. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

3. The members of the City Council were present at the meeting and voted on the passage of the resolution as follows:

Those Voting Aye:

Mayor:

Council members:

Those Voting Nay:

Those Absent:

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given by 9:00 a.m. at least three (3) working days before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

- (i) City Hall
2250 Las Vegas Boulevard North
North Las Vegas, Nevada

- (ii) North Las Vegas-Public Library
2250 Las Vegas Boulevard North
Suites 133 and 137
North Las Vegas, Nevada
- (iii) Aliante Library
2400 W. Deer Springs Way
North Las Vegas, Nevada
- (iv) Alexander Library
1755 W. Alexander Road
North Las Vegas, Nevada
- (v) City of North Las Vegas Website and Nevada Public
Notice Website

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council.

A copy of such notice so given of the meeting of the City Council is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____, 2024.

Jackie Rodgers, City Clerk
City of North Las Vegas, Nevada

(SEAL)

EXHIBIT A

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Pamela Goynes Brown, am the duly chosen and qualified Mayor of the City of North Las Vegas, Nevada (the "City") and in the performance of my duties as Mayor do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that a portion in the amount of \$11,000,000.00 of the private activity bond volume cap allocated to the City for the year 2024 in the amount of \$17,397,277.41 has been transferred pursuant to NAC 348A.180 from the City, a "local government" as defined by NAC 348A.070, to the Director of the State of Nevada Department of Business and Industry for the purpose of providing a means of financing a project for the new construction of the Cine Apartments, located at the northwest corner of Las Vegas Boulevard North and Hamilton Street, in North Las Vegas, also identified as Clark County Assessor's Parcel Number 124-24-801-006, that will provide affordable housing.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF NORTH LAS VEGAS, NEVADA

By: _____
Its: Mayor

Allocated to Nevada Housing Division

			Amount
Clark County	Resolution No. R-8-20-24-3	Affordable Multifamily Projects	\$ 23,827,018.12
		Ovation Development, Bruner Senior Apartments-New Construction	\$ 16,000,000.00
		Riverwood Village Apartments-Acquisition/Rehab in Laughlin NV	\$ 18,750,000.00
Henderson	Resolution No. 4591		\$ 21,060,549.28
	August 7, 2024 - Item #47	Construction of 28th & Sunrise, 121 units of Affordable Housing	\$ 13,000,000.00
	August 7, 2024 - Item #48	Rehabilitation of Arthur McCants Senior Appartments, 116 units of Affordable Housing	\$ 9,250,000.00
Reno	On August 28th	Arrowleaf on Harvard	\$ 17,090,649.91
Sparks	Resolution No. 3450	For 'Projects'	\$ 3,504,631.08
Grand Total			\$ 122,482,848.39

RESOLUTION NO. _____

**RESOLUTION TO TRANSFER CLARK COUNTY 2024 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA HOUSING
DIVISION AND THE NEVADA RURAL HOUSING AUTHORITY**

1. **WHEREAS**, pursuant to the provisions of chapter 348A of Nevada Revised Statutes (“NRS”) and chapter 348A of the Nevada Administrative Code (“NAC”), Clark County, Nevada (the “County”), has been allocated tax-exempt private activity bond volume cap for calendar year 2024 (“volume cap”) in the amount of \$63,577,018.12; and
2. **WHEREAS**, the County has received requests for an allocation of volume cap (“Applications”) for Bruner Senior Apartments by CLSN/Ovation Development for the construction of a 194-unit proposed affordable rental housing project to be located between I-15 and Las Vegas Blvd., north of St. Rose Pkwy. (the “Bruner Senior Project”); the Riverwood Village Apartments Acquisition/Rehab of 207-units by the Nevada Rural Housing Authority (“NRHA”) in Laughlin Nevada; for NRHA to use for its single-family mortgage bond and mortgage credit certificate programs (“Single Family Mortgage Programs”) in rural Clark County; for the Nevada Housing Division (the “Housing Division”) of the Department of Business and Industry (the “Department”) for its multifamily rental housing (bond/4% Low-income Housing Tax Credit) program (“MFHP”) and its single family mortgage bond and mortgage credit certificate (“Single Family Homebuyer”) programs (“SFHP”); and the County desires to also provide volume cap to the Housing Division for bonds issued for upcoming Clark County multifamily rental housing projects (the “Multifamily Rental Housing Program”); and
3. **WHEREAS**, the County desires to prevent any portion of County’s volume cap from reverting to the Department, and this Resolution is intended to indicate that the County intends the Housing Division to use its entire allocation for calendar year 2024 for specific projects and program uses described herein; and
4. **WHEREAS**, as permitted by NAC 348A.180, the County intends to so use its allocation by transferring that allocation to the Director of the State of Nevada Department of Business and Industry (the “Director”) for further allocation by the Director to the Housing Division and the NRHA, for the specific projects and uses authorized by the Internal Revenue Code described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, NEVADA:

Section 1. The County hereby transfers its 2024 volume cap to the Director with a request that the Director allocate that volume cap as follows for the projects and programs described below:

Sponsor & Project Description	Amount of Volume Cap Allocation
(a) Housing Division for the Bruner Senior Project	\$16,000,000.00
(b) NRHA for the Riverwood Village Project	\$18,750,000.00
(c) NRHA for Single Family Mortgage Programs in rural Clark County	\$5,000,000.00
(d) Housing Division for funding any projects located in Clark County through its Multifamily Housing Program	\$23,827,018.12
(e) Up to \$6,000,000 of any funding unused by the Housing Division for Multifamily projects located in Clark County shall be used for the Housing Division's Single-Family Homebuyer Programs	TBD
TOTAL	<u>\$63,577,018.12</u>

Section 2. A. The Director of the Department is requested to transfer the volume cap described:

(a) in Section 1(a), 1(b), 1(d) and 1(e) to the Housing Division for use on the projects and programs listed in those clauses; and

(b) in Section 1(c) to the NRHA for use on its SFHP.

B. The allocations in clauses (a) and (b) of Section 1 are subject to the condition that bonds be issued for the project to which the volume cap is allocated on or before December 31, 2025, which utilize all or part of the allocated volume cap. In the event this condition is not met, or in the event this condition is met but the bonds are issued on or before December 31, 2025 and Housing Division does not fully use the allocation made, the Housing Division is requested to use that allocation or the remaining part of that allocation for one or more

other affordable rental housing projects located in the County, the financing of which is approved by the Board; or, if the Board has not approved other financings, to use that Volume Cap prior to September 1, 2026 for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

C. The Housing Division is requested to use the allocation made in clause (d) of Section 1 for one or more affordable rental housing projects located in the County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financings that use that volume cap prior to September 1, 2026, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

Section 3. Pursuant to Section 348A.220 of NAC, the County hereby certifies that it has used \$0 of its allocation for calendar year 2024, and that it intends to use and hereby reserves the entire unused portion of its volume cap. The County also hereby reserves all amounts transferred to the County by the Director, by any cities in the County, or by any other local governments during the calendar year for the projects for which those transfers are made.

Section 4. A. Pursuant to Section 348A.180 of NAC, the County provides the following information: a representative of the County with whom the Director may communicate regarding this Resolution is Kevin Sipes, Senior Grants Coordinator, Community Housing Office, Clark County. Mr. Sipes may be contacted by telephone at (702) 423-9040 or by e-mail at Kevin.Sipes@ClarkCountyNV.Gov.

B. To the extent required by NAC 348A.180, the Housing Division as beneficiary of the transfers made in section 1(a), 1(b), 1(d) and 1(e) is required to:

1. Notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition stated in Section 1 or 2 hereof that would affect the disposition of the subject volume cap;
2. Identify a representative of the beneficiary of the transfer with whom the Director may communicate regarding the Resolution; and
3. Provide a means of contacting that representative.

Section 5. The County Clerk is hereby authorized and directed to mail a certified copy of this Resolution to the Director, the Secretary of the State Board of Finance, the Housing Division, NRHA, and the Office of Business Finance and Planning. A copy of this Resolution as

executed by the Chair of the Board and the County Clerk as provided below shall constitute a certificate of the County that it has authorized the transfers described in this Resolution pursuant to Subsection 2 of NAC 348A.180. As provided in Subsection 2 of NAC 348A.180, the transfers made herein are subject to the approval of the Director. The Director is requested to file any additional certificate or certificates required by NAC 348A.260 at the time of the Director's approval of the transfers made hereby.

Section 6. Nothing in this Resolution obligates the County to issue bonds for any particular project, to grant approvals for a project, or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any county volume cap will be made available for any particular project. This Resolution may be amended or repealed at any time by the County in its sole discretion before the bonds are issued which use the volume cap allocated herein. After bonds are issued, no such amendment or repeal is permissible if it would change the allocation of volume cap to the bonds which were issued.

Section 7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED, and APPROVED this 20th day of August 2024.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY

By _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA, COUNTY CLERK

(Seal)

APPROVED AS TO FORM:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY

By: _____
CLAUDIA E. AGUAYO, DEPUTY DISTRICT ATTORNEY

RESOLUTION NO. 4591

(Resolution to transfer the City's 2024 Private Activity Bond Cap)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, PROVIDING FOR THE TRANSFER OF ALL OF THE CITY OF HENDERSON'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP, WHEN AND IF RECEIVED, TO THE DIRECTOR OF THE DEPARTMENT OF BUSINESS AND INDUSTRY TO BE USED BY WEST HENDERSON AFFORDABLE FAMILY, LLC.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), the City of Henderson, Clark County, Nevada (the "City") expects to receive an allocation of tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, West Henderson Affordable Family, LLC, has requested that the City transfer all of its 2024 Bond Cap, when and if received, to the Director of the Department of Business and Industry (the "Director") for the purpose of providing a means of financing the costs of acquisition, preservation, and rehabilitation of a multi-family residential housing project that provides decent, safe and sanitary dwellings at affordable prices for families of very low and low income located in the City; and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to the Director, all or any portion of its 2024 Bond Cap to assist in the financing of an eligible project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. Pursuant to NAC 348A.180, City hereby transfers all of its 2024 Bond Cap, when and if received, to the Director for an affordable rental housing multi-family project to be located in the City, to be developed by West Henderson Affordable Family, LLC.

SECTION 2. The Director will use the allocated 2024 Bond Cap for such affordable housing purposes in calendar year 2024. If the Director does not use the allocated 2024 Bond Cap for an affordable rental housing multi-family project to be located in the City and developed by West Henderson Affordable Family, LLC the City reserves the right to reallocate the 2024 Bond Cap to another eligible project. If the City does not reallocate the 2024 Bond Cap, the Director may carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Resolution to transfer the City's 2024 Private Activity Bond Cap

- SECTION 3. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.
- SECTION 4. The Director of the Department of Business and Industry may contact Hayley Jarolimek regarding this resolution by telephone at (702) 267-1541, by e-mail at Hayley.Jarolimek@cityofhenderson.com, or by U.S. Mail at 240 S. Water St., P.O. Box 95050, Henderson, NV 89009-5050.
- SECTION 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution be effective upon adoption.

PASSED, ADOPTED, AND APPROVED THIS 6th DAY OF AUGUST, 2024, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Michelle Romero, Mayor

Councilmembers:

Carrie Cox

Jim Seebock

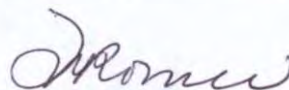
Dan K. Shaw

Dan H. Stewart

Those voting nay: None

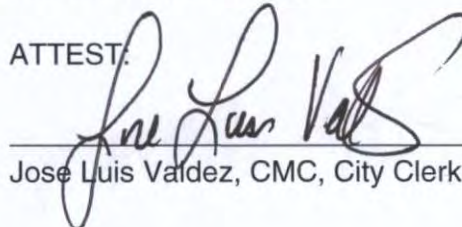
Those abstaining: None

Those absent: None



Michelle Romero, Mayor

ATTEST:



Jose Luis Valdez, CMC, City Clerk

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Action Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

August 7, 2024
9:00 AM

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Pastor Andrew Mason, International Church of Las Vegas
4. Pledge of Allegiance
5. Recognition of the Citizen of the Month
6. Recognition of Local Veterans Groups

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Brian Knudsen to Withdraw without Prejudice Items 57a and 57b

NOTE: Due to technical difficulties, the video did not display the vote for these items.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

9. For possible action to approve the Final Minutes by reference of the June 26, 2024 Special City Council Meeting

Motion made by Brian Knudsen to Approve

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

RESOLUTIONS - CONSENT

44. R-40-2024 - For possible action to approve a Resolution and Notice regarding the granting to Teleport Communications America, LLC, of a franchise for communications services, including broadband internet service and/or telecommunications service, setting the purpose, character, term and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

45. R-41-2024 - For possible action to approve a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the RDA and Charleston OZB LLC, (Owner) located at 1551 South Commerce Street (APN 162-03-210-008), to be in compliance with and in furtherance of the goals and objectives of the RDA - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 6 (RA-12-2024)]

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

46. R-42-2024 - For possible action to approve a Resolution concerning a proposed Special Improvement District (818) within the Summerlin area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY LLC, a Delaware limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with Howard Hughes Company LLC (\$150,000 - SID Construction Fund) - Ward 2 (Seaman)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

47. R-43-2024 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$13,000,000 in 2024 State Private Activity Bond Volume Cap to Affordable Housing Program, Inc. for the construction of 28th & Sunrise which will consist of 121 units of affordable housing located at 2601 Sunrise Avenue - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

48. R-44-2024 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$9,250,000 in 2024 State Private Activity Bond Volume Cap to GLTC Partners, LLC for the rehabilitation of Arthur McCants Senior Apartments which will consist of 116 units of affordable housing located at 800 North Eastern Avenue - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 21-23

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

DISCUSSION/ACTION ITEMS

CITY CLERK - DISCUSSION

49. Discussion for possible action regarding the appointment of nominee Aranzazu Jimenez to the Las Vegas-Clark County Library District Board of Trustees

Motion made by Olivia Diaz to Approve the appointment

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

COMMUNITY DEVELOPMENT - DISCUSSION

50. Discussion for possible action to consider an Appeal of the decision by the City Council Designee to impose a lien for \$55,000 in daily civil penalties for illegal short term rental violations for Code Enforcement Case CE23-02149 regarding property located at 4413 Exposition Avenue - PROPERTY OWNER: X MANAGEMENT L L C - Ward 1 (Knudsen)

Motion made by Brian Knudsen to Deny the Appeal

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Nancy Brune, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;
Excused-Victoria Seaman;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

51. Bill No. 2023-28 - Amends LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law. Proposed by: Seth Floyd, Director of Community Development [NOTE: This bill is now being proposed by Seth T. Floyd, Director of Community Development, as stated at the June 17, 2024 Recommending Committee meeting]
52. Bill No. 2024-21 - Amends various provisions of LVMC Title 19 (Unified Development Code) to amend regulations governing commercial and industrial uses, including the consolidation of uses and other adjustments. Sponsored by: Councilwoman Olivia Díaz
53. Bill No. 2024-22 - Adopts prohibitions and limitations regarding the purchase of scrap metal, consistent with and supplementary to State law on the subject. Sponsored by: Councilman Brian Knudsen

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

B.12 Resolution No. _____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to transfer to the Director of the Nevada Department of Business and Industry all of the City of Reno's Private Activity Bond Cap for 2024 to Arrowleaf, LP, for the benefit of the project identified as "Arrowleaf on Harvard" and providing other details in connection therewith.

