

Governor Joe Lombardo



Treasurer Zach Conine  
Controller Andy Matthews  
Benjamin Edwards  
David R. Navarro

State of Nevada  
STATE BOARD OF FINANCE

PUBLIC NOTICE

**AGENDA**

MEETING OF THE STATE BOARD OF FINANCE

April 24, 2024  
9:30 A.M.

**Locations:**

Via videoconference at the following locations:

Old Assembly Chambers  
Capitol Building, Second Floor  
101 N. Carson Street  
Carson City, NV 89701

Governor's Office Conference Room  
1 Harrah's Court  
Las Vegas, NV 89119

**Agenda Items:**

1. Roll Call.

Presenter: Lori Hoover, Chief Deputy, Nevada State Treasurer's Office

2. Public Comment.

Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and may impose reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

Presenter: Joe Lombardo, Governor of the State of Nevada

101 N. Carson Street, Suite 4  
Carson City, Nevada 89701  
775-684-5600  
Website: [NevadaTreasurer.gov/BoF](http://NevadaTreasurer.gov/BoF)

3. **For discussion and possible action:** on the Board of Finance minutes from the meeting held on February 8, 2024.

Presenter: Joe Lombardo, Governor of the State of Nevada

4. **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$30,600,000 of Multi-Unit Housing Revenue Bonds (Torrey Pines Senior Apartments), for the purpose of construction of a 190-unit affordable senior housing rental project in Clark County, Nevada. The project developers are Ovation Design and Development and Coordinated Living of Southern Nevada, Torrey Pines Seniors Manager LLC. will be the managing member, Ovation Affordable Housing Inc will act as a special member and Bank of America will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

5. **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$30,500,000 of Multi-Unit Housing Revenue Bonds (Sage by Vintage Apartments), for the purpose of construction of a 180-unit family affordable housing rental project in Reno, Nevada. The project developers are Vintage Housing Development and Greenstreet Development. Vintage Housing Holdings, LLC will be the sole member of the General Partner LLC. R4 will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

6. **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$30,500,000 of Multi-Unit Housing Revenue Bonds (Janice Brooks Bay Apartments), for the purpose of an acquisition and rehabilitation of a 100-unit affordable housing rental project in Clark County, Nevada. The project developers are the Southern Nevada Regional Housing Authority and Affordable Housing Program Inc. The borrower/ownership entity will be Janice Brooks Bay LLC. Janice Brooks Bay will act as the managing member, Enterprise Housing Credit Investments be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

7. **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$36,200,000 of

Multi-Unit Housing Revenue Bonds (Silverada Manor Apartments), for the purpose of an acquisition and rehabilitation of a 150-unit affordable housing rental project in Reno, Nevada. The project developers are the Housing Authority of the City of Reno and Brinshore Development, LLC. The borrower entity will be Silverada LLC. The Managing Member will be co-owned by the Housing Authority of the City of Reno and Brinshore development LLC. Hudson Housing Capital will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

8. **For discussion and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$21,000,000 of Multi-Unit Housing Revenue Bonds (Nevada Portfolio), for the purpose of an acquisition and rehabilitation of 202 units of affordable housing across three sites in Fallon and Lovelock, Nevada. The project sponsor is American Covenant Senior Housing Foundation Inc, the project developer is Affiliated Developers, Inc. The borrower/ownership entity will be Nevada Portfolio, LLC. Nevada Portfolio Managing Member, LLC will act as Managing Member and CREA, LLC will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

9. **For discussion and possible action:** on a Resolution approving the report submitted by the Executive Director of the Department of Taxation and the State Permanent School Fund (PSF) Guarantee Agreement pertaining to the Storey County School District (District), Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2024, in maximum aggregate principal amount of \$28,000,000.

Presenter: Cari Eaton, Deputy Treasurer – Debt Management

10. **Informational Item:** Update on the status of the refunding of the COPs approved at the February 8, 2024, Board of Finance meeting.

Presenter: Cari Eaton, Deputy Treasurer – Debt Management

11. **Public Comment.**  
Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and reserves the right to impose other reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

## ADJOURNMENT

### Notes:

Items may be taken out of order; items may be combined for consideration by the public body, and items may be pulled or removed from the agenda at any time.

