

STATE OF NEVADA

JOE LOMBARDO
Governor



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

Public Activity Bond Council Meeting
Friday June 6, 2025
10:00am

Agenda Packet #2

Contents:

- Section 1 – Nevada Housing Division Report
- Section 2 – Nevada Rural Housing Authority Report
- Section 3 – Nevada Housing Division, Home Means Nevada Report

Section 1 – Nevada Housing Division Report



DEPARTMENT OF BUSINESS AND INDUSTRY
HOUSING DIVISION

MEMORANDUM

DATE: June 5, 2025

TO: Kris Sanchez, Director, Department of Business & Industry

CC: Mark Pasek, Management Analyst, Director's Office; Steve Aichroth, Administrator, Housing Division

FROM: Christine Hess, CFO, Housing Division *CH*

SUBJECT: 2025 PABC Allocation Request for Housing

Attainable housing is a priority for the Housing Division and for the State of Nevada as demonstrated by the Legislature's very recent passage of the Governor's Nevada Housing Access and Attainability Act (Assembly Bill 540). Private Activity Bonds (PAB) are the most effective tool available to the Housing Division to scale solutions for both multifamily rentals and homeownership, and these will be a resource that will be leveraged by the newly created Nevada Attainable Housing Fund and the Nevada Attainable Housing Infrastructure Fund. By working with private developers, both for profit and nonprofit, and partnering with private lending institutions and equity investors, Nevadans will have more attainable housing as a result of successful public-private partnerships. With a robust pipeline of multifamily housing and an ever-growing single family bond program, the Housing Division is respectfully requesting the full \$212,385,355 from the Director's Office. The Housing Division will designate \$127,385,355 for its single family program and the remaining \$85,000,000 for multifamily development.

Multifamily

Since 2019, the Housing Division has received a generous allocation of Nevada's PABs which have supported, or are supporting, the development of more than 7,600 multifamily units with 30-year affordability restrictions. There is a robust pipeline and an immediate need of \$35 million in PABs for anticipated applications for the August 20, 2025 Board of Finance. As noted above, with the creation of the Nevada Attainable Housing Fund and the existing affordable housing crisis, the Housing Division anticipates continued demands for multifamily. With the additional \$50 million for multifamily, the Housing Division can provide some level of certainty

for its developer partners as they plan their next projects. The Housing Division knows that the local jurisdictions are considering requests to prioritize their allocations for multifamily and in 2023 and 2024, 61% and 54%, respectively, of the local allocation was designated for multifamily projects by the deadline of September 30th.

Single Family

Homeownership is the most common path to building generational wealth and securing housing stability and both the Legislature and Governor's Office have prioritized homeownership initiatives for Nevadans. The Housing Division's designation of \$127 million for homeownership will create greater impact for Nevada homebuyers. The Housing Division is proud to partner with Nevada Rural Housing through a formalized Memorandum of Understanding to support rural homeownership. In discussion it is anticipated that Nevada Rural Housing will continue to work and bring additional locally allocated PABs for homebuyers in rural Nevada.

The Housing Division's single family program re-started its bond program in 2019 with a \$50 million issuance of tax exempt bonds (PABs) and now, due in part to the market conditions and the ongoing need of prospective Nevada homebuyers, the Housing Division has an approximately \$500 million annual bond program. In calendar year 2024, the Housing Division's single family program supported nearly 1,200 homebuyers across the state and this year-to-date, we are on that same pace with nearly 550 homebuyers helped.

In the spring of this year, the Housing Division issued \$30 million of tax exempt bonds, blended with \$108 million of taxable bonds and in August, the Housing Division is anticipating the issuance of \$60 million of tax exempt bonds and approximately \$100 million in taxable bonds. The Housing Division is maximizing its PABs by blending them with taxable bonds; however, the less PABs in an issuance (and subsequently greater amount of taxable bonds), the higher the mortgage rates for Nevada's homebuyers.

Section 2 – Nevada Rural Housing Authority Report



June 6, 2025

Director Kris Sanchez
 State of Nevada Department of Business & Industry
 1830 College Parkway, Suite 100
 Carson City, NV 89706

Re: Private Activity Bond Cap Report Update

Dear Director Sanchez:

On behalf of Nevada Rural Housing (NRH), I am pleased to provide the following Private Activity Bond Cap (PABC) update report. NRH utilized \$26.5 million to issue mortgage revenue bonds for a first-time home buyer program. This program, titled 'Launchpad,' provided qualifying buyers with a 6.17% interest rate and downpayment assistance at 4% of the loan amount. Launchpad provided \$24.9 million to 79 rural Nevada families.