STAFF REPORT

Date: August 28, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Resolution No. _____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to transfer to the Director of the Nevada Department of Business and Industry all of the City of Reno's Private Activity Bond Cap for 2024 to Arrowleaf, LP, for the benefit of the project identified as "Arrowleaf on Harvard" and providing other details in connection therewith.

From: Elaine Wiseman, Housing Manager

Department: City Manager's Office – Housing & Neighborhood Development

Summary:

An application for all the City's Volume Cap has been received. This application is for the development of a multi-family, affordable housing rental project in Reno known as Arrowleaf on Harvard. Subject to Council's resolution to make the transfer, the requested amount of Volume Cap will be transferred to the State of Nevada Department of Business and Industry for bond issuance and will address the City's priority to support affordable housing. Allocating the City's Volume Cap to the development of this multi-family rental project will provide up to 168 units of affordable rental housing, all of which will serve those households making between 40 and 70 percent of the area median income (AMI). Staff recommends Council approval of the attached resolution which provides for the transfer of all the City of Reno's 2024 Private Activity Bond Volume Cap to the Director of Business and Industry for the benefit of the development of Arrowleaf on Harvard Apartments project in Reno.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?	X	
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?		X
Other Considerations		
What percent of the total City budget does this item represent?	N/A	

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

Each year the City is allocated a portion of the State's Industrial Development Revenue Bond (IDRB) capacity. The City refers to this program as Private Activity Bond Volume Cap. The Volume Cap program allows developers to take advantage of tax-exempt financing, which lowers their development and interest costs. The 2024 City Volume Cap allocation is \$17,090,649.91 and must be allocated by September 1, 2024, or it reverts to the State automatically.

Discussion:

Each year the City is allocated a portion of the State's Industrial Development Revenue Bond (IDRB) capacity. The City refers to this program as Private Activity Bond Volume Cap. The Volume Cap program allows developers to take advantage of tax-exempt financing, which lowers their development and interest costs. The 2024 City Volume Cap allocation is \$17,090,649.91 and must be allocated by September 1, 2024, or it reverts to the State automatically.

On July 12, 2024, City staff received a request from Arrowleaf, LP, to transfer all the City's Volume Cap of \$17,090,649.91 or a lesser amount as available of the City's allocation of the 2024 Volume Cap to the Director of the Department of Business and Industry, for the issuance of tax-exempt revenue bonds for development of Arrowleaf Apartments in Reno. The balance in bond issuance, after the City of Reno's allocation, will be issued by the Department of Business and Industry. Arrowleaf on Harvard is a proposed development of 168 units of multifamily affordable housing.

Arrowleaf is located in the Airport West neighborhood, a mixed-use submarket north of Vassar Street, west of the 580 Freeway, east of Kietzke Lane, and south of Automotive Way. This location is characterized by a wide variety of uses, including automotive sales, service, and repair businesses to the Project's immediate north and northeast, the Mesa Rim Climbing Center (built in 2017) to the Project's immediate east, the Colony Inn Studios and Apartments property (built in 1973) to the Project's south and southeast, the 40-unit Harvard Apartments (built in 1964) to the Project's immediate south, and a variety of commercial buildings to the west and southwest, including The Assistance League Thrift Store and Town and Country Shopping Center (includes restaurants, a bakery, and a market).

The Project is proximate to:

- Libby Booth Elementary School (.8 miles to the northwest)

- Roger Corbett Elementary School (.5 miles to the south)
- Vaughn Middle School (.6 miles to the west)
- Earl Wooster High School (.4 miles to the south)
- Wilkinson Park (.6 miles to the northwest)
- Assistance League Thrift Store (.2 miles)
- Boys and Girls Club of Truckee Meadows (.6 miles to the west)
- The Main Branch of the United States Post Office (.2 miles to the southeast)
- Costco (.8 miles to the south)
- The Walmart Supercenter (1.3 miles to the north/northeast)
- The Reno Tahoe International Airport (1.5 miles to the east)

Arrowleaf is also well-located in terms of its proximity to major arterials and via those arterials to area employment centers and the Reno-Tahoe International Airport (RTIA). The Project is approximately .5 miles from Mill Street access to the 580 Freeway (to the Project's north/northeast) and 1 mile from the Plumb Lane access to the 580 Freeway (to the Project's south/southeast).

The Project is well located with respect to public transportation with the following close-in bus stop locations:

- Vassar Street (Bus Line #13)
- Kietzke Lane northbound (Bus Line #9)
- Kietzke Lane southbound (Bus Lines #9 & #13)
- Center Street northbound (RTC RAPID Virginia Line)
- La Rue Avenue Station southbound (RTC RAPID Virginia Line)

Arrowleaf's financing includes tax-exempt construction financing from Citi Community Capital, permanent financing take-out through the issuance of a Fannie Mae Mortgage Backed Security (MTEB), subordinate gap financing from the Nevada Housing Division (in the form of a subordinate development loan), a Washoe County HOME Consortium (WCHC) Affordable Housing Permanent Loan Program (AHMLP) HOME Loan (also in the form of a subordinate loan), equity derived from the sale of 4 percent Federal Low-Income Housing Tax Credits (LIHTC), State of Nevada Transferrable State Tax Credits, an anticipated Property Tax Exemption (qualified for via the Project's HOME Loan funding), and a Deferred Developer Fee note.

Arrowleaf is located within Census Tract 21.07, a Qualified Census Tract, qualifying the Project for a 30 percent boost in otherwise eligible tax credit basis.

Funding the project is in conformance with the City's Industrial Development Revenue Bond program priorities for funding, namely:

- (1) Affordable housing and manufacturing projects
- (2) Other eligible uses except for utility projects
- (3) Utility projects

Financial Implications:

None. All the City's Volume Cap will be transferred to the State of Nevada Department of Business and Industry, which will issue the bonds. Repayment of bond principal and interest will be the responsibility of the developer and paid through project operating income.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council adopt the resolution to transfer to the Director of the Nevada Department of Business and Industry all of the City of Reno's Private Activity Bond Cap for 2024 to Arrowleaf, LP, for the benefit of the project identified as "Arrowleaf on Harvard" and providing other details in connection therewith.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Arrowleaf on Harvard Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, TO TRANSFER TO THE DIRECTOR OF THE NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY ALL OF THE CITY OF RENO'S PRIVATE ACTIVITY BOND CAP FOR 2024 TO ARROWLEAF, LP, FOR THE BENEFIT OF THE PROJECT IDENTIFIED AS "ARROWLEAF ON HARVARD" AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, Section 146 of the Internal revenue Code of 1986, as amended (the "Internal Revenue Code"), imposes an annual dollar limit (the "State Ceiling") on the amount of the private activity bonds (which, as defined herein, would include "Bonds") which can be issued in each State, the interest on which is exempt from federal income taxes, and provides that each state may determine the method by which its State Ceiling for each year is to be allocated among the issues of the state; and,

WHEREAS, under the provisions of Chapter 348A of the Nevada Revised Statutes, as amended (the "Allocation Act"), and Regulations thereunder adopted by the Director of the Department of Business and Industry (the "Director") in NAC Chapter 348A (the "Allocation Regulation"), Nevada's Volume Cap is allocated between the Director and local governments; and,

WHEREAS, in accordance with the provision of the Allocation Act and Allocation Regulations, the Director has determined that the City's share of the State Ceiling (hereafter referred to as "Volume Cap") for 2024 is approximately \$17,090,650, none of which has already been used by the City; and,

WHEREAS, Arrowleaf, LP needs \$30 million in volume cap for its project and has requested that the City transfer all its 2024 Volume Cap to the State of Nevada Department of Business and Industry for the purpose of contributing to financing the development of Arrowleaf on Harvard that will provide decent, safe and sanitary dwellings, with all the units committed to persons of low income and at affordable rents; and,

WHEREAS, Section 348A.040 of the Nevada Revised Statutes authorizes the Director to adopt regulations to facilitate the use of the Volume Cap; and,

WHEREAS, the Director has adopted such regulations and Section 348A.220 of the Allocation Regulations provides a procedure whereby the City may, by resolution, transfer all or any portion of its Volume Cap to the Director to induce the Director to provide financing to a project which will provide a public benefit to the citizens of the City of Reno; and,

WHEREAS, State of Nevada Department of Business and Industry (the Department) is a recognized government eligible to provide the services and pursuant to NRS 315.983(1)(a); and,

WHEREAS, the City desires to transfer all of its 2024 Volume Cap allocation to the Department for assistance to develop Arrowleaf on Harvard; and,

WHEREAS, the City anticipates that it will incur no cost or liability in connection with the issuance of the Bonds; and,

WHEREAS, this Council has determined that there is a need for affordable rental housing in the City (such as those provided by the development of Arrowleaf on Harvard), and low-income residents of the City will benefit from the Arrowleaf on Harvard Apartments;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reno, Nevada, as follows:

Section 1. Transfer. The City of Reno, Nevada hereby transfers all its 2024 Volume Cap allotment to the Director of the Department of Business and Industry with the understanding that the Director will utilize to contribute to the issuance of private activity bonds for the following project:

Amount	Project
All of the City of Reno's 2024 Volume Cap allocation*	Arrowleaf on Harvard, a proposed development of 168 affordable units for low-income residents, located on the east and west sides of Harvard Way, north of Vassar St., Reno, NV.
*Applicant needs \$30 million in Volume Cap and has requested the City transfer all of its Volume Cap to the Director and requests that the Director augment from State's allocation the remainder. If sufficient Volume Cap is not available for the Project, the Director is requested to confer with the City for other allocations.	

Section 2. Public Benefit. This Council determines that the City of Reno, Nevada, will benefit from the financing through increased availability of funds for barrier-free and affordable multi-family rental housing within the City.

Section 3. Fees. The project sponsor shall pay all fees, in accordance with NAC348A.300.

Section 4. City Representative. Any communication with the City regarding this matter should be with Monica Cochran, Housing and Neighborhood Development, by email at cochranm@reno.gov. Correspondence by United States Postal Service should be mailed to PO Box 1900, Reno, Nevada, 89505.

Section 5. Filing. The City Clerk is hereby directed to deliver to the Director and to the secretary of the State Board of Finance a certified copy of this resolution and any other report, accounting or document necessary to accomplish this transfer within five days after the adoption of this resolution.

Section 6. Authority of the City Manager or Assistant Manager. Without any further action by this Council, the City Manager or any Assistant City Manager is authorized and directed (i) to enter into any project agreement regarding the transfer and use of this City's Volume Cap, pre-financing conditions and rights and obligations of the City and developer of the project; (ii) to approve any changes to the project name, description of financing arrangements and any project agreements entered into between the City and project owners to reflect changes in the project as it qualifies for financing; and (iii) to make any certifications or representations and enter into any agreements necessary to complete, document, account for and effectuate this transfer.

Section 7. General Provisions. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provision of this resolution. The provisions of this resolution shall be liberally construed to effectively carry out its purposes. This Resolution shall be in full force and effect forthwith after its adoption. If any provision in this resolution is deemed void, invalid, or unenforceable by a court of competent jurisdiction, then such offending provision shall be deemed, from the very beginning to be modified to bring it within the limits of validity, but if it cannot be so modified, then it shall be severed from this resolution and all of the remaining provisions shall remain in full force and effect.

Upon motion by Council Member _____, and seconded by Council Member _____, the foregoing Resolution was passed and adopted this ____ day of _____, 2024, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, 2023.