Prior to the commencement and conclusion of a quasi-judicial proceeding that may affect the due process rights of an individual, the Board may refuse to consider public comment. See NRS 233B.126.

The State Board of Finance is pleased to make reasonable accommodations for persons with physical disabilities. Please call (775) 684-5753 if assistance is needed.

Lori Hoover, Secretary to the Board, may be contacted at (775) 684-5753 to obtain copies of supporting materials, which are available to the public at 101 N. Carson St., Suite 4, Carson City, NV 89701.

### **THIS AGENDA HAS BEEN POSTED IN THE FOLLOWING PUBLIC LOCATIONS:**

- **Capitol Building, 1<sup>st</sup> & 2<sup>nd</sup> Floors, Carson City, Nevada**
- **Legislative Building, Carson City, Nevada**
- **Nevada State Library, Carson City, Nevada**
- **Blasdel Building, Carson City, Nevada**
- **Grant Sawyer Building, Las Vegas, Nevada**

Also online at: [http://www.nevadatreasurer.gov/Finances/Board/BOF\\_Home/](http://www.nevadatreasurer.gov/Finances/Board/BOF_Home/) and <https://notice.nv.gov/>



**STATE BOARD OF FINANCE**  
**February 8, 2024 – 1:00 pm**  
**Summary Minutes**

**Location:**

Via videoconference at the following locations:

State Capitol Building	Governor's Office Conference Room
1st Floor State Treasurer's Office	555 E Washington Avenue, Suite 5100
101 N. Carson Street	Las Vegas, NV 89101
Carson City, NV 89701	

Treasurer Conine called the meeting to order at 1:00 pm.

**Board members present:**

Governor Joe Lombardo – Las Vegas  
Treasurer Zach Conine – Carson City  
Controller Andy Matthews – Carson City  
David R. Navarro – excused  
Benjamin Edwards – excused

**Others present:**

Jim Wells:	Governor's Office
Lori Hoover:	Treasurer's Office
Cari Eaton:	Treasurer's Office
Steven Hale:	Treasurer's Office
Itzel Fausto:	Treasurer's Office
Nicole Ting:	Attorney General's Office
Stephen Aichroth:	Nevada Housing Division
Christine Hess:	Nevada Housing Division
Brandy Smith:	NV State University
Gloria Walker:	NV State University
Daigo Ishikawa:	Nevada HAND
Genie Calma:	Nevada HAND
Arielle Edwards:	Nevada HAND
John Peterson:	JNA Consulting Group
Kathy Flanagan:	SNWA
Felicia Denney:	NDOT
Jason Cooper:	NDEP
Fred Eoff:	PFM
Kendra Follet	
Chris Flores	
Maggie Marshall	
Abbe Yacoben	
Kathy Sisolak	
Peter Shellenberger	

## **Agenda Item 2 – Public Comment.**

No public comment in Carson City or Las Vegas. No written public comment.

**Agenda Item 3 – For discussion and possible action** – on the Board of Finance minutes from the meeting held on December 21, 2023.

**Controller Matthews moved to approve the minutes. Motion passed unanimously.**

**Agenda Item 4 – For possible action and possible action:** on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$33,400,000 of Multi-Unit Housing Revenue Bonds (Southern Pines 2 Apartments), for the purpose of new construction of a 180-unit senior affordable housing rental project in Clark County, Nevada. The Southern Pines 2 Apartments project was originally approved by the Board of Finance in June of 2023 for an amount of up to \$30.5 million in Multi-Unit Housing Revenue Bonds. The financing structure now includes the addition of \$2.9 million in Private Activity Bond Cap, the elimination of \$1.68 million in Housing Trust Funds, and an increase of \$1.68 million in Clark County Community Housing Funds.

Stephen Aichroth with the Nevada Housing Division presented the request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$33,400,000 of Multi-Unit Housing Revenue Bonds for the Southern Pine 2 Apartments. He noted that the bonds will be used for the new construction of a 180-unit affordable senior apartment complex in Southwest Las Vegas Valley. The rental housing will provide affordability restrictions to 179 senior households at or below 60% of area median income, with 10% of the units serving 30% area median income households. The project is being constructed in concert with Southern Pines 1, which is a 60-unit tax credit project and ultimately there will be 240 units of housing in the development as a whole. He noted that the project did receive approval at the June 2023 Board of Finance meeting for \$30.5 million of NHD Multi-Unit Housing Bonds. Due to a change in the financial structure and chance that they would not meet the IRS mandated 50% eligible basis test, the bond issuance has been increased by \$2.9 million and the Housing Trust funds originally slated to the project have been supplanted by additional Clark County Community Housing Funds. He reviewed that the project is slated to close financially March 12th.