NRH is proud to report the continuation of Launchpad through a partnership with the Nevada Housing Division. Because of this first-of-its-kind partnership, NRH can continue the momentum created by the original Launchpad program. NRH has transferred the \$40.9 million in bond cap received in 2024 to the Nevada Housing Division, helping deliver a collectively strong and impactful homeownership affordability tool to all Nevadans. This transfer allows NRH to continue to provide competitive rates and downpayment assistance, and we anticipate helping an additional 80 rural Nevada families find their path to homeownership because of this innovative partnership.

PABC TRANSFERS, UTILIZATION, AND REVERSIONS TO TREASURY							
Transfer Year	Director's Office Transfers	Local Transfers	Total Transfers to NRHA	Utilized as of 04/30/2024	Carryforward Balance	Expiration Date	Unused / Reversion to Treasury
2005	\$ 16,000,000	\$ -	\$ 16,000,000	100%	\$ -		\$ -
2006	\$ 38,705,820	\$ 38,705,820	\$ 77,411,640	100%	\$ -		\$ -
2007	\$ 12,406,500	\$ 19,828,333	\$ 32,234,833	100%	\$ -		\$ -
2008	\$ 37,423,330	\$ 28,152,795	\$ 65,576,125	100%	\$ -		\$ -
2009	\$ 50,000,000	\$ 29,138,847	\$ 79,138,847	100%	\$ -		\$ -
2010	\$ 28,574,102	\$ 21,425,898	\$ 50,000,000	100%	\$ -		\$ -
2011	\$ 28,899,016	\$ 28,899,016	\$ 57,798,032	100%	\$ -		\$ -
2013	\$ 50,000,000	\$ 890,308	\$ 50,890,308	100%	\$ -		\$ -
2016	\$ 21,798,897	\$ 38,201,103	\$ 60,000,000	100%	\$ -		\$ -
2017	\$ -	\$ 22,476,401	\$ 22,476,401	100%	\$ -		\$ -
2018	\$ -	\$ 31,176,701	\$ 31,176,701	100%	\$ -		\$ -
2019	\$ 11,000,000	\$ 29,210,452	\$ 40,210,452	100%	\$ -		\$ 15,124
2020	\$ 17,000,000	\$ 35,817,548	\$ 52,817,548	53%	N/A	12/31/2025	N/A
2021	\$ -	\$ 44,434,375	\$ 44,434,375	60%	\$ 17,751,455	12/31/2026	N/A
2022	\$ -	\$ 25,522,119	\$ 25,522,119	Not Started	\$ 25,522,119	12/31/2027	N/A
2023	\$ -	\$ 27,087,752	\$ 27,087,752	Not Started	\$ 27,087,752	12/31/2028	N/A
2024	\$ -	\$ 40,942,791	\$ 40,942,791	Transferred to NHD	\$ -	12/31/2029	N/A
Totals	\$ 311,807,665	\$ 461,910,260	\$ 773,717,925		\$ 70,361,326		\$ 15,124



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NRH currently has \$13.2 million in bond capacity dedicated to an MCC tax credit program which has assisted 103 rural Nevada families afford homeownership. It is anticipated an additional 94 families will receive an MCC tax credit through this program prior to December 2025.

UTILIZATION - SINGLE FAMILY - MORTGAGE CREDIT CERTIFICATES (MCC)							
Transfer Year	Program Name	Non-Issued Bond Amount	Amount Used as of 05/31/2025	Available as of 05/31/2025	Potential Number of Buyers	Homebuyers Assisted as of 05/31/2025	Estimated Date to Reach 100% Utilization
2020	MCC 2023A	\$ 13,204,387	\$ 6,990,165	53%	197	103	December-25

MCC tax credit rates may range from 10% to 50%. If the tax credit rate exceeds 20%, the IRS caps the annual tax credit at \$2,000. NRH's 2023A MCC Program is set with a 20% tax credit rate for maximum benefit to homebuyers. When applying for a mortgage, a first-time buyer or qualified veteran is currently receiving an average of \$400 in additional monthly qualifying income to assist in mortgage financing. Below is an example of how much homebuyers may save over the life of a 30-year mortgage.