HILLARY L. SCHIEVE

MAYOR

ATTEST:

MIKKI HUNTSMAN

CITY CLERK

CERTIFICATE OF TRANSFER

THIS IS TO CERTIFY that attached is a true and correct copy of Resolution No. 3450 adopted by the City Council of the City of Sparks, Nevada, transferring its volume cap pursuant NRS Chapter 348A NAC Chapter 348A as follows:

Amount	Project
\$3,504,631.08	To the Nevada Housing Division (NHD) for use in its Affordable Housing Programs

By [Signature]
Lisa Hunderman
City Clerk



Allocated to Nevada Rural Housing Authority

			Amount
Boulder City	Resolution No. 7816	(blank)	\$ 921,175.79
Caliente	Resolution No. 2024-03	(blank)	\$ 68,604.75
Carlin	Resolution No. 2024-03	(blank)	\$ 158,763.95
Carson City	Resolution No. 2024-R-20	(blank)	\$ 3,628,723.16
Churchill County	Resolution No. 12-2024	(blank)	\$ 1,070,886.87
Clark County	Resolution No. R-8-20-24-3	Single-Family Homebuyer Programs	\$ 5,000,000.00
Douglas County	Resolution No. 2024R-085	(blank)	\$ 3,346,667.73
Elko	Resolution No. 16-24	(blank)	\$ 1,336,807.25
Elko County	Resolution No. 2024-14	(blank)	\$ 1,688,822.28
Ely	Resolution No. 2024-08	(blank)	\$ 243,503.75
Esmeralda County	Resolution No. 24-R-08	(blank)	\$ 65,710.29
Eureka County	Resolution No.	(blank)	\$ 109,373.46
Fallon	Resolution No. 24-7-11	(blank)	\$ 588,190.26
Fernely	Resolution No. 24-016	(blank)	\$ 1,502,283.87
Humboldt County	Resolution No. 07-15-24c	(blank)	\$ 565,219.37
Lander County	Resolution No. 2024-06	(blank)	\$ 376,956.61
Lincoln County	Resolution No. 2024-13	(blank)	\$ 227,491.87
Lovelock	Resolution No. 2024-01	(blank)	\$ 128,033.46
Lyon County	Resolution No. 2024-10	(blank)	\$ 2,170,471.95
Mesquite	Resolution No. R24-051	(blank)	\$ 1,398,637.74
Mineral County	Resolution No. 24019	(blank)	\$ 298,190.48
Nye County	Resolution No. 2024-23	(blank)	\$ 3,231,813.28
Pershing County	Resolution No.	(blank)	\$ 331,630.67
Sparks	Resolution No. 3451	For 'Projects'	\$ 3,504,631.09
Storey County	Resolution No. 24-740	(blank)	\$ 274,295.83
Washoe County	Resolution No. R24-71	(blank)	\$ 7,231,580.97
Wells	Resolution...	(blank)	\$ 79,443.56
West Wendover	Resolution No. 2024-14	(blank)	\$ 279,592.06
White Pine County	Resolution No. 2024-13	(blank)	\$ 372,645.72
Winnemucca	Resolution No.	(blank)	\$ 524,573.83
Yerrington	Resolution No. 2024-04	(blank)	\$ 218,069.49
Grand Total			\$ 40,942,791.39

RESOLUTION NO. 7816

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOULDER CITY, NEVADA
PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Boulder City, Clark County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$921,175.79 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$921,175.79 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Taylour Tedder, City Manager, Boulder City, regarding this Resolution at (702) 293-9202 or by email at TTedder@BCNV.Org or in writing at City of Boulder City, 401 California Avenue, Boulder City, Nevada 89005.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 25 day of June, 2024.

CITY OF BOULDER CITY, NEVADA

By 
Joe Hardy, Mayor

ATTEST:

By 
Tami McKay, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Tami McKay, am the duly chosen and qualified City Clerk of the City of Boulder City, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$921,175.79 has been transferred as follows:

\$921,175.79 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Clark County to the Nevada Rural Housing Authority, a local government, located within Clark County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF BOULDER CITY, NEVADA

By

A handwritten signature in black ink, appearing to read "Tami McKay", written over a horizontal line.

Tami McKay, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 2024-03

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIENTE, NEVADA PROVIDING
FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO
THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED
THERE TO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Caliente, Lincoln County, Nevada (the "City," "County" and "State," respectively), the amount of \$68,604.75 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$68,604.75 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Craig Roisum, City Manager, City of Caliente, regarding this Resolution at (775) 726-3131 or by email at cityclerk@cityofcaliente.com or in writing at P.O. Box 1006, Caliente, Nevada 89008.

Section 5. Additional Action. The Mayor and City Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.


Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 18 day of July, 2024.

CITY OF CALIENTE, NEVADA

By 
Steve Rowe, Mayor

ATTEST:

By 
Craig Roisum, City Manager

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Craig Roisum, am the duly chosen and qualified City Manager of the City of Caliente, Nevada (the "City") and in the performance of my duties as City Manager do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$68,604.75 has been transferred as follows:

\$68,604.75 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lincoln County to the Nevada Rural Housing Authority, a local government, located within Lincoln County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF CALIENTE, NEVADA

By



Craig Roisum, City Manager

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION No. 2024-03

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLIN, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Carlin, in Elko County, Nevada (the "City," "County" and "State," respectively), the amount of \$158,763.95 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$158,763.95 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Madison Mahon, City Manager, City of Carlin, regarding this Resolution at (775) 754-6354 or by email at MMahon@CityOfCarlin.Com or in writing at P.O. Box 787, Carlin, Nevada 89822.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

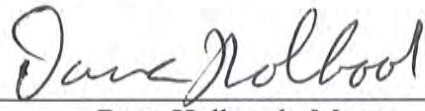
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.


Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 26 day of JUNE, 2024.

CITY OF CARLIN, NEVADA

By 
Dana Holbrook, Mayor

ATTEST:

By 
Melinda Harris, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Melinda Harris, am the duly chosen and qualified City Clerk of the City of Carlin, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$158,763.95 has been transferred as follows:

\$158,763.95 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF CARLIN, NEVADA

By


Melinda Harris, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 2024-R-20

A RESOLUTION PROVIDING FOR THE TRANSFER OF THE CARSON CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Carson City, Nevada (the "City," and "County", respectively), the amount of \$3,628,723.16 tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within Carson City, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Carson City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$3,628,723.16 to the NRHA for its Single-Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single-family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Nancy Paulson,

City Manager regarding this Resolution at (775) 887-2100 or in writing at 201 N. Carson Street, Suite 2, City Hall, Carson City, NV 89701

Section 5. Additional Action. The Mayor and Clerk-Recorder of Carson City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Finance Director of the NRHA regarding this Resolution at (775) 887-1795 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

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Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Curtis Horton, the foregoing resolution was passed and adopted this 15th day of August, 2024 by the following vote:

AYES: Supervisor Stacey Giomi
Supervisor Maurice White
Supervisor Curtis Horton
Supervisor Lisa Schuette
Mayor Lori Bagwell

NAYS: None
ABSENT: None
ABSTAIN: None



Lori Bagwell, Mayor
Carson City, Nevada

ATTEST:



William Scott Hoen, Clerk-Recorder

Carson City, Nevada

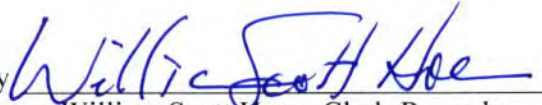
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Scott Hoen, am the duly chosen and qualified Clerk-Recorder of Carson City, Nevada (the "City") and in the performance of my duties as Clerk-Recorder do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to Carson City in the amount of \$3,628,723.16 has been transferred as follows:

\$3,628,723.16 has been transferred pursuant to NAC 348A.180 from Carson City, a local government, located in Carson City, Nevada to the Nevada Rural Housing Authority, a local government, located within Carson City for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CARSON CITY, NEVADA

By 
William Scott Hoen, Clerk-Recorder

cc: Donna Greenhut, Nevada Rural Housing Authority ✓

Recorded By: LMCAFEE

RESOLUTION 12-2024

RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHURCHILL COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("*NRS*") and Chapter 348A of the Nevada Administrative Code ("*NAC*"), there has been allocated to Churchill County, Nevada (the "*County*"), the amount of \$1,070,886.87 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of Churchill County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$1,070,886.87 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jim Barbee, County Manager, Churchill County, regarding this Resolution at (775) 423-5136 or by email at jim.barbee@churchillcountynv.gov or in writing at 155 N. Taylor Street, Suite 153, Fallon, Nevada 89406.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Deputy Clerk of the Board are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 17th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA

By: 
Myles Getto, Chair

ATTEST:

By: 
Pamela D. Moore, Deputy Clerk of the Board

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Linda Rothery, am the duly chosen and qualified Clerk/Treasurer, Churchill County, Nevada (the "*County*") and in the performance of my duties as Clerk/Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$1,070,886.87 has been transferred as follows:

\$1,070,886.87 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Churchill County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CHURCHILL COUNTY, NEVADA

By: 
Linda Rothery, Clerk/Treasurer

cc: Donna Greenhut, Nevada Rural Housing Authority



Churchill County Agenda Report

ALSO COPIED
TO: Donna Greenhunt NRHA
Sherry
Linda
Joe + Patricia

Date Submitted: June 11, 2024

Agenda Item #: Appointments - B

Meeting Date Requested: July 17, 2024

To: Board of Churchill County Commissioners
From: Nevada Rural Housing Authority
Subject Title: Consideration and possible action re: Approval of Resolution 12-2024 providing for the transfer of Churchill County's 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority.

Type of Action Requested: Adopt

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to adopt Resolution 12-2024 providing for the transfer of Churchill County's 2024 Private Activity Bond Volume Cap to Nevada Rural Housing Authority.

Discussion: The Nevada Rural Housing Authority (NRHA) sent a letter dated July 1, 2024 to request Churchill County's Private Activity Bond Volume Cap (PABC) allocation. This request is for funds that have not been allocated to local projects and would otherwise revert back to the State of Nevada. NRHA will pool the transferred funds with transfers received from other counties and eligible cities for single-family programs to assist first-time homebuyers. Transferring unused PABC to NRHA does not obligate the county in an way - it simply provides NRHA with an additional financing tool to ensure they can continue to offer affordable homeownership programs, like the Mortgage Credit Certificate offered exclusively through NRHA.

Private Activity Bond Volume Cap allocations may be used to fund the issuance of tax-exempt debt for industrial development bonds, pollution control facilities, single-family or multi-family programs. Unfortunately, the allocations the jurisdictions receive are not enough to fund a project of any kind. In order for any jurisdiction to make use of its funds, they must apply to the state for matching funds. If the funds cannot be utilized by the cities and counties, they revert back to the state on September 1st.

NRHA has developed the concept of asking all participating jurisdictions to transfer their funds to NRHA if they have no specific uses for the funds. NRHA may then pool all the funds and do a single-family tax-exempt bond issue with the proceeds being lent in each of the participating jurisdictions. This way, funds meant for a city or county are spent in that city or county for the first-time homebuyers.

NRHA feels this concept is truly a win-win for all parties. Funds meant for the communities are

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

spent in that community. Eligible homebuyers are assisted with buying their first homes. The programs are not in competition, as it is local lenders who provide the housing. Furthermore, the community's tax base is increased. The participating jurisdiction incurs no liability for the transfer of the funds and no liability for the bond issue.

The NRHA will provide a progress report for Churchill County at the meeting.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: General Fund.

Prepared By: Pam Moore, Deputy Clerk to the Board

Reviewed By:

Jim R. Barbee, County Manager

Date: July 10, 2024

Joseph Sanford, Deputy District Attorney

Date: July 10, 2024

Sherry Wideman, Comptroller

Date: July 10, 2024

Board Action Taken:

Motion: Approve

1) Justin Heath

Aye: 3

2) Harry Scharmann

Nay: 0

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

**Mission first.
Everything else
second.**



*Nevada Rural Housing's Mission is to promote,
provide and finance affordable housing
opportunities for all rural Nevadans.*

July 1, 2024

Myles Getto
Chair, Churchill County Commission
155 N. Taylor St. Ste. 110
Fallon, NV 89406

Re: Request for Private Activity Bond Cap

Dear Chair Getto:

Each year, the commission votes to transfer all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRH), resulting in our continued success operating NRH's homeownership programs. Transferring unused PABC to NRH does not obligate the locality in any way – it simply provides us with an additional financing tool to ensure we can continue to offer access to homeownership to rural Nevadans.

Please accept this letter as our request to schedule this as a consent item (or action item if needed) for your upcoming meeting requested by NRH. A draft of the resolution and transfer certificate required by the State of Nevada is attached for your use in preparing this item for the agenda.