Chief Financial Officer Christine Hess provided a brief overview of the financial structure. She noted that the project financing outside of the increased tax-exempt bonds and the supplanting of the Housing Trust Funds with Community Housing Funds from Clark County, the current proposal is consistent with the June presentation. She noted that the proposed financing is a direct placement note with Citibank and will replace a taxable construction loan provided by Wells Fargo. Wells Fargo is also the equity investor and will provide an investment of approximately \$27 million coming into the project in three installments and with the delivery of the IRS Form 8609. The conversion to the permanent phase is expected in April of 2026 and will include \$13.5 million of the tax-exempt bond proceeds. The total project cost is \$64 million, and the sources include the requested \$33.4 million in tax exempt bonds, approximately \$27 million in 4% LIHTC equity, \$13.38 million of Clark County Community Housing Funds, \$2 million of Clark County Home Funds, and \$3 million of Division Gap Funds. The developer is also deferring \$5.4 million of their developer fee.

**Motion to approve this agenda item from Treasurer Conine. Motion passed unanimously.**

**Governor Lombardo temporarily had closed item number 5 as Treasurer Conine advised they were still waiting on earnest money on items 5(a) and 5(b).**

**Agenda Item 5** – **For discussion and possible action:** presentation on issuance of certificates of participation.

Treasurer Conine noted they are still in purgatory for the good faith deposit. He recommended that they go through the individual items, but for 5(a) and 5(b), instead of making it an approval of the issuance of the certificates of participation, a conditional approval acknowledged by the Treasurer subject to the condition of the good faith money.

Ms. Eaton began with her overview on page 24 of the materials showing the request to the Board to approve the resolution, lease purchase agreements, and related documents for the refunding of three certificates of participation (COPs). These COPs were discussed in detail at the June Board of Finance. The lease purchase agreements were approved by the Board of Finance at the August meeting and by the Nevada Real Property Corporation in September of 2023. She reviewed that the plan sale in October of 2023 was cancelled due to the rise in interest rates which eliminated any savings at the time. The COPs being refunded are item 5(a) for the Brian Building in Carson City, item 5(b) for the Casa Grande Detention Center which is now a transitional housing, and item 5(c) for two buildings at Nevada State University. Refunding of the three COPs, which collectively have \$53 million in outstanding principle, were successfully sold that morning, and generated a combined \$8.3 million of savings. She noted since the lease payments are funded through appropriations, the benefit of the seat CB1 and Casa Grande Savings will accrue to the General Fund and the NSU savings will accrue to its formula funding.

- a. **For possible action:** discussion and possible action on a resolution approving a lease purchase agreement and related documents and providing other matters related to the refinancing of a state office building located within the Capitol Complex in Carson City known as Capitol Complex 1.

Ms. Eaton reviewed that item 5(a) is the Capital Complex Building Project for the Brian Building in Carson City. The proposed issuance of the series 2024A refunding yielded approximately \$576,000 of total savings with a present value at 5.6% of refunded part over the remaining eight-year term. This item will be approved contingent upon receipt of the good faith deposit.

Governor Lombardo questioned if that amount was correct.

John Peterson with JNA Consulting verified that the net savings over the remaining term of the bonds is approximately \$577,000 for the CCB1 project.

Ms. Eaton confirmed that was the last estimate but as of that morning, the actual amount is \$577,000. Therefore, they will be a bit different than what the agenda item looks like since rates were better.

**Treasurer Conine motioned for the contingent approval of agenda item 5(a) of a resolution approving a lease purchase agreement and related documents and providing to other matters relating to the refinancing of state office building located within the capital complex in Carson City known as Capital Complex 1 subject to the Treasurer's receipt of the good faith deposit from the purchaser. Motion passed unanimously.**

Governor Lombardo and Treasurer Conine asked the Deputy Attorney General (DAG) if they need to do anything to announce that the contingency has either occurred or not.