Example of Tax Credit Savings - 20% Tax Credit Rate					
Average Loan Amount of \$345,000					
Sample Interest Rate:	7.00%	6.50%	6.00%	5.50%	5.00%
MCC Tax Savings - Year 1:	\$4,808	\$4,462	\$4,117	\$3,772	\$3,427
MCC Tax Savings - Year 5:	\$23,494	\$21,759	\$20,029	\$18,304	\$16,586
MCC Tax Savings - Year 10:	\$45,298	\$41,831	\$38,386	\$34,966	\$31,575
MCC Tax Savings - Year 30:	\$96,261	\$88,006	\$79,928	\$72,039	\$64,346
Note: Estimated tax savings varies depending on amount of interest paid and actual tax liability for the borrower. Payment examples represent principal and interest for \$345,000 amortized over 30 years.					

Since its program's inception, NRH has assisted over 11,000 Nevadans living in rural and frontier communities, delivering nearly \$4 billion in mortgages paired with down payment assistance and mortgage tax credits. Thank you for being a valuable partner in assisting NRH in delivering our mission to promote, provide, and finance affordable housing opportunities for all rural Nevadans.

Sincerely,

Shawn P. Heusser
Director of Finance
Nevada Rural Housing



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Section 3 – Nevada Housing Division, Home Means Nevada Report



State of Nevada DEPARTMENT OF BUSINESS AND INDUSTRY

NEVADA HOUSING DIVISION **HOME MEANS NEVADA INITIATIVE** Presented to the Private Activity Bond Council