Within five (5) days of approval, please email the executed documents to dgreenhut@nvrural.org and mail the originals to:

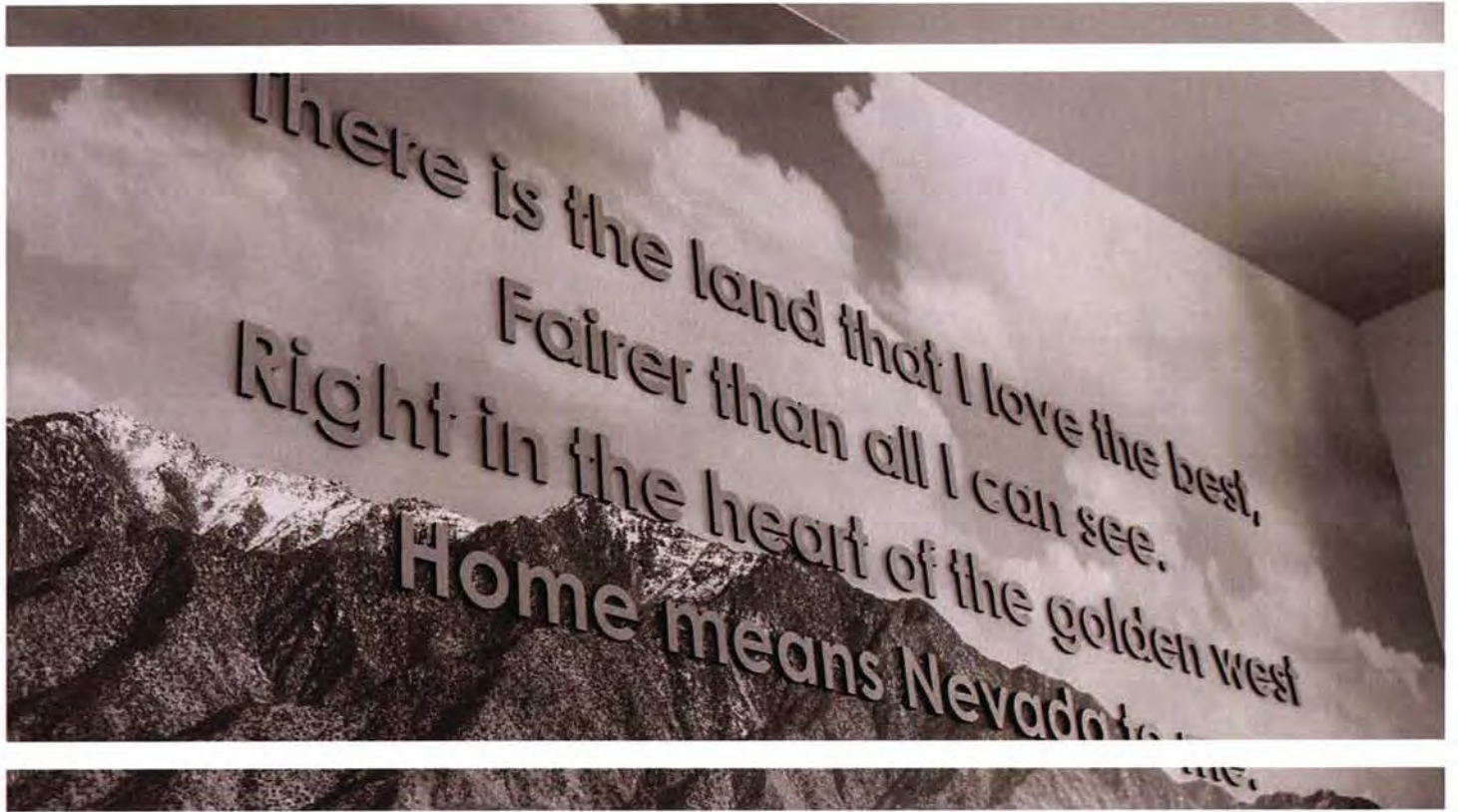
Attn: Mark Pasek
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRH's bond counsel, Ryan Bowen at (312) 845-3277.

With Sincere Gratitude,

William L. Brewer
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)



COMMUNITY PROGRESS REPORT

CHURCHILL COUNTY • 2024





NRH operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRH's area of operation is defined as all of Nevada excepting communities with population over 150,000.

While the nuts and bolts of our programs help deliver the tangibles (help with rent, apartment complexes, mortgages and homes), the soul of our programs deliver the true deliverable: hope.

**WITH COMMUNITY PARTNERS LIKE YOU, NRH IS
PROUD TO HAVE DELIVERED HOPE TO RURAL
NEVADANS FOR 51 YEARS AND COUNTING!**

**SINCE
1973**

PROGRAM POINTS OF INTEREST

Homeownership	\$2.4 BILLION MORTGAGES PROVIDED
Homebuyer Tax Credits	\$45.6 MILLION EST. TAX SAVINGS
Rental Assistance	1,123 FAMILIES ASSISTED ANNUALLY
Community Development	729 UNITS BUILT OR PRESERVED
Weatherization & Home Repair	362 CLIENTS ASSISTED IN 5 RURAL COUNTIES
Real Estate Operations	690 DOORS MANAGED IN 9 COMMUNITIES



"IT'S OUR DREAM HOME , AND REALLY A DREAM COME TRUE, FOR OUR ENTIRE FAMILY, AND THAT IS THANKS TO NEVADA RURAL HOUSING."

-THE DAVIS FAMILY

HOMEOWNERSHIP PROGRAMS

GET RURAL NEVADANS HOME AT LAST

Our homeownership programs – from down payment assistance paired with low-rate mortgage options to homebuyer tax credits and homebuyer education – provide unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home.

Since 2006, the program has provided \$2.4 billion in mortgages, assisted 10,849 homeowners, provided \$64.8 million in down payment assistance and has delivered \$45.6 million in estimated tax savings to homeowners, which is reinvested in their communities.

A transfer of private activity bond cap to Nevada Rural Housing benefits homebuyers by providing affordable single-family home financing to those who desire to work, live and thrive in rural Nevada.

PROGRAM IMPACT FOR CHURCHILL COUNTY

- \$12.6 MILLION IN PRIVATE ACTIVITY BOND CAP TRANSFERS TO NRH SINCE 2006
- \$67 MILLION IN MORTGAGES PROVIDED TO 343 HOMEBUYERS SINCE 2006
- \$1 MILLION IN ESTIMATED FEDERAL TAX SAVINGS TO HOMEOWNERS IN THE CITY SINCE 2006
- \$1.8 MILLION IN DOWN PAYMENT ASSISTANCE TO HOMEBUYERS IN THE CITY SINCE 2006

TAKING RURAL HOMEOWNERSHIP TO NEW HEIGHTS



LUNCHPAD

Homeownership Program by Nevada Rural Housing

PRIVATE ACTIVITY BOND CAP TRANSFERS MAKE MAGIC HAPPEN, SUCH AS THE LAUNCHPAD HOMEOWNERSHIP PROGRAM BY NEVADA RURAL HOUSING TAKING FLIGHT THIS SUMMER!

Launchpad 1.0 is designed to deliver a stellar below-market rate (Houston, we have NO problem with a 6.17%!) and out-of-this-world program terms to help our lenders and their borrowers make affordable, rural homeownership happen!

- For first-time homebuyers only (Veterans and those buying in targeted areas exempt from the first-time buyer requirement)
- Launchpad provides 4% down payment assistance paired with 30-year fixed-rate government loans (FHA, VA, USDA-RD) - no conventional option available with this program
- Down payment assistance has a 5-year term that is forgiven at maturity
- Income limits apply - see them at BuyRuralNV.org
- Launchpad opens to all rural Nevada jurisdictions (under 150,000 population) July 22, 2024. Visit HALMap.org for property eligibility in Clark and Washoe counties.
- Funds are limited. Launchpad 1.0 will offer \$25 million in mortgage funds – NRH hopes to provide future program issuances after this first launch!

SOLUTIONS-DRIVEN PROGRAMS

Home is the nicest word there is.



We know how good home feels, and we're here to help rural Nevadans get there. Whether it's through building, repairing, managing, or helping find and afford housing, our programs aim to deliver the solutions our communities need and deserve.

SERVICE BY THE NUMBERS

- 2/3 OF RENTAL ASSISTANCE RECIPIENTS ARE SENIORS AND PEOPLE WITH DISABILITIES
- 142 VASH (VETERANS AFFAIRS SUPPORTIVE HOUSING) VOUCHERS
- 83% OF RENTAL-ASSISTED HOUSEHOLDS ARE BELOW 30% AREA MEDIAN INCOME
- AVG. ANNUAL HOUSEHOLD INCOME OF RENTAL-ASSISTED HOUSEHOLD IS APPROX. \$12,000
- MOST WEATHERIZATION CLIENTS ARE AGING-IN-PLACE SENIORS WITH LOWER INCOMES
- WEATHERIZATION PROGRAM CAN SAVE 5-30% ON ENERGY BILLS THROUGH AUDIT AND UPGRADES
- 32 PLANNED UNITS THROUGH 2025 WITH DEVELOPMENT EXPLORATION ONGOING

NRH SEEKING ACCEPTING LANDLORD PARTICIPATION APPLICATIONS
CONTACT: LANDLORDS@NVRURAL.ORG OR (775) 283-0179

SEE THE MISSION IN ACTION



VISIT US AT NVRURAL.ORG



THIS INSTITUTION IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER

NIRH NEVADA
RURAL
HOUSING

RESOLUTION NO. _____

**RESOLUTION TO TRANSFER CLARK COUNTY 2024 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA HOUSING
DIVISION AND THE NEVADA RURAL HOUSING AUTHORITY**

1. **WHEREAS**, pursuant to the provisions of chapter 348A of Nevada Revised Statutes (“NRS”) and chapter 348A of the Nevada Administrative Code (“NAC”), Clark County, Nevada (the “County”), has been allocated tax-exempt private activity bond volume cap for calendar year 2024 (“volume cap”) in the amount of \$63,577,018.12; and
2. **WHEREAS**, the County has received requests for an allocation of volume cap (“Applications”) for Bruner Senior Apartments by CLSN/Ovation Development for the construction of a 194-unit proposed affordable rental housing project to be located between I-15 and Las Vegas Blvd., north of St. Rose Pkwy. (the “Bruner Senior Project”); the Riverwood Village Apartments Acquisition/Rehab of 207-units by the Nevada Rural Housing Authority (“NRHA”) in Laughlin Nevada; for NRHA to use for its single-family mortgage bond and mortgage credit certificate programs (“Single Family Mortgage Programs”) in rural Clark County; for the Nevada Housing Division (the “Housing Division”) of the Department of Business and Industry (the “Department”) for its multifamily rental housing (bond/4% Low-income Housing Tax Credit) program (“MFHP”) and its single family mortgage bond and mortgage credit certificate (“Single Family Homebuyer”) programs (“SFHP”); and the County desires to also provide volume cap to the Housing Division for bonds issued for upcoming Clark County multifamily rental housing projects (the “Multifamily Rental Housing Program”); and
3. **WHEREAS**, the County desires to prevent any portion of County’s volume cap from reverting to the Department, and this Resolution is intended to indicate that the County intends the Housing Division to use its entire allocation for calendar year 2024 for specific projects and program uses described herein; and
4. **WHEREAS**, as permitted by NAC 348A.180, the County intends to so use its allocation by transferring that allocation to the Director of the State of Nevada Department of Business and Industry (the “Director”) for further allocation by the Director to the Housing Division and the NRHA, for the specific projects and uses authorized by the Internal Revenue Code described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, NEVADA:

Section 1. The County hereby transfers its 2024 volume cap to the Director with a request that the Director allocate that volume cap as follows for the projects and programs described below:

Sponsor & Project Description	Amount of Volume Cap Allocation
(a) Housing Division for the Bruner Senior Project	\$16,000,000.00
(b) NRHA for the Riverwood Village Project	\$18,750,000.00
(c) NRHA for Single Family Mortgage Programs in rural Clark County	\$5,000,000.00
(d) Housing Division for funding any projects located in Clark County through its Multifamily Housing Program	\$23,827,018.12
(e) Up to \$6,000,000 of any funding unused by the Housing Division for Multifamily projects located in Clark County shall be used for the Housing Division's Single-Family Homebuyer Programs	TBD
TOTAL	<u>\$63,577,018.12</u>

Section 2. A. The Director of the Department is requested to transfer the volume cap described:

(a) in Section 1(a), 1(b), 1(d) and 1(e) to the Housing Division for use on the projects and programs listed in those clauses; and

(b) in Section 1(c) to the NRHA for use on its SFHP.

B. The allocations in clauses (a) and (b) of Section 1 are subject to the condition that bonds be issued for the project to which the volume cap is allocated on or before December 31, 2025, which utilize all or part of the allocated volume cap. In the event this condition is not met, or in the event this condition is met but the bonds are issued on or before December 31, 2025 and Housing Division does not fully use the allocation made, the Housing Division is requested to use that allocation or the remaining part of that allocation for one or more

other affordable rental housing projects located in the County, the financing of which is approved by the Board; or, if the Board has not approved other financings, to use that Volume Cap prior to September 1, 2026 for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

C. The Housing Division is requested to use the allocation made in clause (d) of Section 1 for one or more affordable rental housing projects located in the County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financings that use that volume cap prior to September 1, 2026, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

Section 3. Pursuant to Section 348A.220 of NAC, the County hereby certifies that it has used \$0 of its allocation for calendar year 2024, and that it intends to use and hereby reserves the entire unused portion of its volume cap. The County also hereby reserves all amounts transferred to the County by the Director, by any cities in the County, or by any other local governments during the calendar year for the projects for which those transfers are made.

Section 4. A. Pursuant to Section 348A.180 of NAC, the County provides the following information: a representative of the County with whom the Director may communicate regarding this Resolution is Kevin Sipes, Senior Grants Coordinator, Community Housing Office, Clark County. Mr. Sipes may be contacted by telephone at (702) 423-9040 or by e-mail at Kevin.Sipes@ClarkCountyNV.Gov.

B. To the extent required by NAC 348A.180, the Housing Division as beneficiary of the transfers made in section 1(a), 1(b), 1(d) and 1(e) is required to:

1. Notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition stated in Section 1 or 2 hereof that would affect the disposition of the subject volume cap;
2. Identify a representative of the beneficiary of the transfer with whom the Director may communicate regarding the Resolution; and
3. Provide a means of contacting that representative.

Section 5. The County Clerk is hereby authorized and directed to mail a certified copy of this Resolution to the Director, the Secretary of the State Board of Finance, the Housing Division, NRHA, and the Office of Business Finance and Planning. A copy of this Resolution as

executed by the Chair of the Board and the County Clerk as provided below shall constitute a certificate of the County that it has authorized the transfers described in this Resolution pursuant to Subsection 2 of NAC 348A.180. As provided in Subsection 2 of NAC 348A.180, the transfers made herein are subject to the approval of the Director. The Director is requested to file any additional certificate or certificates required by NAC 348A.260 at the time of the Director's approval of the transfers made hereby.