Deputy Attorney General Nicole Ting noted there is no specific open meeting law requirement pertaining to that she is aware of however, with the policy decision, she left that decision making up to them.

Treasurer Conine suggested to the Governor that they could bring it back as an agenda item in the next meeting, just to give a status update to close the loop.

- b. **For possible action:** discussion and possible action on a lease purchase agreement and related documents and providing other matters related to the refinancing of a facility used as a detention facility for the State Department of Corrections.

Ms. Eaton provided an overview of agenda item 5(b) noting it is the Casa Grande Refunding Project for the Department of Corrections in Clark County. The proposed issuance of the Series 2023B refunding yielded approximately \$536,000 of total savings with a present value at 5.5% of refunded par over the remaining eight-year term. This item will be approved contingent upon receipt of the good faith deposit.

**Treasurer Conine motioned for the contingent approval of agenda item 5(b) of the lease purchase agreement and related documents providing other matters relating to the refinancing of facility used as a detention facility originally and currently transitional housing for the State Department of Corrections contingent to the Treasurer's receipt of the good faith deposit from the purchaser. Motion passed unanimously.**

- c. **For possible action:** discussion and possible action on a resolution approving a lease purchase agreement and related documents and providing other matters related the refinancing of nursing/science/education building and a student activities/administration building for Nevada State University (formerly known as Nevada State College).

Ms. Eaton presented agenda item 5(c) which is the Nevada State University refunding project for the Nevada system of Higher Education and Clark County. The proposed issuance of the Series 2024C refunding yielded approximately \$7.2 million of total savings with a present value at 12.7% of refunded par over the remaining 20-year term.

**Motion to approve agenda item 5(c) from Treasurer Conine. Motion passed unanimously.**

**Agenda Item 6 – For discussion and possible action:** discussion and possible action regarding revisions to the State of Nevada Board of Finance and State Treasurer Debt Management Policy last amended on May 10, 2022, to update the Policy, as a result of statutory revisions passed in the 81st Regular Session of the Legislature and signed by the Governor.

Deputy Treasurer Eaton presented this agenda item beginning on page 26 of the materials. She reviewed that the state maintains a debt management policy that sets parameters for the issuance and

the maintenance of the state debt by the State Treasurer's Office. She noted the policy was last revised in May of 2020, and the first modification that they're requesting is to the Debt Limitations, Debt Affordability section, along with the red lines on page 37. She noted this change updates the policy to increase the minimum ending fund balance in the Bond Interest and Redemption Fund at the end of each fiscal year from at least 1/2 of the next fiscal year's debt service payments to at least 100% of the next fiscal years' service payments. This change is to better align the policy with current practices and the additional changes to the policy were requested by the Nevada Division of Environmental Protection which are in Appendix C and red lined on page 63. She explained that these outline the State Revolving Fund (SRF) Pond Policy. The terms and conditions required when the SRF programs award a publicly issued loan and the Treasurer purchases the associated bonds which were initially put in place to safeguard the public funds being loaned to municipal borrowers and those terms have been acceptable to potential borrowers for many years. However, due to congressional changes to the programs as well as an increase in grant funding, they are no longer adequately attracting borrowers. She stated that securing traditional loans is critical to the continued existence of this SRF program and noted there are a few other minor changes due to typos and formatting.

Jason Cooper who is the Administrative Service Officer for the Office of Financial Assistance at the Division of Environmental Protection is responsible for managing the State Revolving Fund Programs which currently have over \$100 million sitting in the State Treasury, He noted that a lot of the reason for that is because they haven't been properly attracting the bigger borrowers in the state to come forward due to all of the congressional changes that have occurred with these programs over the years. By adding requirements, it has made it more difficult to attract those larger borrowers forward, which could ultimately result in the loss of federal grants to the state that benefit all of Nevada's water systems, including their wastewater community as well. These proposal changes will make the program more adaptable and flexible to those changes to address the needs that are coming forward to the program at this time. He pointed out more importantly that they are proposing to change the primary discount rate from 54% to 50% for those borrowers that meet the affordability criteria and equivalency requirements. That would provide a further reduction to the interest rate for them compared to going out to the public sector. The State Revolving Funds were put in place to offer an affordable solution to communities to be able to help address their infrastructure needs for water, wastewater, storm water, and management across the state. It was also put in place to continue attracting the larger communities that serve more than 10,000 residents in which they've been having a difficult time bringing forward because of all those additional federal requirements.