June 6, 2025

Steve Aichroth, Administrator
Christine Hess, Chief Financial Officer

All images were created by the Nevada Housing Division

HMNI PROJECTS

Reno

1

Vintage at Redfield- 4500
Baker Ln, Reno, 89509

2

Empowerment Center- 1590
Marvel Wy, 89502

3

Dick Scott Manor 1- 1035 E
8th St, 89512

4

Nevada Cares Campus- 1800
Cares Drive, 89512

5

Empowerment Center Marvel
Way II - 1555 Marvel Wy, 89502

6

Village on Sage Street- 360
Sage St, 89512

7

Pinyon Apartments - 1130 E
Moana Ln, 89502

8

Ridge at Sun Valley - 5100V
1st Ave, 89433

9

Hawk View Apartments -
Steelwood Lane, Reno, 89512

10

Eddy House - 888 Willow St,
89502

11

Line Drive Apartments - 1775 E
4th St, 89512

12

Trembling Leaves - 115 Booth
St, 89509

HMNI PROJECTS

Carson City

1

Sierra Flats Phase II - 3410
Butti Way, 89701

2

Eagles Landing I-IV - 2910N
Roop St, 89706

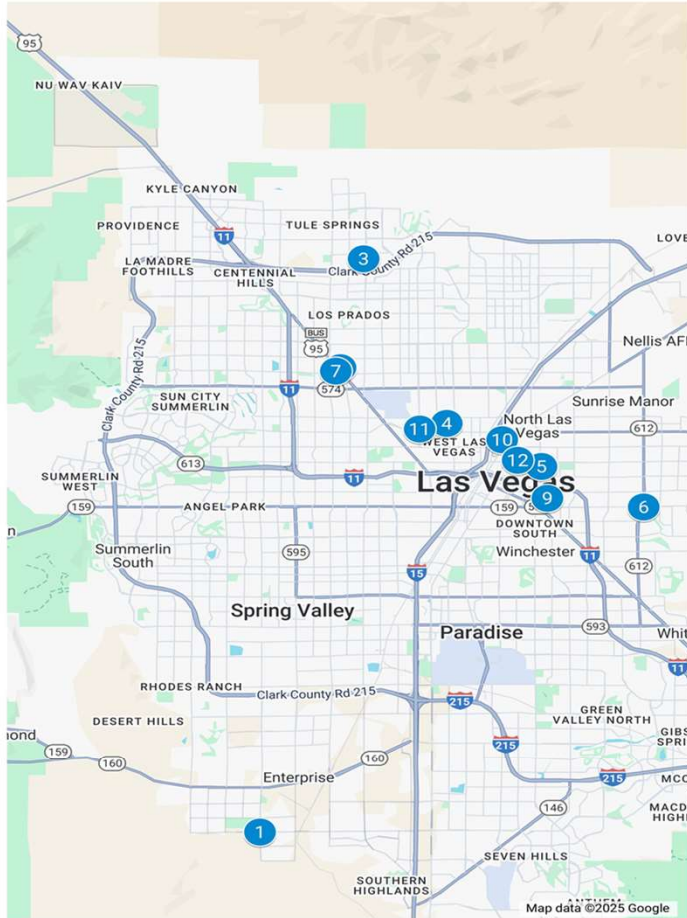
3

WHA2 - Ponderosa Drive &
Snyder Avenue, 89701

HMNI PROJECTS

Las Vegas

- 1 Buffalo and Cactus Apartments - South Buffalo Drive & West Cactus Avenue, 89178
- 2 Village at Women's and Children's Campus - 5659 W Duncan Drive, 89130
- 3 Decatur & Rome Senior Apartments - 6635 N Decatur Blvd, 89131
- 4 Marion D. Bennett II - 1818 Balzar Avenue, 89106
- 5 Golden Rule Senior Apartments - 820 N Eastern Ave, 89101
- 6 South Nellis Permanent Supportive Housing - South Nellis Boulevard & East Charleston Boulevard, 89142
- 7 Duncan & Edwards Apartments - 5901 W Duncan Dr, 89108
- 8 Sunrise Ranch (fka Boulder & Gibson) - S Broadbent Boulevard & Boulder Highway, 89011
- 9 28th & Sunrise Apartments - 2601 Sunrise Ave, 89101
- 10 Senator Joseph M. Neal Apartments (fka Old Rose Gardens) - North Yale Street & East Tonopah Avenue, 89030



- 11 Pura Vida Senior Housing - West Lake Mead Boulevard & North Simmons Street, 89106
- 12 Blind Center Visions Park - 950 Visions Pk Ln, 89101

Sierra Flats Apartments Phase II

3410 Butti Way, Carson City, 89701

HMNI Project #1001

SD 16

AD 40

An 80-unit affordable housing project for individuals who are at or below 60% of the Area Median Income located at Butti Way, Carson City, Nevada. This Phase 2 is a 4% Bond Financed project and when combined with a previously approved 9% LIHTC Project of 80 units will provide 160 units of affordability.

Bond Financed Project

**\$8.3 Million in Home Means Nevada
Funds**

**\$15.5 Million in Multi Housing Revenue
Bonds**



Vintage at Redfield

4500 Baker Lane, Reno, 89509

HMNI Project #1002

SD 15

AD 25

A 223-unit senior residential project located at Baker Lane and Redfield Parkway, Reno, Nevada.

Bond Financed Project

**\$16.9 Million in Home Means Nevada
Funds**

**\$38.0 Million in Multi Housing Revenue
Bonds**



Buffalo & Cactus Apartments

S Buffalo Dr & W Cactus Ave, Las Vegas, 89179

HMNI Project #1004

SD 11

AD 35

A 125-unit affordable housing project for seniors who are at or below 60% of the Area Median Income located at the SW corner of S. Buffalo Drive and W. Cactus Avenue.

Bond Financed Project

**\$8.1 Million in Home Means Nevada
Funds**

**\$24.0 Million in Multi Housing Revenue
Bonds**



Eagles Landing II-IV

2910 N Roop Street, Carson City, 89706

HMNI Project #1005

SD 16

AD 40

A 96-unit affordable housing project for individuals who are at or below 60% of the Area Median Income. When Combined with Phase 1 will provide 130 units of affordable housing in Carson City.



Village at the Women's and Children's Campus

5659 Duncan Drive, Las Vegas, 89130

HMNI Project #1006

SD 4

AD 7

An 84-unit transitional housing project for individuals who are at or below 60% of the Area Median Income. For women and women with children to reside after their successful completion of residential treatment either with WestCare or another community provider.



Decatur & Rome Senior Apartments

6635 N Decatur Boulevard, Las Vegas, 89131

HMNI Project #1009

SD 18

AD 13

A 276-unit senior residential project located at the northwest corner of N. Decatur Blvd. and W. Rome Blvd in Las Vegas, Nevada. Includes 38 individual tiny homes. 180 of the 276 units available to those at 50% AMI or under.

Bond Financed Project

\$7.8 Million in Home Means Nevada Funds

\$43.5 Million in Multi Housing Revenue Bonds



Marion D. Bennett II

1818 Balzar Avenue, Las Vegas, 89032

HMNI Project #1011

SD 4

AD 6

A 46-unit senior affordable housing project for individuals who are at or below 60% of the Area Median Income.



Nevada Cares Campus

1800 Threlkel Street, Reno, 89512

HMNI Project #1013

SD 13

AD 24

A 50-unit affordable housing project for individuals who are at or below 60% of the Area Median Income and known as Nevada Cares Campus Supportive Housing.