Section 6. Nothing in this Resolution obligates the County to issue bonds for any particular project, to grant approvals for a project, or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any county volume cap will be made available for any particular project. This Resolution may be amended or repealed at any time by the County in its sole discretion before the bonds are issued which use the volume cap allocated herein. After bonds are issued, no such amendment or repeal is permissible if it would change the allocation of volume cap to the bonds which were issued.

Section 7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED, and APPROVED this 20th day of August 2024.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY

By _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA, COUNTY CLERK

(Seal)

APPROVED AS TO FORM:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY

By: _____
CLAUDIA E. AGUAYO, DEPUTY DISTRICT ATTORNEY

RESOLUTION NO. 2024R-085

RESOLUTION OF THE BOARD OF COMMISSIONERS OF DOUGLAS COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Douglas County, Nevada (the "County"), the amount of \$3,346,667.73 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$3,346,667.73 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jenifer Davidson, County Manager, Douglas County, regarding this Resolution at (775) 782-9821 or by email at jrdavidson@DouglasNV.US or in writing at 1594 Esmeralda Avenue, Minden, Nevada 89423.

Section 5. Additional Action. The Chairman of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

VOTE:

Ayes Commissioners:	Gardner
	Nowosad
	Rice
	Hales
	Tarkanian
Nays Commissioners:	
Absent Commissioners:	

By Wesley H. Rice
Wesley Rice, Chairman

By Amy Burgans
Amy Burgans, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Amy Burgans, am the duly chosen and qualified County Clerk of Douglas County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$3,346,667.73 has been transferred as follows:

\$3,346,667.73 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Douglas County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

DOUGLAS COUNTY, NEVADA

By 
Amy Burgans, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 16-24

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELKO, NEVADA PROVIDING FOR
THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE
NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Elko, Elko County, Nevada (the "City," "County" and "State," respectively), the amount of \$1,336,807.25 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$1,336,807.25 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jan Baum, City Manager, City of Elko, regarding this Resolution at (775) 777-7111 or by email at jbaum@elkocitynv.gov or in writing 1751 College Avenue, Elko, Nevada 89801.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at diane@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 9th day of July, 2024.

CITY OF ELKO, NEVADA

By *Reece Keener*
Reece Keener, Mayor

ATTEST:

By *Cathy Laughlin*
Cathy Laughlin, Acting City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Cathy Laughlin, am the duly chosen and qualified Acting City Clerk of the City of Elko, Nevada (the "City") and in the performance of my duties as Acting City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$1,336,807.25 has been transferred as follows:

\$1,336,807.25 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF ELKO, NEVADA

By *Cathy Laughlin*
Cathy Laughlin, Acting City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION No. 2024-14

RESOLUTION OF THE BOARD OF COMMISSIONERS OF ELKO COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Elko County, Nevada (the "*County*"), the amount of \$1,688,822.28 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$1,688,822.28 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director” may contact Amanda Osborne, County Manager, Elko County, regarding this Resolution at (775) 738-5398 or by email at AOsborne@ElkoCountyNV.Net or Administrator@ElkoCountyNV.Net or in writing at 540 Court Street, Suite 101, Elko, Nevada 89801.

Section 5. Additional Action. The County Manager and Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

PROPOSED by Commissioner Rex Steninger.

SECONDED by Commissioner Travis Gerber.

PASSED and ADOPTED this 17th day of July, 2024.

VOTE:	AYES -	4
	NAYS -	0
	ABSENT -	Wilde Brough



JON KARR, VICE -CHAIR
BOARD OF COUNTY COMMISSIONERS
ELKO COUNTY NEVADA

ATTEST:



REBECCA PLUNKETT, ELKO COUNTY CLERK

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Rebecca Plunkett, am the duly chosen and qualified County Clerk of the Elko County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$1,688,822.28 has been transferred as follows:

\$1,688,822.28 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Elko County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
ELKO COUNTY, NEVADA

By Rebecca Plunkett
Rebecca Plunkett, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 2024-08

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELY, NEVADA
PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING
AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Ely in White Pine County, Nevada (the "City," "County" and "State," respectively), the amount of \$243,503.75 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$243,503.75 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jennifer Lee, City Clerk, City of Ely, regarding this Resolution at (775) 289-2430 or by email at cityclerk@cityofelynv.gov or in writing at 501 Mill Street, Ely, Nevada 89301.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 25th day of July, 2024.

CITY OF ELY, NEVADA

By 
Nathan Robertson, Mayor

ATTEST:

By 
Jennifer Lee, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Jennifer Lee, am the duly chosen and qualified City Clerk of the City of Ely, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$243,503.75 has been transferred as follows:

\$243,503.75 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in White Pine County to the Nevada Rural Housing Authority, a local government, located within White Pine County for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF ELY, NEVADA

By  _____
Jennifer Lee, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION No. 24-R-08

RESOLUTION OF THE BOARD OF COMMISSIONERS OF ESMERALDA COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Esmeralda County, Nevada (the "County"), the amount of \$66,710.29 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$66,710.29 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact LaCinda Elgan, County Clerk, Esmeralda County, regarding this Resolution at (775) 485-6309 or by email at celgan@esmeraldacountynv.org or in writing at P.O. Box 547, Goldfield, Nevada 89013.

Section 5. Additional Action. The Chair of the County Commission and Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

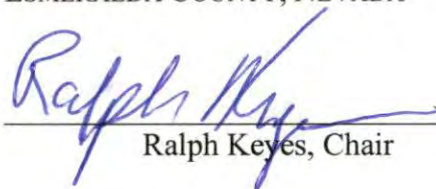
Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 6th day of August, 2024.

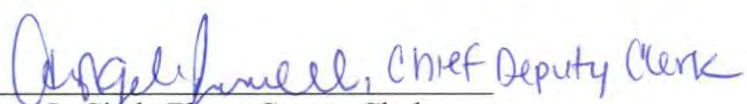
BOARD OF COUNTY COMMISSIONERS
ESMERALDA COUNTY, NEVADA

By


Ralph Keyes, Chair

ATTEST:

By


LaCinda Elgan, County Clerk

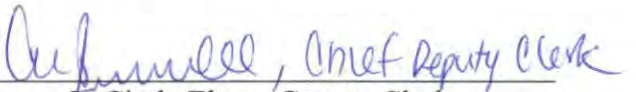
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, LaCinda Elgan, am the duly chosen and qualified County Clerk of Esmeralda County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$66,710.29 has been transferred as follows:

\$66,710.29 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Esmeralda County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

ESMERALDA COUNTY, NEVADA

By , Chief Deputy Clerk
LaCinda Elgan, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

**Mission first.
Everything else
second.**



*Nevada Rural Housing's Mission is to promote,
provide and finance affordable housing
opportunities for all rural Nevadans.*

July 10, 2024

Ralph Keyes
Chair, Esmeralda County
P.O. Box 547
Goldfield, NV 8901

Re: Request for Private Activity Bond Cap

Dear Chair Keyes:

In years past, the commission has voted to transfer all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRH), resulting in our continued success operating NRH's homeownership programs. Transferring unused PABC to NRH does not obligate the locality in any way – it simply provides us with an additional financing tool to ensure we can continue to offer access to homeownership to rural Nevadans.

Please accept this letter as our request to schedule this as a consent item (or action item if needed) for your upcoming meeting requested by NRH. A draft of the resolution and transfer certificate required by the State of Nevada is attached for your use in preparing this item for the agenda.

Within five (5) days of approval, please email the executed documents to dgreenhut@nvrural.org and mail the originals to:

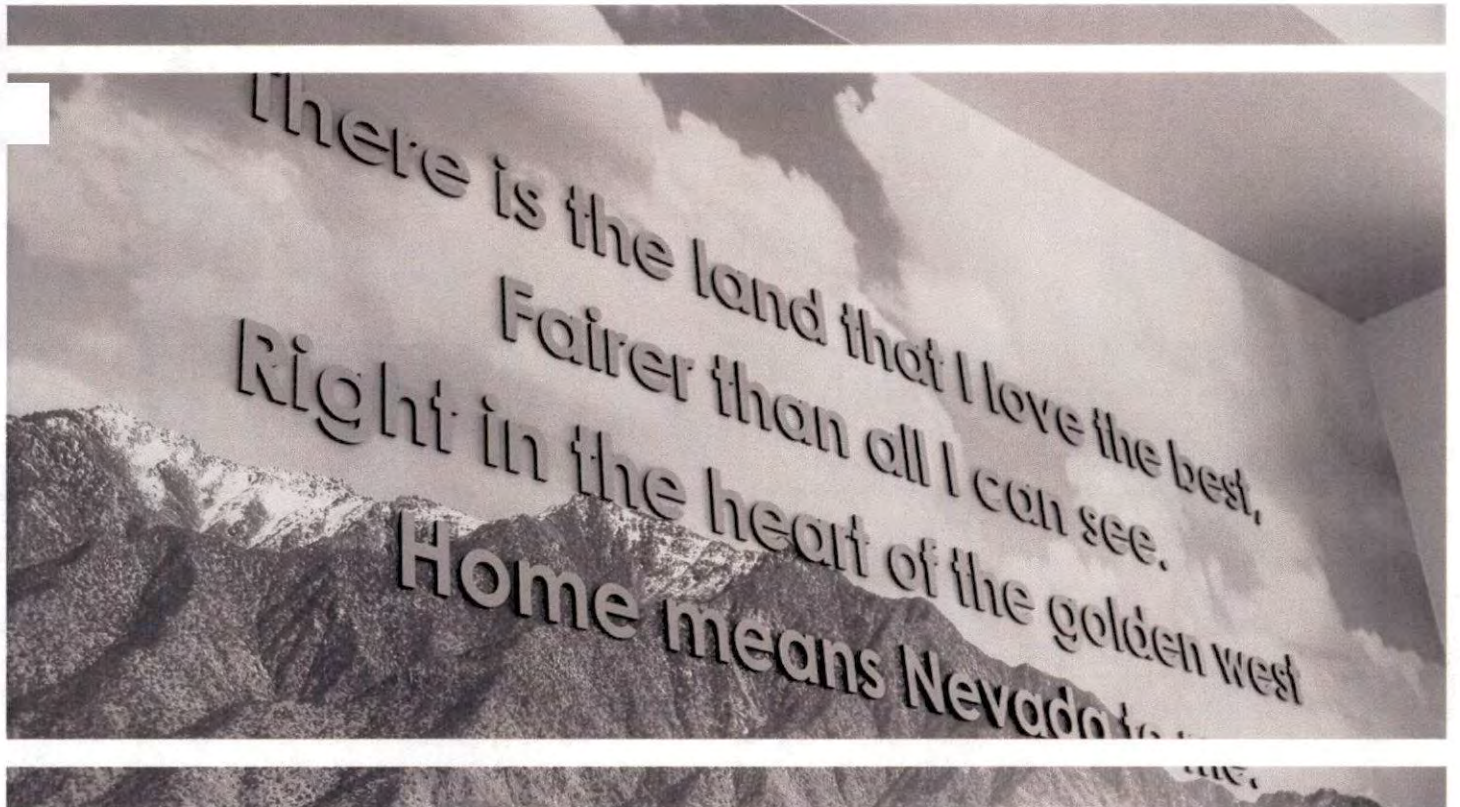
Attn: Mark Pasek
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRH's bond counsel, Ryan Bowen at (312) 845-3277.

With Sincere Gratitude,

William L. Brewer
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)



COMMUNITY PROGRESS REPORT

ESMERALDA COUNTY • 2024





NRH operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRH's area of operation is defined as all of Nevada excepting communities with population over 150,000.

While the nuts and bolts of our programs help deliver the tangibles (help with rent, apartment complexes, mortgages and homes), the soul of our programs deliver the true deliverable: hope.

**WITH COMMUNITY PARTNERS LIKE YOU, NRH IS
PROUD TO HAVE DELIVERED HOPE TO RURAL
NEVADANS FOR 51 YEARS AND COUNTING!**

**SINCE
1973**

PROGRAM POINTS OF INTEREST

Homeownership	\$2.4 BILLION MORTGAGES PROVIDED
Homebuyer Tax Credits	\$45.6 MILLION EST. TAX SAVINGS
Rental Assistance	1,123 FAMILIES ASSISTED ANNUALLY
Community Development	729 UNITS BUILT OR PRESERVED
Weatherization & Home Repair	362 CLIENTS ASSISTED IN 5 RURAL COUNTIES
Real Estate Operations	690 DOORS MANAGED IN 9 COMMUNITIES



"IT'S OUR DREAM HOME , AND REALLY A DREAM COME TRUE, FOR OUR ENTIRE FAMILY, AND THAT IS THANKS TO NEVADA RURAL HOUSING."

-THE DAVIS FAMILY

HOMEOWNERSHIP PROGRAMS

GET RURAL NEVADANS HOME AT LAST

Our homeownership programs – from down payment assistance paired with low-rate mortgage options to homebuyer tax credits and homebuyer education – provide unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home.

A transfer of private activity bond cap to Nevada Rural Housing benefits homebuyers by providing affordable single-family home financing to those who desire to work, live and thrive in rural Nevada.