Governor Lombardo asked how they advertise to the interested parties regarding these changes.

Mr. Cooper stated that the changes were advertised through the public notice process, and he also sent out notifications through his own list serves and had direct conversations with some of the larger borrowers as well. He expressed that most of these changes are benefiting the systems and none of them are adding burden to their existing systems, so they've been receiving positive feedback from all that they've been in contact with.

**Agenda Item 7 – For discussion and possible action:** on the issuance of State of Nevada, Highway Improvement Revenue Bonds.

Deputy Treasurer Eaton presented agenda item 7 beginning on page 69 of the meeting materials and reviewed that they are requesting the Board's approval of the transportation bond issuance.

Pursuant to statute, the Board of Finance, upon request by the NDOT Board will issue Special Obligation Bonds of the state for NDOT to complete pending and ongoing highway construction projects. She noted that the NDOT Board approved the resolutions at their December 11<sup>th</sup> 2023 meeting. Issuances are pledged with proceeds of state excise taxes on motor vehicle fuels, special fuel, and any appropriate Federal Highway Aid credited to the State Highway Fund. The transportation bond issuance is comprised of two series for a total of \$150 million. The tentative schedule for the sale is approval by the Board of Finance on February 8<sup>th</sup>, the bond sale on February 21<sup>st</sup>, and the bond closing and receipt of proceeds on March 13<sup>th</sup>. She reviewed that the approval of these resolutions must be voted on separately.

- a. **For possible action:** discussion and possible action on a resolution designated by the short title "2020A Highway Improvement Revenue Bond Resolution"; authorizing the sale and issuance of the State of Nevada, Highway Improvement Revenue (Motor Vehicle Fuel Tax) Bonds, Series 2024A in the maximum aggregate principal amount of \$100,000,000; providing the form, terms and conditions of the bonds; providing for the continued imposition and collection of certain fuel taxes deposited in the state highway fund; pledging the proceeds of excise taxes and any appropriate federal highway aid payable to the state to the payment of the bonds; ratifying action previously taken and pertaining thereto; and providing other related matters.

Mrs. Eaton reviewed that agenda item 7(a) is requesting approval of the Series 2024A bond. The Series 2024A is a \$100 million bond to partially fund the Henderson Interchange, the US 395 North Valleys project, and I-15 at Tropicana Interchange. This bond is pledged with motor vehicle fuel taxes.

**Motion to approve agenda item 7(a) from Controller Matthews. Motion passed unanimously.**

- b. **For possible action:** discussion and possible action on a resolution designated by the short title "2020B Highway Improvement Revenue Bond Resolution"; authorizing the sale and issuance of the State of Nevada, Highway Improvement Revenue (Indexed Tax and Subordinate Motor Vehicle Fuel Tax) Bonds, Series 2024B in the maximum aggregate principal amount of \$50,000,000; providing the form, terms and conditions of the bonds; providing for the continued imposition and collection of certain fuel taxes deposited in the state highway fund; pledging the proceeds of excise taxes and any appropriate federal highway aid payable to the state to the payment of the bonds; ratifying action previously taken and pertaining thereto; and providing other related matters.

Ms. Eaton reviewed that agenda item 7(b) is requesting approval of the Series 2024B Bond. This bond is a \$50 million bond to partially fund the Henderson Interchange and the I-15 at Tropicana Interchange. This bond is pledged with fuel revenue, indexing revenue, and motor vehicle fuel taxes.

**Motion to approve agenda item 7(b) from Controller Matthews. Motion passed unanimously.**

**Agenda Item 8** – **For discussion and possible action:** discussion and possible action on the State Treasurer’s quarterly investment report for the quarter ended September 30, 2023.