Golden Rule Senior Apartments II

820 N Eastern Avenue, Las Vegas, 89101

HMNI Project #1021

SD 2

AD 11

A 60-unit affordable housing project for seniors who are at or below 60% of the Las Vegas-Henderson Paradise, Nevada MSA Area Median Income located at the southeast corner of East Washington Avenue and North Eastern Avenue in Las Vegas, Nevada. 41 of the 60 units are targeted to those at or below 50% AMI. When completed with the Phase 1 construction, a total of 120 units of affordability will be provided.

Bond Financed Project

\$10.0 Million in Home Means Nevada Funds

\$11.0 Million in Multi Housing Revenue Bonds



WHA #2

Ponderosa Drive & Snyder Avenue, Carson City, 89701

HMNI Project #1029

SD 16

AD 40

20 one-story single-family units that serve individuals or families who are at or below 60% of the Area Median Income which is located at the intersection of Ponderosa Drive and Snyder Avenue, Carson City, Nevada 89701.



S Nellis Permanent Supportive Housing

S Nellis & E Charleston Boulevard, Las Vegas, 89142

HMNI Project #1032

SD 21

AD 12

A 50-unit residential project located at the southeast corner of South Nellis Boulevard and East Charleston Boulevard in Clark County, Nevada designed as permanent supportive housing.



Empowerment Center – Marvel Way

1555 Marvel Way, Reno, 89502

HMNI Project #1035

SD 15

AD 25

A 46-unit affordable housing project for individuals who are at or below 60% of the Area Median Income located at 1555 Marvel Way, Reno, NV. When combined with Marvel way Phase 1, there will be a total of 88 affordable apartments for individuals and families who've recently completed substance use disorder treatment or exited the penal system.



Dick Scott Manor

1035 E 8th Street, Reno, 89512

HMNI Project #1037

SD 13

AD 24

A 12-unit affordable housing project for individuals who are at or below 60% of the Area Median Income. Designed for homeless veterans and veterans at-risk of becoming homeless.



The Village at Sage Street

360 Sage Street, Reno, 89512

HMNI Project #1040

SD 13

AD 24

A 96-unit affordable housing project for individuals who are at or below 60% of the Area Median Income. The 96 units represent an expansion of the original 216 units established in 2019 for a total of 312 units.



Pinyon Apartments

1130 E Moana Lane, Reno, 89502

HMNI Project #1041

SD 15

AD 25

A 252-unit residential project located at 1130 E. Moana Lane, Reno, Nevada 89502. Located on less than 3 acres just east of I-580.

Bond Financed Project

\$13.6 Million in Home Means Nevada Funds

\$55.0 Million in Multi Housing Revenue Bonds



Ridge at Sun Valley

5100 W 1st Avenue, Reno, 89433

HMNI Project #1043

SD 15

AD 27

A 195-unit residential project located at 5100 West First Avenue, Sun Valley, Nevada 89433.

Bond Financed Project

\$28.5 Million in Home Means Nevada Funds

\$55.0 Million in Multi Housing Revenue Bonds



Duncan & Edwards Apartments

5901 Duncan Drive, Las Vegas, 89108

HMNI Project #1044

SD 3

AD 3

An 80-unit affordable housing project for families and individuals are at or below an average of 60% of the Area Median Income located in Las Vegas, Nevada. Includes 22 units at 30% AMI, and 32 units at 50% AMI

Bond Financed Project

\$14.3 Million in Home Means Nevada Funds

\$20.0 Million in Multi Housing Revenue Bonds



Sunrise Ranch (fka Boulder & Gibson)

S Broadbent Blvd and Boulder Hwy, Henderson, 89011

HMNI Project #1049

SD 7

AD 18

A 144-unit affordable housing project with 142 of the units in the Project for individuals or families at or below 60% of the Area Median Income. 60 units will be designated for youth aging out of foster care.

Additionally, 16 units will be set aside for qualifying populations, such as those experiencing homelessness or fleeing domestic violence.



Hawk View Apartments

Steelwood Lane, Reno, 89512

HMNI Project #1050

SD 13

AD 24

A 199-unit affordable housing project for families and individuals who have overall income averages that are at or below 60% of the Area Median Income located in Reno, Nevada. Included the demolition of a 100-unit, aged Public Housing project, with the new construction of 25 units at 20% AMI, 37 units at 30% AMI, 44 units at 50% AMI, 49 units at 60% AMI, and 44 units at 80% AMI.