PROGRAM IMPACT

- \$674,185 IN PRIVATE ACTIVITY BOND CAP TRANSFERS FROM THE COUNTY TO NRH SINCE 2006
- \$2.4 BILLION IN MORTGAGES PROVIDED TO 10,849 RURAL NEVADA HOMEBUYERS SINCE 2006
- \$45.6 MILLION IN ESTIMATED FEDERAL TAX SAVINGS TO RURAL NEVADANS SINCE 2006
- \$64.8 MILLION IN DOWN PAYMENT ASSISTANCE TO RURAL NEVADA HOMEBUYERS SINCE 2006

TAKING RURAL HOMEOWNERSHIP TO NEW HEIGHTS



LAUNCHPAD

Homeownership Program by Nevada Rural Housing

PRIVATE ACTIVITY BOND CAP TRANSFERS MAKE MAGIC HAPPEN, SUCH AS THE LAUNCHPAD HOMEOWNERSHIP PROGRAM BY NEVADA RURAL HOUSING TAKING FLIGHT THIS SUMMER!

Launchpad 1.0 is designed to deliver a stellar below-market rate (Houston, we have NO problem with a 6.17%!) and out-of-this-world program terms to help our lenders and their borrowers make affordable, rural homeownership happen!

- For first-time homebuyers only (Veterans and those buying in targeted areas exempt from the first-time buyer requirement)
- Launchpad provides 4% down payment assistance paired with 30-year fixed-rate government loans (FHA, VA, USDA-RD) - no conventional option available with this program
- Down payment assistance has a 5-year term that is forgiven at maturity
- Income limits apply - see them at BuyRuralNV.org
- Launchpad opens to all rural Nevada jurisdictions (under 150,000 population) July 22, 2024. Visit HALMap.org for property eligibility in Clark and Washoe counties.
- Funds are limited. Launchpad 1.0 will offer \$25 million in mortgage funds – NRH hopes to provide future program issuances after this first launch!

SOLUTIONS-DRIVEN PROGRAMS

Home is the nicest word there is.



We know how good home feels, and we're here to help rural Nevadans get there. Whether it's through building, repairing, managing, or helping find and afford housing, our programs aim to deliver the solutions our communities need and deserve.

SERVICE BY THE NUMBERS

- 2/3 OF RENTAL ASSISTANCE RECIPIENTS ARE SENIORS AND PEOPLE WITH DISABILITIES
- 142 VASH (VETERANS AFFAIRS SUPPORTIVE HOUSING) VOUCHERS
- 83% OF RENTAL-ASSISTED HOUSEHOLDS ARE BELOW 30% AREA MEDIAN INCOME
- AVG. ANNUAL HOUSEHOLD INCOME OF RENTAL-ASSISTED HOUSEHOLD IS APPROX. \$12,000
- MOST WEATHERIZATION CLIENTS ARE AGING-IN-PLACE SENIORS WITH LOWER INCOMES
- WEATHERIZATION PROGRAM CAN SAVE 5-30% ON ENERGY BILLS THROUGH AUDIT AND UPGRADES
- 32 PLANNED UNITS THROUGH 2025 WITH DEVELOPMENT EXPLORATION ONGOING

NRH SEEKING ACCEPTING LANDLORD PARTICIPATION APPLICATIONS
CONTACT: LANDLORDS@NVRURAL.ORG OR (775) 283-0179

SEE THE MISSION IN ACTION



VISIT US AT NVRURAL.ORG



THIS INSTITUTION IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER

NVRH NEVADA
RURAL
HOUSING

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF EUREKA COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Eureka County, Nevada (the "*County*"), the amount of \$109,373.46 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2024 Bond Cap in the amount of \$109,373.46 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Lisa Hoehne, Commissioner Clerk, Eureka County Board of Commissioners, regarding this Resolution at (775) 237-7211 or by email at lhoehne@EurekaCountyNV.Gov or in writing at P.O. Box 694, Eureka, NV 89316.

Section 5. Additional Action. The Chair of the Board of Commissioners and Commissioner Clerk are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 6th day of August, 2024 .

EUREKA COUNTY COMMISSION

By Rich McKay
Rich McKay, Chair of the Board

ATTEST:

By Kathryn Bowling
Katherine Bowling, Commissioner Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

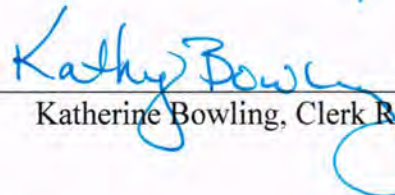
I, Katherine Bowling, am the duly qualified Commissioner Clerk of the Eureka County Board of Commissioners of Eureka County, Nevada (the "*County*") and in the performance of my duties as Commissioner Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$109,373.46 has been transferred as follows:

\$109,373.46 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Eureka County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

EUREKA COUNTY COMMISSION
EUREKA COUNTY, NEVADA

By


Katherine Bowling, Clerk Recorder

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 24-7-11

RESOLUTION OF THE CITY COUNCIL OF FALLON, NEVADA PROVIDING FOR THE
TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE
NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Fallon, in Churchill County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$588,190.26 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$588,190.26 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Bob Erickson, Chief of Staff, City of Fallon, regarding this Resolution at (775) 423-5104 or in writing at 55 West Williams Avenue, Fallon, Nevada 89406.

Section 5. Additional Action. The Mayor and Bob Erickson are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director of Business and Industry may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7900 or by email at diane@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 16th day of July, 2024.

CITY OF FALLON, NEVADA

By Ken Tedford
Ken Tedford, Mayor

ATTEST:

By Michael Oneto
MICHAEL ONETO Deputy City Clerk/Treasurer

RESOLUTION No. 24-016

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNLEY, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Fernley, Lyon County, Nevada (the "City," "County" and "State," respectively), the amount of \$1,502,283.87 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City of Fernley does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$1,502,283.87 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Lydia Altick, Deputy City Manager, City of Fernley, regarding this Resolution at (775) 784-9869 or by email at laltick@cityoffernley.org or in writing at City of Fernley, 595 Silver Lace Blvd., Fernley, Nevada 89408.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.


Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 17 day of July, 2024.

CITY OF FERNLEY, NEVADA

By _____
Neal E. McIntyre, Mayor

ATTEST:

By _____
Kimberly Swanson, City Clerk


CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Kimberly Swanson, am the duly chosen and qualified City Clerk of the City of Fernley, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$1,502,283.87 has been transferred as follows:

\$1,502,283.87 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lyon County to the Nevada Rural Housing Authority, a local government, located within Lyon County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF FERNLEY, NEVADA

By 
Kimberly Swanson, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 07-15-24c

RESOLUTION OF THE BOARD OF COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Humboldt County, Nevada (the "*County*"), the amount of \$565,219.37 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$565,219.37 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Don Kalkoske, County Manager, Humboldt County, regarding this Resolution at (775) 623-6300 or by email at Don.Kalkoske@humboldtcountynv.gov or in writing at 50 West 5th Street, Room 205, Winnemucca, Nevada 89445.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

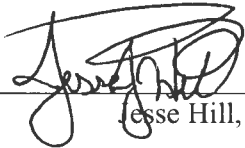
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance, Nevada Rural Housing Authority, regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

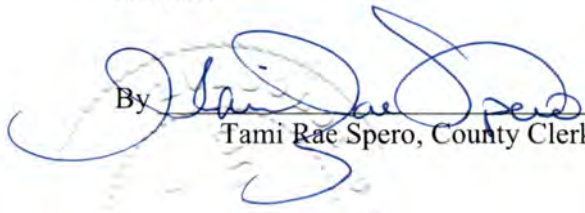
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 15th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NEVADA

By  _____
Jesse Hill, Chair

ATTEST:

By  _____
Tami Rae Spero, County Clerk

(Seal)

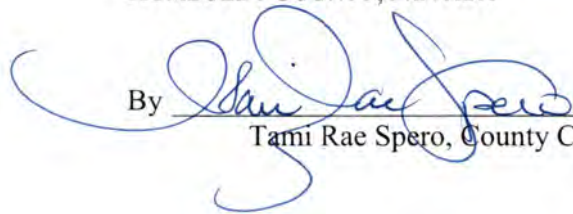
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Tami Rae Spero, am the duly chosen and qualified County Clerk of Humboldt County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$565,219.37 has been transferred as follows:

\$565,219.37 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Humboldt County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

HUMBOLDT COUNTY, NEVADA

By  _____
Tami Rae Spero, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RECORDING REQUESTED BY:

LANDER COUNTY COMMISSIONERS

50 STATE ROUTE 305

BATTLE MOUNTAIN, NV 89820

DOC #: 314054

07/25/2024 12:19 PM Page: 1 of 5

OFFICIAL RECORD

Requested By:
LANDER COUNTY COMMISSIONERS

Lander County, NV
Alexis V. Reiva, Recorder

Fee: \$0.00 RPTI: \$0.00
Recorded By: kabrajan



RESOLUTION NO. 2024-06

**A RESOLUTION PROVIDING FOR THE TRANSFER OF THE
COUNTY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP
TO THE NEVADA RURAL HOUSING AUTHORITY**

Approved: July 25, 2024

Commission Meeting: July 25, 2024

ITEM #1.2

This page added to provide information required by NRS 111.312 Sections 1-2

This cover page must be typed or printed

RESOLUTION NO. 2024-06

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LANDER COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Lander County, Nevada (the "*County*"), the amount of \$376,956.61 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$376,956.61 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Bert Ramos, County Manager, Lander County, regarding this Resolution at (775) 635-2885 or by email at BRamos@LanderCountyNV.Org or in writing at 50 State Route 305, Battle Mountain, Nevada 89820.

Section 5. Additional Action. The Chair of the Board of Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.


Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-79013 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 25th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
LANDER COUNTY, NEVADA

By 
Bryan Sparks, Chair

ATTEST:

By 
Molly Gonzalez, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Molly Gonzalez, am the duly chosen and qualified County Clerk of the Lander County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$376,956.61 has been transferred as follows:

\$376,956.61 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within the County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

LANDER COUNTY, NEVADA

By _____
Molly Gonzalez, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION NO. 2024-13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LINCOLN COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Lincoln County, Nevada (the "County"), the amount of \$227,491.87 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2024 Bond Cap in the amount of \$227,491.87 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Denice Brown, Administrative Assistant to the Lincoln County Board of Commissioners, regarding this Resolution at (775) 962-8063 or by email at DBrown@LincolnNV.com or in writing at P.O. Box 90, Pioche, Nevada 89043.

Section 5. Additional Action. The Chair of the County Board of Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of Nevada Rural Housing Authority regarding this Resolution at (775) 886-7913 or by email at Diane@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 15th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
LINCOLN COUNTY, NEVADA

By Mike Reese Vice-chair
Varlin Higbee, Chair

ATTEST:

By 
Lisa Lloyd, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Lisa Lloyd, am the duly chosen and qualified County Clerk of the County of Lincoln, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$227,491.87 has been transferred as follows:

\$227,491.87 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Lincoln County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

LINCOLN COUNTY, NEVADA

By



Lisa Lloyd, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

SUMMARY: Authorizes transfer of the City 2024 private activity bond cap to the Nevada Rural Housing Authority.

RESOLUTION NUMBER 2024-01

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Lovelock, Pershing County, Nevada (the "City", the "County" and the "State," respectively) a tax-exempt private activity bond cap for calendar year 2024 ("2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority ("NRHA") has requested that the City transfer its 2024 Bond Cap to NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, NAC 348A.180 provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county all or any portion of its private activity bond cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, NRHA is located within the City and County, pursuant to NRS 315.963, which defines the NRHA area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more" ("Area of Operation"); and

WHEREAS, the City has agreed to transfer its 2024 Bond Cap to NRHA for the requested purposes; now, therefore,

THE CITY COUNCIL OF THE CITY OF LOVELOCK DOES RESOLVE:

1. **Recitals.** The recitals set forth above are true and correct in all material respects.
2. **Transfer of Private Activity Bond Cap.** Pursuant to NAC 348A.180, the City hereby transfers the 2024 Bond Cap to the NRHA for its Single Family Programs.
3. **Conditions on Transfer.** The transfer of the 2024 Bond Cap to the NRHA is subject to the condition that NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024, or carry forward any remaining amount according to the federal tax code for such purposes.
4. **Representative of City.** Pursuant to NAC 348A.180(1), the Director may contact Michael R. Giles, Mayor of the City, regarding this resolution, at (775) 273-2356 or by email at

mgiles@cityoflovelock.com or in writing at Lovelock City Hall, 400 14th Street, PO Box 238, Lovelock, Nevada 89419.

5. Additional Action. The Mayor, Clerk and Deputy Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap and carry out the duties of City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

6. Direction to NRHA. NRHA shall notify the Director in writing as soon as practical of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

7. Representative of NRHA. Pursuant to NAC 348A.180(3), the Director may contact Diane Arvizo, Director of Homeownership Programs of the NRHA, regarding this resolution, at (775) 886-7900 or by email at Diane@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

8. Obligations of City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City, and nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

9. Enforceability. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.


PASSED AND ADOPTED: August 06, 2024

VOTE OF CITY COUNCIL:

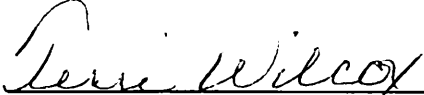
Ayes:	Council members:	<u>Reynolds, McKinney, Skoglie</u>
Nays:	Council members:	<u>None</u>
Absent:	Council members:	<u>None</u>
Not Voting:	Council members:	<u>None</u>

APPROVED:

ATTEST:



Michael R. Giles
Mayor



Terri Wilcox
City Clerk

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.623.5277
kent@winnemuccalaw.com

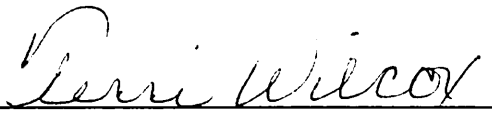
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Terri Wilcox, am the duly chosen and qualified Clerk of the City of Lovelock, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City for 2024, will be transferred as follows:

1. The private activity bond volume cap allocated to the City for 2024 will be transferred pursuant to NAC 348A.180(2) from the City, a local government located in Pershing County, Nevada, to the Nevada Rural Housing Authority, a local government located within Pershing County, Nevada, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is executed for filing in accordance with NAC 348A.260 subsequent to adoption by the City of a resolution authorizing the transfer of the private activity bond volume cap.