Steven Hale Deputy Treasurer of Investments presented this investment report and began with page 199 of the materials. He noted the chart with the blue bars showing the first four years representing the full fiscal years. He reviewed the first fiscal year 20 through fiscal year 23 represent four years and that fiscal year 24 represents the first quarter that's under discussion. They did \$90 million in distributed interest this quarter, which is about 41% of what they did last year for the entire year. On the next page he noted that there was still some lift in the yield curve that quarter and is demonstrated on the purple line which represents the beginning of the first quarter and the teal line at the very top is the end of the first quarter. He reviewed there was some improvement in rates. For LGIP in the quarter, the yield to maturity as of September 30th was 5.22% slightly below the benchmark yield of 5.57%. For the General Portfolio it was 4.12%. On page 201 he went over the asset-weighted maturities to show how they were able to generate the \$9 million. Looking at the 6 months versus a year ago, they doubled that portion of the curve which was the most attractive part of the yield curve at that point in time. With the one year, they increased the two years, so they were able to capture more carry on those parts of the curve. He then reviewed that Buckhead Capital and Western Asset Management contributed nicely through the overall portfolio. He noted there was a mistake in the Buckhead numbers for the quarter as they are reversed. They actually beat the benchmark yield .58% versus the benchmarks .36%. On page 205, he provided the portfolio breakdown and noted they were able to generate attractive returns without diminishing the quality of the overall portfolio.

**Motion to approve this agenda item from Controller Matthews. Motion passed unanimously.**

**Agenda Item 9** – **For discussion and possible action:** discussion and possible action on the Treasurer’s investment policies for the General Portfolio and the Local Government Investment Pool dated July 2022. Approval of the Board of Finance is required pursuant to NRS 355.045.

Deputy Treasurer Hale confirmed that there are no changes to the investment policies.

**Motion to approve this agenda item from Controller Matthews. Motion passed unanimously.**

**Agenda Item 10**– **Public Comment**

**Meeting adjourned at 1:37 pm.**

State of Nevada  
DEPARTMENT OF BUSINESS & INDUSTRY  
Housing Division  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

DATE: April 4, 2024

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Torrey Pines Senior Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

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- A. Time and Place of Meeting:
- 9:00 a.m., Wednesday, April 24, 2024, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.
- B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Torrey Pines Senior Apartments).
- C. The Findings relate to the issuance of up to \$30,600,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 190-unit senior apartment complex located at the northwest corner of W. Arby Ave. and Badura Ave., Clark County, Nevada (the “Project”).
- D. The Housing Division will issue up to \$30,600,000 of multi-unit housing revenue bonds which will be a direct placement loan with Citibank. The borrower/ownership entity will be Torrey Pines Seniors, LLC. Torrey Pines Seniors Manager LLC will act as 0.005% managing member and Ovation Affordable Housing Inc. will act as 0.005% Special Member. Bank of America, N.A. will act as 99.99% Investor Member and will provide and equity investment of approximately \$23,443,000, in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits. The proposed private placement financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).
- E. Background of Agenda Item:
- The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this new construction



housing project. Further, the project, as proposed, complies with the intent and purpose of Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Torrey Pines Senior Apartments).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



**State of Nevada**

**DEPARTMENT OF BUSINESS & INDUSTRY**

**Housing Division**

**FINDINGS OF FACT**

**Multi-Unit Housing Revenue Bonds  
Torrey Pines Senior Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary senior housing at rental rates that eligible seniors can afford within the Clark County, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which seniors of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible seniors.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Clark County, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount

estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: \_\_\_\_\_

Steve Aichroth  
Administrator  
Nevada Housing Division

DATE: \_\_\_\_\_



April 2, 2024

Steve Aichroth, Administrator  
Nevada Housing Division  
1830 College Parkway, Suite 200  
Carson City, NV 89706

Re: Multi-Unit Housing Revenue Bonds  
(Torrey Pines Senior Apartments) Series 2024

Mr. Aichroth:

This Review and Opinion is provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Torrey Pines Seniors Apartments project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$30,600,000 of Nevada Housing Division multi-unit housing revenue bonds to fund construction of this affordable senior rental development located in unincorporated Clark County, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Application of the borrower for financing of the Project and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower and Division staff.