Bond Financed Project

\$12.0 Million in Home Means Nevada Funds

\$41.8 Million in Multi Housing Revenue Bonds



28th & Sunrise Apartments

2601 Sunrise Avenue, Las Vegas, 89101

HMNI Project #1053

SD 2

AD 11

A 121- unit affordable housing project for families and individuals who are at or below an average of 60% of the Area Median Income located in Las Vegas, Nevada. Includes 22 units at 30% AMI and below, 32 units at 50% AMI and below, 43 units at 60% AMI and below, and 24 units at 80% AMI and below.

Bond Financed Project

\$19.2 Million in Home Means Nevada Funds

\$26.0 Million in Multi Housing Revenue Bonds



Senator Joseph M. Neal Apartments (fka Old Rose Gardens)

Yale Street and N Tonopah Street, North Las Vegas, 89030

HMNI Project #1063

SD 4

AD 6

A 192- unit affordable housing project for individuals or families who are at or below 60% of the Area Median Income, located in North Las Vegas, Nevada. 80 units will be for those at 30% AMI and below, with 38 units for those at 50% AMI and below.

Bond Financed Project

\$12.0 Million in Home Means Nevada Funds

\$45.0 Million in Multi Housing Revenue Bonds



Eddy House

888 Willow Street, Reno, 89502

HMNI Project #1068

SD 13

AD 24

A transitional housing complex for youths ages 18 to 24 years of age who are at or below 60% of the Area Median Income. Case management and wraparound services are offered onsite including individual and group therapy, trauma informed services, educational attainment, financial literacy, and access to employment opportunities.



Pura Vida Senior Housing

Lake Mead Blvd and Simmons Street, North Las Vegas, 89106

HMNI Project #1072

SD 4

AD 6

A 74-unit senior residential project located at the intersection of Lake Mead Boulevard and Simmons Street in North Las Vegas, Nevada.



Line Drive Apartments

1775 E 4th Street, Reno, 89512

HMNI Project #1073

SD 13

AD 24

An affordable housing project consisting of 51-affordable units for individuals who are at or below 60% of the Area Median Income, adjacent to the Washoe County CARES Campus.



Blind Center Visions Park

950 Visions Park Lane, Las Vegas, 89101

HMNI Project #1083

SD 2

AD 11

An affordable housing project for individuals who are blind or visually impaired who are at or below 60% of the Area Median Income. 100 units which will provide easier access to essential services, important programs and meaningful employment for residents adjacent to the Blind Center of Nevada's current Headquarters.



Trembling Leaves

115 Booth Street, Reno, NV 89509

HMNI Project #1106

SD 15

AD 25

A 26-unit affordable housing project for individuals who are at or below 60% of the Area Median Income and one manager unit.

Bond Financed Projects in Preservation-

Silverada Manor – 150 units

\$11.0 Million in Home Means Nevada Funds

\$36.2 Million in Multi Housing Revenue Bonds

Janice Brooks Bay – 100 units

\$4.5 Million in Home Means Nevada Funds

\$30.5 Million in Multi Housing Revenue Bonds



Home Means Nevada PROJECT AWARD STATUS UPDATE 3.31.25

	OBLIGATED	EXPENDED	% EXPENDED	COLOR KEY
Multi-Family Development (MM)	\$ 383,233,779.84	\$ 164,316,441.74	42.88%	100% Fully Funded
Multi-Family Preservation (MM)	\$ 76,154,548.11	\$ 15,375,835.56	20.19%	Between 50%-100% Funded
Home Ownership (MM)	\$ 27,070,071.00	\$ 15,205,414.59	56.17%	Less Than 50% Funded
Land Acquisition (MM)	\$ 11,892,493.83	\$ 11,892,493.83	100%	
ADMIN	\$ 1,649,107.22	\$ 669,142.11	40.58%	
Total - ALL Categories	\$ 500,000,000.00	\$ 207,459,327.83	41.49%	

Project Name		Service Area	Project #	# of Units	Award Amount	Funding Expended	% Funding Expended	Remaining Spend
ADMIN								
	Administrative Costs		ADMIN	0	\$1,649,107.22	\$669,142.11	40.58%	\$979,965.11
TOTAL	ADMIN		0	\$1,649,107.22	\$669,142.11	40.58%	\$979,965.11	