City of Lovelock, Nevada



Terri Wilcox, City Clerk

xc: Diane Arvizo, NRHA (Diane@NVRural.org)

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: August 1, 2024

Agenda Item Number:

6.d

Subject:

Time Certain at 9:30 A.M: For Possible Action: Approve a resolution to transfer the unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRHA).

Summary:

Shawn Heusser, Finance Director will be attending the meeting in person to provide a brief presentation on the Nevada Rural Housing Authority's activity in the State and County, and to answer any questions the board may have.

Financial Department Comments:

This is a transfer that we do every year to allow for affordable housing programs in Lyon County. Lyon County is not obligated for repayment or credit ratings in regards to the bonds.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- Lyon County Progress Report 2024
- Private Activity Bond Cap to Nevada Rural Housing Authority

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF LYON COUNTY,
NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING
AUTHORITY; AND OTHER MATTERS RELATED THERETO**

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("*NRS*") and Chapter 348A of the Nevada Administrative Code ("*NAC*"), there has been allocated to Lyon County, Nevada (the "*County*"), the amount of \$2,170,471.95 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2024 Bond Cap in the amount of \$2,170,471.95 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Andrew Haskin, County Manager, Lyon County, regarding this Resolution at (775) 463-6531 or by email at AHaskin@Lyon-County.Org or in writing at 27 S. Main Street, Yerington, Nevada 89447.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk/Treasurer of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at Sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 1st day of August, 2024.

BOARD OF COUNTY COMMISSIONERS
LYON COUNTY, NEVADA

By David D Hockaday
Dave Hockaday, Chair

ATTEST:

By Staci Lindberg
Staci Lindberg, Lyon County Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Staci Lindberg, am the duly chosen and qualified County Clerk/Treasurer of Lyon County, Nevada (the "*County*") and in the performance of my duties as County Clerk/Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$2,170,471.95 has been transferred as follows:

\$2,170,471.95 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Lyon County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
LYON COUNTY, NEVADA

By Staci Lindberg
Staci Lindberg, Lyon County Clerk/Treasurer

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION No. **R24-051**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("*NRS*") and Chapter 348A of the Nevada Administrative Code ("*NAC*"), there has been allocated to the City of Mesquite in Clark County, Nevada (the "*City*," "*County*" and "*State*," respectively), the amount of \$1,398,637.74 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

Now, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$1,398,637.74 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Martine Green, Acting City Manager, City of Mesquite, regarding this Resolution at (702) 346-5295 or by email at CityManager@MesquiteNV.Gov or in writing at 10 E. Mesquite Boulevard, Mesquite, Nevada 89027.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

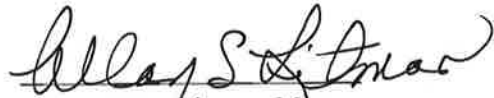
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Reusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this day of July 23, 2024.

CITY OF MESQUITE, NEVADA

By 
Allan Litman, Mayor

ATTEST:

By 
Julie Goodsell, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Julie Goodsell, am the duly chosen and qualified City Clerk of the City of Mesquite, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$1,398,637.74 has been transferred as follows:

\$1,398,637.74 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Clark County to the Nevada Rural Housing Authority, a local government, located within Clark County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF MESQUITE, NEVADA

By  Julie Goodsell, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

RESOLUTION No. 24019

RESOLUTION OF THE BOARD OF COMMISSIONERS OF MINERAL COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Mineral County, Nevada (the "*County*"), the amount of \$298,190.48 in tax-exempt private activity bond volume cap for year 2024 (the "*2024 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$298,190.48 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Teresa McNally, County Clerk, Mineral County, regarding this Resolution at (775) 945-2446 or by email at Clerk-Treasurer@MineralCountyNV.Org or in writing at PO Box 1450, Hawthorne, Nevada 89415.

Section 5. Additional Action. The Chairman of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 17th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
MINERAL COUNTY, NEVADA

By Larry Grant
Larry Grant, Chair

ATTEST:

By Teresa McNally
Teresa McNally, County Clerk

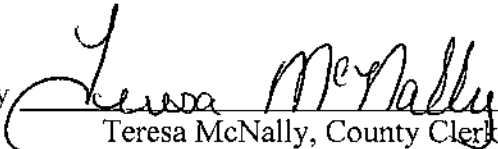
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Teresa McNally, am the duly chosen and qualified County Clerk of Mineral County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$298,190.48 has been transferred as follows:

\$298,190.48 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Mineral County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

MINERAL COUNTY, NEVADA

By _____
Teresa McNally, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

1 **NYE COUNTY RESOLUTION NO. 2024-23**

2 A RESOLUTION AUTHORIZING THE TRANSFER OF NYE COUNTY'S 2024 PRIVATE
3 ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

4 WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes
5 ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated
6 to the Nye County, Nevada (the "County"), the amount of \$3,231,813.28 in tax-exempt private
7 activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

8 WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the
9 County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing
10 the costs of single family residential housing that will provide decent, safe and sanitary dwellings
11 at affordable prices for persons of low and moderate income ("Single Family Programs"); and

12 WHEREAS, the County is a local government as defined by NAC 348A.070; and

13 WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may,
14 by resolution, transfer to any other local government located within the same county, all or any
15 portion of its 2024 Bond Cap; and

16 WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local
17 government and political subdivision of the State of Nevada (the "State"); and

18 WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which
19 defines the NRHA's area of operation as "any area of the State which is not included within the
20 corporate limits of a city or town having a population of 150,000 or more."

21 NOW, THEREFORE, the Board of Commissioners of the County does hereby find,
22 resolve, determine and order as follows:

23 Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

24 Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180,
25 the County hereby transfers its 2024 Bond Cap in the amount of \$3,231,813.28 to the NRHA

1 for its Single Family Programs.

2 Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single
3 family purposes in calendar year 2024 or carry forward any remaining amount according to the
4 Internal Revenue Code of 1986, as amended, for such purposes.

5 Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the
6 State of Nevada Department of Business and Industry (the "Director") may contact Timothy
7 Sutton, County Manager, Nye County, regarding this Resolution at (775) 751-7075 (Pahrump
8 office) or (775) 482-8192 (Tonopah office) or by email at NyeAdmin@nyecountynv.gov or in
9 writing at 2100 E. Walt Williams Drive, Suite 100, Pahrump, Nevada 89048.

10 Section 5. Additional Action. The Chair of the Board of County Commissioners and the
11 Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate
12 the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the
13 execution of all certificates pertaining to the transfer as required by NAC 348A.

14 Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon
15 as practicable of the occurrence or nonoccurrence of any term or condition that would affect the
16 disposition of the 2024 Bond Cap.

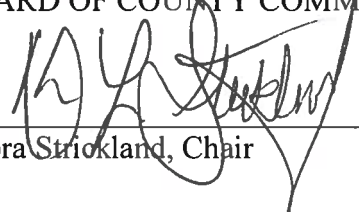
17 Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may
18 contact Shawn Heusser, Director of Homeownership Programs of the NRHA regarding this
19 Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural
20 Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

21 Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of
22 the faith and credit of or by the County, or of any agency, instrumentality, or
23 subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue
24 bonds for any project or to grant approvals for a project or constitutes a representation that such
25 bonds will be issued.


1 Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution
2 shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of
3 such section, paragraph, clause or provision shall not affect any of the remaining provisions of this
4 Resolution. This Resolution shall go into effect immediately upon its passage.

5 APPROVED the 16th day of July, 2024.

6 NYE COUNTY
7 BOARD OF COUNTY COMMISSIONERS:

8 
9 Debra Strickland, Chair

ATTEST:

10 
11 Cori Freidhof Nye County Clerk
12 and Ex-Officio Clerk of the Board
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\$3,231,813.28 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Nye County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

NYE COUNTY, NEVADA

cc: Diane Arvizo, Nevada Rural Housing Authority

RESOLUTION NO. 24-0706

RESOLUTION OF THE BOARD OF COMMISSIONERS OF PERSHING COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Pershing County, Nevada (the "County"), the amount of \$331,630.67 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

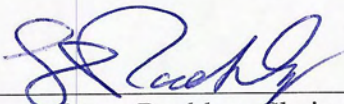
Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$331,630.67 to the NRHA for its Single-Family Programs.

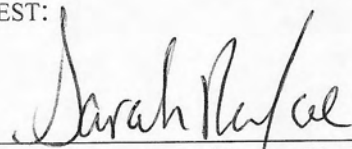
Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

ADOPTED, SIGNED AND APPROVED this 17 day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
PERSHING COUNTY, NEVADA

By 
Larry Rackley, Chairman

ATTEST:

By 
Lacey Donaldson, Clerk-Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Lacey Donaldson, am the duly chosen and qualified County Clerk-Treasurer of Pershing County, Nevada (the “*County*”) and in the performance of my duties as County Clerk-Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“*NAC*”), that the 2024 private activity bond volume cap allocated to the County in the amount of \$331,630.67 has been transferred as follows:

\$331,630.67 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within the County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
PERSHING COUNTY, NEVADA

By

Lacey Donaldson, Clerk-Treasurer

cc: Donna Greenhut, Nevada Rural Housing Authority



City of Sparks

CERTIFICATE OF TRANSFER

TO: Secretary, Director, Department of Business & Industry
 State Board of Finance Office of Business Finance & Planning
 State Capital 2300 West Sahara Avenue
 101 North Carson St. Suite 4 Suite 770
 Carson City, Nevada 89701 Las Vegas, Nevada 89102

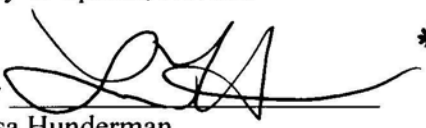
THIS IS TO CERTIFY that attached is a true and correct copy of Resolution No. 3451 adopted by the City Council of the City of Sparks, Nevada, transferring its volume cap pursuant NRS Chapter 348A NAC Chapter 348A as follows:

To the Nevada Rural Housing Authority for the following "Projects".

Amount	Project
\$3,504,631.09	To the Nevada Rural Housing Authority (NRH) for use in its Affordable Housing Programs

Dated this 13th day of August, 2024

City of Sparks, Nevada

By 
 Lisa Hunderman
 City Clerk



RESOLUTION NO. 24-740

RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to Storey County, Nevada (the “County”), the amount of \$274,295.83 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the “State”); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$274,295.83 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Austin Osborne, County Manager, Storey County, regarding this Resolution at (775) 847-0968 or by email at AOsborne@StoreyCounty.org or in writing at PO Box 176, Virginia City, Nevada 89440.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

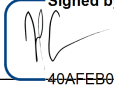
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance at Nevada Rural Housing Authority regarding this Resolution at (775) 886-7900 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

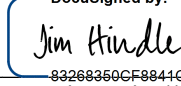
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 16th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
STOREY COUNTY, NEVADA

By  Signed by:
40AFEB0E2F44479...
Jay Carmona, Chair

ATTEST:

By  DocuSigned by:
83268350CF8841C...
Jim Hindle, County Clerk

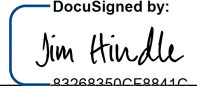
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Jim Hindle, am the duly chosen and qualified County Clerk of Storey County, Nevada (the “*County*”) and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“*NAC*”), that the 2024 private activity bond volume cap allocated to the County in the amount of \$274,295.83 has been transferred as follows:

\$274,295.83 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Storey County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

STOREY COUNTY, NEVADA

By 
 83268360CF8841C...
Jim Hindle, County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: August 20, 2024

DATE: July 23, 2024

TO: Board of County Commissioners

FROM: Ryan Gustafson, Director, Human Services Agency
(775) 785-8600, rgustafson@washoecounty.gov

Dana Searcy, Division Director, Human Services Agency
(775) 785-8600, dsearcy@washoecounty.gov

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Recommendation to approve Resolution R24-71, providing for the transfer of Washoe County's share of Local Government's 2024 Private Activity Bond Volume Cap [\$7,231,580.97] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs; and other matters related thereto. (All Commission Districts.)

SUMMARY

Each year, Washoe County receives an allocation of Private Activity Bond that can be allocated to support various affordable housing projects. This year, Washoe County's pro-rata share is \$7,231,580.97.

In July 2024, Washoe County received a formal request from the Nevada Rural Housing Authority (NRHA) requesting transfer of the Private Activity Bond Cap (PABC) to the NRHA, to help fulfill the NRHA's mission to promote, provide and finance affordable housing opportunities for all rural Nevadans. The transfer of PABC does not obligate Washoe County in any way; it simply provides financing tools to ensure the NRHA can successfully offer access to affordable homeownership programs which in turn, support the community through single-family housing financing and tax credits to homeowners to reinvest in our local economy.

Washoe County Strategic Objective supported by this item: Economic Impacts

PREVIOUS ACTION

On August 22, 2023, the Board approved a resolution transferring Washoe County's 2023 pro-rata share of the State of Nevada's Private Activity Bonding Authority (\$6,889,172.03) to the Director of the State of Nevada Department of Building and Industry to support the development of affordable housing projects, specifically the construction of a multifamily housing project of approximately 240 affordable housing units, with rent amount restricted to 60% of Area Median Income or below located off of Chocolate Drive in Sun Valley, Nevada (APN: 502-250-09 and 502-250-10, Applicant: Pedcor Investments, LLC. Project property owner).