The proposed financing will be a direct placement loan with Citibank, N.A. (“Citibank”). A construction period bridge financing will be jointly provided by Bank of America, N.A. (“BofA”) and Citibank. The overall financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and is endorsed by Clark County. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits for construction of this new affordable seniors housing at the proposed restricted income levels are necessary to achieve successful funding of this Project.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of final loan and equity approval and loan, bond, and tax documentation.

The following Exhibits A and B have been prepared by PFM. Exhibits C and D were submitted by the Borrower.

Exhibit A: Project Overview and Plan of Finance  
Exhibit B: Project Operating Proforma  
Exhibit C: Borrower Finance Plan Statement  
Exhibit D: Borrower Provided Additional Narrative

Sincerely,

**PFM Financial Advisors LLC**

Maggie Marshall, *Senior Managing Consultant*

**Project Overview and Plan of Finance****The Project**

The Project will be construction of a new affordable senior rental development to be located on the northwest corner of West Arby Avenue and Badura Avenue in unincorporated Clark County. The proposed property will be a 190-unit senior rental development situated on a site of approximately 5.00 acres. The Project consists of one four-story apartment building configured with one-bedroom, and two-bedroom units. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

A summary of the unit mix and rent restrictions are provided in Table A.

**Table A: Project Unit & Rent Profile**

Unit Mix	AMI Restriction	Number Units	Unit Size (SF)	Allowable Monthly Rent <sup>1</sup>	Less Utility Allowance <sup>2</sup>	Tenant Share Monthly Rent <sup>2</sup>	Total Monthly Revenue	Total Annual Revenue
1 Bedroom	50%	6	627	\$812	\$0	\$812	\$ 4,872	\$ 58,464
1 Bedroom	60%	124	627	\$975	\$0	\$975	120,900	1,450,800
2 Bedroom	50%	3	866	\$975	\$0	\$975	2,925	35,100
2 Bedroom	60%	57	866	\$1,170	\$0	\$1,170	66,690	800,280
<b>Total Units</b>		190					\$ 195,387	\$2,344,644

<sup>1</sup> 2023 Income Limits (Las Vegas-Henderson-Paradise, NV MSA)

Ancillary Income \$ 38,190

<sup>2</sup> Owner-paid utilities

**Project Developers**

Ovation Design and Development Inc.  
6021 South Fort Apache Road  
Las Vegas, NV 89148

Coordinated Living of Southern Nevada Inc.  
5625 S. Hollywood Blvd  
Las Vegas, NV 89122

Ovation Design and Development, Inc. is an affiliate of Ovation Contracting, Inc. Since 1984, Ovation and its founder, Alan Molasky, have built over 11,000 multifamily rental units in Southern Nevada, six of which were funded by HUD 221(d)(4) and one by a 241(a) loan. In addition, Ovation has completed fourteen affordable senior communities totaling over 2,066 units.

Coordinated Living of Southern Nevada, Inc (“CLSN”) is a Nevada non-profit whose mission is to promote the development affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice, and dignity. Since its formation in 2013, CLSN has partnered with Ovation Design and Development Inc. to develop fourteen affordable senior projects totaling approximately 2,066 units. Another six projects, totaling 1,313 units, are in development.

Greater detail regarding the experience of the developers is contained in Exhibit D

**Borrower Entity**

The borrower/ownership entity will be Torrey Pines Seniors, LLC. Torrey Pines Seniors Manager LLC will act as 0.005% managing member and Ovation Affordable Housing, Inc. will act as 0.005% Special Member. Bank of America, N.A. will act as 99.99% Investor Member and will provide an equity investment of approximately \$23,443,000 in exchange for 4% low-income housing tax credits to be allocated to the Project.

The periodic advances of the equity investment by Bank of America are expected to occur as follows (subject to adjustment):

- 1<sup>st</sup> Installment - \$2,344,301 at Financial Close (July 2024)
- 2<sup>nd</sup> Installment - \$20,973,705 at Conversion (February 2027)
- 3<sup>rd</sup> Installment - \$125,000 at Delivery of IRS Form 8609 (August 2027)

### **Contractor**

Ovation Contracting Inc.  
6021 South Fort Apache Road  
Las Vegas, NV 89148

Ovation Contracting, Inc. has the same ownership and officers as Ovation Design and Development, Inc., and therefore the same level of experience and expertise. Ovation Contracting, Inc. will remain as the general contractor.