MF DEVELOPMENT								
	Sierra Flats Apartments Phase II	Carson City	1001	80	\$8,300,000.00	\$8,300,000.00	100.00%	\$0.00
	Vintage at Redfield	Reno	1002	223	\$16,950,000.00	\$16,950,000.00	100.00%	\$0.00
	Empowerment Center II	Reno	1003	39	\$12,500,000.00	\$2,188,388.29	17.51%	\$10,311,611.71
	Buffalo and Cactus Apartments	Clark County	1004	125	\$8,100,000.00	\$8,100,000.00	100.00%	\$0.00
	Eagles Landing Apartments	Carson City	1005	96	\$36,885,934.00	\$12,990,344.24	35.22%	\$23,895,589.76
	Village at the Womens and Childrens Campus	Las Vegas	1006	84	\$5,000,000.00	\$0.00	0.00%	\$5,000,000.00
	Decatur and Rome Senior Apartments	Las Vegas	1009	276	\$7,850,000.00	\$4,180,000.00	53.25%	\$3,670,000.00
	Marion Bennett Senior Plaza	Las Vegas	1011	46	\$16,300,000.00	\$0.00	0.00%	\$16,300,000.00
	Nevada Cares Campus Supportive Housing	Reno	1013	50	\$21,900,000.00	\$15,537,310.15	70.95%	\$6,362,689.85
	Golden Rule Senior Apartments	Las Vegas	1021	60	\$10,000,000.00	\$4,531,239.44	45.31%	\$5,468,760.56

	Project Name	Service Area	Project #	# of Units	Award Amount	Funding Expended	% Funding Expended	Remaining Spend
	WHA 2	Carson City	1029	20	\$5,865,000.00	\$5,541,273.07	94.48%	\$323,726.93
	South Nellis Permanent Supportive Housing	Clark County	1032	50	\$18,000,000.00	\$3,435,764.99	19.09%	\$14,564,235.01
	Marvel Way Apartments II	Reno	1035	46	\$16,300,000.00	\$11,702,835.65	71.80%	\$4,597,164.35
	Dick Scott Manor	Washoe County	1037	12	\$1,663,330.00	\$1,663,330.00	100.00%	\$0.00
	The Village at Sage Street	Reno	1040	96	\$4,161,015.84	\$4,161,015.84	100.00%	\$0.00
	Pinyon Apartments	Reno	1041	252	\$13,600,000.00	\$13,600,000.00	100.00%	\$0.00
	Ridge at Sun Valley	Reno	1043	195	\$28,500,000.00	\$28,500,000.00	100.00%	\$0.00
	Duncan & Edwards	Las Vegas	1044	80	\$14,325,000.00	\$3,333,571.67	23.27%	\$10,991,428.33
	Sunrise Ranch (fka Boulder & Gibson)	Henderson	1049	144	\$31,500,000.00	\$583,702.90	1.85%	\$30,916,297.10
	Hawk View Apartments	Washoe County	1050	199	\$12,045,000.00	\$0.00	0.00%	\$12,045,000.00
	28th & Sunrise	Las Vegas	1053	121	\$19,220,000.00	\$3,388,812.69	17.63%	\$15,831,187.31
	Senator Joseph Neal (fka Old Rose Gardens)	North Las Vegas	1063	192	\$12,000,000.00	\$0.00	0.00%	\$12,000,000.00
	Eddy House	Reno	1068	27	\$11,000,000.00	\$8,678,138.06	78.89%	\$2,321,861.94
	Pura Vida Senior Living	North Las Vegas	1072	74	\$19,700,000.00	\$4,195,870.24	21.30%	\$15,504,129.76
	Line Drive Apartments	Reno	1073	51	\$16,568,500.00	\$2,754,844.51	16.63%	\$13,813,655.49
	Blind Center	Clark County	1083	99	\$15,000,000.00	\$0.00	0.00%	\$15,000,000.00
	TOTAL	MF DEVELOPMENT		2,737	\$383,233,779.84	\$164,316,441.74	42.88%	\$218,917,338.10
MF PRESERVATION								
	New Pass House and Day Center	Fallon	1103	7	\$1,743,500.00	\$776,410.38	44.53%	\$967,089.62
	Trembling Leaves	Reno	1106	26	\$7,000,000.00	\$165,580.78	2.37%	\$6,834,419.22