AGENDA ITEM # _____

On August 17, 2021, the Board approved a resolution transferring Washoe County's 2021 pro-rata share of the State of Nevada's Private Activity Bonding Authority (\$6,154,447.40) to the Director of the State of Nevada Department of Building and Industry to support the construction of "The Ridge at Sun Valley" at 5100 W. 1st Avenue, Sun Valley, Nevada, which is a multifamily project of approximately 200 affordable housing units rent restricted to 60% of Area Median Income or below (APN: 085-820-31, Applicant: Ulysses Development Group. Project property owner Sun Valley Ridge, L.P.).

On July 14, 2020, the Board of County Commissioners (Board) approved Resolution R20-046, providing for the transfer of Washoe County's share of Local Government's 2020 Private Activity Bond Volume Cap [\$5,822,655.34] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs.

On May 28, 2019, the Board approved a resolution transferring Washoe County's 2019 pro-rata share of the State of Nevada's Private Activity Bonding Authority [\$5,798,463.39] to the Director of the State of Nevada Department of Building and Industry to support the construction of approximately 420 affordable housing units as part of the Dandini Spectrum mixed use development project at the northeast corner of US 395 North and Dandini Boulevard (APNs: 035-681-01, 02 - Owner, Dandini-Spectrum LLC) and to authorized the chair to sign the resolution.

On August 26, 2008, the Board approved a resolution transferring Washoe County's 2008 share of Local Government's Private Activity Bond Cap [\$5,206,493.59] to the State of Nevada Department of Business and Industry, for allocation to Volunteers of America for the Sierra Manor property [\$5,000,000]; and to the Nevada Rural Housing Authority for the support of that jurisdiction's affordable housing programs [\$206,493.59].

On August 28, 2007, the Board approved a resolution transferring Washoe County's 2007 share of Local Government's Private Activity Bond Cap [\$5,219,748.38] to the Nevada Rural Housing Authority for support of that jurisdiction's affordable housing programs.

On August 22, 2006, the Board approved a resolution transferring Washoe County's 2006 share of Local Government's Private Activity Bond Cap [\$5,115,072] to the Nevada Rural Housing Authority for support of that jurisdiction's affordable housing programs.

BACKGROUND

Each year Washoe County receives an allocation of Federal Tax-Exempt Private Activity Bonding Authority (Bond Cap) from the State of Nevada. This allocation may be transferred for the issuance of tax-exempt bonds to assist in the financing of projects that support economic development and/or affordable housing projects. This year Washoe County's pro rata share is \$7,231,580.97. Nevada Administrative Code ("NAC") 348A.180(1) and (2) provide that Washoe County may, by resolution, transfer all or a portion of this bonding authority to another political subdivision of the state or to the Director of the Nevada Department of Business and Industry for allocation to specific affordable housing projects and programs. Volume Cap allocations that are not committed to a specific project(s) on or before September 1 of each year, revert to the discretion of the Director of the Department of Business and Industry.

Washoe County utilized this process to support numerous affordable housing projects throughout the 1990's and the early 2000's. Bonds lost favor in financial markets as the economy transformed after the 2007 foreclosure crisis. However, recent changes in some of the Federal Guidelines around the use of tax credits together with other ongoing changes in the financial markets have made the Volume Cap program a viable funding option once again.

In an effort to transfer Bond Cap authority to qualifying programs, Housing and Homeless Services, a division of Human Services Agency, commenced an application process. The application information was distributed through various listservs; however, no applications were submitted.

In July, Washoe County received a formal request from the Nevada Rural Housing Authority (NRHA) requesting transfer of Bond Cap authority to the NRHA. The NRHA provides rental assistance programs, home ownership programs, and weatherization and home repair programs to ensure clients are able to obtain and maintain affordable housing. The NRHA program only operates outside of metropolitan areas; therefore, only households in the rural community areas of Washoe County would be eligible for the program. The program is sustained largely through the leveraging of Bond Cap allocations from local jurisdictions to the NRHA.

The transfer of Bond Cap authority does not obligate, financially or otherwise, Washoe County in any way; it simply provides NRHA with bond authority to establish financing tools that support access to affordable homeownership programs. This, in turn, supports the community through affordable access to single-family housing, including financing and tax credits to homeowners to reinvest in our local economy.

Attached is a progress report demonstrating the impact of NRHA's program for families in rural Nevada since its launch in 2006. Approval of the resolution authorizes transfer of Washoe County's 2024 Bond Cap allocation to the NRHA for continued support of this program.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended that the Board of County approve Resolution R24-71, providing for the transfer of Washoe County's share of Local Government's 2024 Private Activity Bond Volume Cap [\$7,231,580.97] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs; and other matters related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: *"Move to approve Resolution R24-71, providing for the transfer of Washoe County's share of Local Government's 2024 Private Activity Bond Volume Cap [\$7,231,580.97] to the*

Nevada Rural Housing Authority for support of the organization's affordable housing programs; and other matters related thereto."

RESOLUTION No. 24-05

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Wells, Elko, Nevada (the "City," "County" and "State," respectively), the amount of \$79,443.56 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$79,443.56 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jason Pengelly, City Manager, City of Wells, regarding this Resolution at (775) 752-3355 or by email at citymanager@cityofwellsnv.com or in writing at P.O. Box 366, Wells, Nevada 89835.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Samantha Nance, am the duly chosen and qualified City Clerk of the City of Wells, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$79,443.56 has been transferred as follows:

\$79,443.56 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

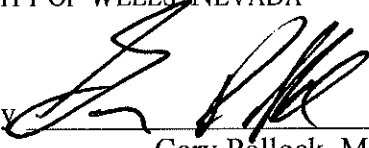
CITY OF WELLS, NEVADA

By _____
Samantha Nance, City Clerk


cc: Donna Greenhut, Nevada Rural Housing Authority

ADOPTED, SIGNED AND APPROVED this 9th day of July, 2024.

CITY OF WELLS, NEVADA

By  _____
Gary Pollock, Mayor

ATTEST:

By  _____
Samantha Nance, City Clerk

RESOLUTION No. 2024-14

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST WENDOVER, NEVADA
PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of West Wendover, Elko County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$279,592.06 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$279,592.06 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Chris J. Melville, City Manager, City of West Wendover, regarding this Resolution at (775) 664-3081 or by email at CMelville@WestWendoverCity.Com or in writing at P.O. Box 2825, West Wendover, Nevada 89883.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of Nevada Rural Housing Authority regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

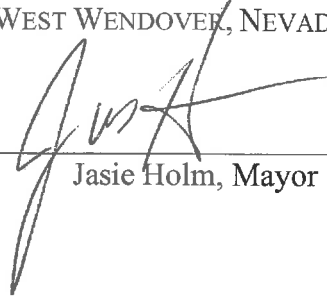
Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 16 day of July, 2024.

CITY OF WEST WENDOVER, NEVADA

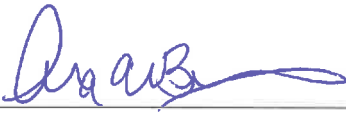
By

A handwritten signature in black ink, appearing to read 'Jasie Holm', written over a horizontal line.

Jasie Holm, Mayor

ATTEST:

By

A handwritten signature in blue ink, appearing to read 'Anna E. Bartlome', written over a horizontal line.

Anna E. Bartlome, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Anna Bartlome, am the duly chosen and qualified City Clerk of the City of West Wendover, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$279,592.06 has been transferred as follows:

\$279,592.06 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF WEST WENDOVER, NEVADA

By 
Anna E. Bartlome, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority

White Pine County
Board of County Commissioners

RESOLUTION NO. 2024-13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITE PINE COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to White Pine County, Nevada (the "County"), the amount of \$372,645.72 in tax-exempt private activity bond volume cap for year 2024 (the "2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2024 Bond Cap in the amount of \$372,645.72 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Nichole Stephey, County Clerk, White Pine County, regarding this Resolution at (775) 293-6509 or by email at WPClerk@WhitePineCountyNV.Gov or in writing at 801 Clark Street, Suite 4, Ely, Nevada 89301.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 24th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
WHITE PINE COUNTY, NEVADA

By Laurie L. Carson
Laurie L. Carson, Chair

ATTEST:

By Hannah Homer
Hannah Homer, Deputy County Clerk



WHITE PINE COUNTY



CERTIFICATE OF TRANSFER OF VOLUME CAP


I, Hannah Homer, am the duly chosen and qualified Deputy County Clerk of the White Pine County, Nevada (the "*County*") and in the performance of my duties as Deputy County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2024 private activity bond volume cap allocated to the County in the amount of \$372,645.72 has been transferred as follows:

\$372,645.72 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within White Pine County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.


COUNTY OF WHITE PINE, NEVADA

By



Hannah Homer, Deputy County Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority



SUMMARY: Authorizes transfer of the City 2024 private activity bond cap to the Nevada Rural Housing Authority.

RESOLUTION NUMBER 2024-10

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Winnemucca, Humboldt County, Nevada (the "City", the "County" and the "State," respectively) a tax-exempt private activity bond cap for calendar year 2024 ("2024 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority ("NRHA") has requested that the City transfer the 2024 Bond Cap to NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, pursuant to NRS 315.983(1)(a), NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, NAC 348A.180 provides a procedure whereby a local government may, by resolution, transfer to any other local government located within the same county all or any portion of the local government private activity bond cap; and

WHEREAS, NRHA is located within the City and County, pursuant to NRS 315.963, which defines the NRHA area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more" ("Area of Operation"); and

WHEREAS, the City has agreed to transfer the 2024 Bond Cap to NRHA for the requested purposes; now, therefore,

THE CITY COUNCIL OF THE CITY OF WINNEMUCCA DOES RESOLVE:

- 1. Recitals.** The recitals set forth above are true and correct in all material respects.
- 2. Transfer of Private Activity Bond Cap.** Pursuant to NAC 348A.180, the City hereby transfers the unused portion of the 2024 Bond Cap to the NRHA for its Single Family Programs.
- 3. Conditions on Transfer.** The transfer of the unused 2024 Bond Cap to the NRHA is subject to the condition that the NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024, or carry forward any remaining amount according to the federal tax code for such purposes.

////////

4. Representative of City. Pursuant to NAC 348A.180(1), the Director may contact the City Manager of the City, regarding this resolution, at (775) 623-6333 or in writing at Winnemucca City Hall, 90 W. Fourth St., Winnemucca, Nevada 89445.

5. Additional Action. The Mayor, Clerk, Deputy Clerk and City Manager of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the unused 2024 Bond Cap and carry out the duties of City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

6. Direction to NRHA. NRHA shall notify the Director of the Nevada Department of Business and Industry (the "Director") in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

7. Representative of NRHA. Pursuant to NAC 348A.180(3), the Director may contact the NRHA Director of Homebuyer Services regarding this resolution at (775) 886-7900 or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Suite 105, Carson City, Nevada 89701.

8. Obligations of City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City, and nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

9. Enforceability. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

PASSED AND ADOPTED: July 16, 2024

VOTE OF CITY COUNCIL:

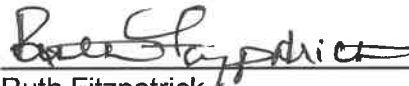
Ayes:	Council members:	<u>Owens, Mavity, Mendiola, Maden, Coats</u>
Nays:	Council members:	<u>None</u>
Absent:	Council members:	<u>None</u>
Not Voting:	Council members:	<u>None</u>

APPROVED:

ATTEST:



Richard Stone
Mayor



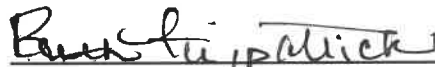
Ruth Fitzpatrick
City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Ruth Fitzpatrick, am the duly appointed and qualified City Clerk of the City of Winnemucca, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the unused portion of the private activity bond volume cap allocated to the City for 2024, will be transferred as follows:

1. The private activity bond volume cap allocated to the City for 2024 will be transferred pursuant to NAC 348A.180(2) from the City, a local government located in Humboldt County, Nevada, to the Nevada Rural Housing Authority, a local government located within Humboldt County, Nevada, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is executed for filing in accordance with NAC 348A.260 subsequent to adoption by the City of a resolution authorizing the transfer of the private activity bond volume cap.

A handwritten signature in dark ink, appearing to read "Ruth Fitzpatrick", is written over a horizontal line.

Ruth Fitzpatrick, City Clerk
Winnemucca, Nevada

RESOLUTION NO. 2024-04

RESOLUTION OF THE CITY COUNCIL OF YERINGTON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the Yerington, Lyon County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$218,069.49 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$218,069.49 to the NRHA for its Single Family Programs.

Section 3. Use of 2024 Bond Cap. The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Robert Switzer, City Manager, City of Yerington, regarding this Resolution at (775) 463-3511 or by email at Manager@Yerington.Net or in writing 102 S. Main Street, Yerington, Nevada 89447.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 24 day of June, 2024.

YERINGTON, NEVADA

By 
John J. Garry, Mayor

ATTEST:

By _____
Sheema D. Shaw, City Clerk


CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Sheema Shaw, am the duly chosen and qualified City Clerk of Yerington, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$218,069. has been transferred as follows:

\$218,069.49 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lyon County to the Nevada Rural Housing Authority, a local government, located within Lyon County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

YERINGTON, NEVADA

By _____
Sheema Shaw, City Clerk

cc: Donna Greenhut, Nevada Rural Housing Authority