Project Name	Service Area	Project #	# of Units	Award Amount	Funding Expended	% Funding Expended	Remaining Spend
Sutro Restart Preservation	Reno	1125	22	\$5,414,877.11	\$493,556.97	9.11%	\$4,921,320.14
Sierra Pointe and Grenada Apartments	Las Vegas	1126	175	\$1,415,405.00	\$0.00	0.00%	\$1,415,405.00
Pearson Pines Phase II	North Las Vegas	1151	58	\$9,990,000.00	\$4,252,142.37	42.56%	\$5,737,857.63
Janice Brooks Bay	Las Vegas	1152	100	\$4,500,000.00	\$0.00	0.00%	\$4,500,000.00
Essex Manor	Washoe County	1154	106	\$1,500,000.00	\$0.00	0.00%	\$1,500,000.00
John McGraw	Washoe County	1155	34	\$3,871,000.00	\$1,309,542.56	33.83%	\$2,561,457.44
Silver Sage Court	Washoe County	1156	16	\$1,629,000.00	\$1,010,281.99	62.02%	\$618,718.01
Sagebrush Place II	Reno	1161	40	\$500,000.00	\$217,716.10	43.54%	\$282,283.90
Silverada Manor	Washoe County	1162	150	\$11,000,000.00	\$5,029,267.34	45.72%	\$5,970,732.66
Stead Manor	Reno	1167	68	\$18,000,000.00	\$2,121,337.07	11.79%	\$15,878,662.93
John Butterworth Estates	Reno	1168	24	\$601,200.00	\$0.00	0.00%	\$601,200.00
Frost Yasmer Estates	Carson City	1169	24	\$54,000.00	\$0.00	0.00%	\$54,000.00
William J Raggio Plaza	Reno	1170	21	\$344,800.00	\$0.00	0.00%	\$344,800.00
Stewart Pines II (fka Stewart Pines 1,2,3)	Las Vegas	1171	49	\$7,182,800.00	\$0.00	0.00%	\$7,182,800.00
Stewart Pines III (fka Stewart Pines 1,2,3)	Las Vegas	1172	57	\$1,407,966.00	\$0.00	0.00%	\$1,407,966.00

TOTAL	MF PRESERVATION	977	\$76,154,548.11	\$15,375,835.56	20.19%	\$60,778,712.55
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HOME OWNERSHIP							
HMN Down Payment Assistance Program	Statewide	1201		\$7,440,000.00	\$7,440,000.00	100.00%	\$0.00
Housing Rehabilitation	Rural	1201A	25	\$687,500.00	\$226,295.12	32.92%	\$461,204.88
Critical Home Repairs	Clark	1205	167	\$3,500,000.00	\$1,759,086.97	50.26%	\$1,740,913.03

Project Name	Service Area	Project #	# of Units	Award Amount	Funding Expended	% Funding Expended	Remaining Spend
Fall Prevention	Clark	1207	150	\$3,000,000.00	\$1,032,181.44	34.41%	\$1,967,818.56
Down Payment Assistance	Rural	1207A	35	\$962,500.00	\$887,831.55	92.24%	\$74,668.45
Nevada Rural Housing Home Repair	Statewide	1208	200	\$7,630,071.00	\$909,559.73	11.92%	\$6,720,511.27
Home Repairs and Accessibility Modifications	Washoe	1209	300	\$1,350,000.00	\$450,459.78	33.37%	\$899,540.22
Home Means NV Rural Down Payment Assistan	Rural	1214	0	\$2,500,000.00	\$2,500,000.00	100.00%	\$0.00
TOTAL HOME OWNERSHIP			877	\$27,070,071.00	\$15,205,414.59	56.17%	\$11,864,656.41
LAND ACQUISITION							
I Street Sparks Nevada	Sparks	1301	0	\$250,000.00	\$250,000.00	100.00%	\$0.00
Land Acquisition	Winnemucca	1304	0	\$4,626,493.83	\$4,626,493.83	100.00%	\$0.00
Land Acquisition	Reno	1305	0	\$775,000.00	\$775,000.00	100.00%	\$0.00
Land Acquisition - Sunrise Ranch	Henderson	1306	0	\$2,120,000.00	\$2,120,000.00	100.00%	\$0.00
Land Acquisition	Sparks	1307	0	\$2,621,000.00	\$2,621,000.00	100.00%	\$0.00
Land Acquisition - 440 Reno Avenue	Reno	1309	0	\$1,500,000.00	\$1,500,000.00	100.00%	\$0.00
TOTAL LAND ACQUISITION			0	\$11,892,493.83	\$11,892,493.83	100.00%	\$0.00
GRAND TOTAL			4,591	\$500,000,000.00	\$207,459,327.83	41.49%	\$292,540,672.17

THANK YOU