### **Debt Plan of Finance:**

Permanent Project financing will be accomplished using debt provided by a direct placement with Citibank. Tax-exempt bonds in an amount not to exceed \$30,600,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$13,150,000 following completion of construction and permanent loan conversion.

Bank of America, N.A. and Citibank will provide additional construction period bridge financing to fund project costs in advance of final tax credit equity installments.

### **Reserves:**

The Borrower will be required to fund deposits to a replacement reserve initially set at \$250/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at \$500,000.

### **Sources and Uses:**

The source and application of funds during both construction and permanent phases of the Project are summarized in Table B, below:

Table B: Sources and Uses of Funds			
Sources of Funds			
	Construction Phase	Permanent Phase	
NHD Tax-Exempt Bond Proceeds	\$30,600,000	\$13,150,000	
Taxable Construction Loan (Net)	\$3,865,881		
LIHTC Equity	\$2,344,301	\$23,443,006	
State Tax Credits	\$2,700,000	\$2,700,000	
Clark County CHF	\$10,282,195	\$15,000,000	
Deferred Developer Fee		\$3,499,371	
	\$49,792,377	\$57,792,377	
Uses of Funds			\$/Unit
Land Cost	\$5,530,000	\$5,530,000	\$29,105
Construction Hard Costs	\$32,619,177	\$32,619,177	\$171,680
Soft Costs	\$5,972,743	\$5,972,743	\$31,435
Construction Period Interest	\$3,562,724	\$3,562,724	\$18,751
Contingencies	\$2,107,732	\$2,107,732	\$11,093
Operating & Repair Reserves		\$500,000	\$2,632
Developer Fee		\$7,500,000	\$39,474
	\$49,792,377	\$57,792,377	\$304,170

**Bond/Loan Term Summary:**

<b>Borrower:</b>	<p>Torrey Pines Seniors, LLC</p> <ul style="list-style-type: none"><li>• A limited liability corporation comprised of Torrey Pines Seniors Manager LLC as 0.005% managing member, Bank of America, N.A. as 99.99% investor member and Ovation Affordable Housing, Inc. as 0.005% Special Member.</li></ul>
<b>Permanent Lender:</b>	Citibank N.A.
<b>Bond Structure:</b>	<p><b><u>Construction Phase</u></b></p> <ul style="list-style-type: none"><li>• Estimated at \$30,600,000</li><li>• Rate estimated at 7.62% (including Division/Trustee fees) as of 3/28/2024.</li><li>• Term – 36 months from initial loan closing date, plus two 6-month extension.</li></ul> <p><b><u>Permanent Phase:</u></b></p> <ul style="list-style-type: none"><li>• Estimated at \$13,150,000</li><li>• Rate estimated at 6.63% (including Division and Trustee fees) as of 3/28/2024</li><li>• Amortization factor is 40 years.</li><li>• Maturity – 18 years following Closing Date</li><li>• Loan/Value – 90%</li><li>• Debt Service Coverage – Minimum of 1.15 to 1.00</li></ul>
<b>Fees:</b>	<p>1) Issuer Annual Fee @ 0.25% (25 bp) paid monthly in advance</p> <p>2) Trustee Annual Fee @ 0.05% (5 bp) paid monthly in advance</p>
<b>Bond Rating:</b>	Not rated.

Nevada Housing Division  
Multifamily Housing Revenue Bonds  
Torrey Pines Seniors Apartments  
Series 2024

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>INCOME</b>										
Annual Gross Rental Income	\$ 2,488,155	\$ 2,537,918	\$ 2,588,676	\$ 2,640,450	\$ 2,693,259	\$ 2,747,124	\$ 2,802,067	\$ 2,858,108	\$ 2,915,270	\$ 2,973,576
Other: Ancillary Revenue	\$ 40,528	\$ 41,338	\$ 42,165	\$ 43,008	\$ 43,868	\$ 44,746	\$ 45,641	\$ 46,553	\$ 47,484	\$ 48,434
<b>Total Residential Income</b>	<b>\$ 2,528,683</b>	<b>\$ 2,579,256</b>	<b>\$ 2,630,841</b>	<b>\$ 2,683,458</b>	<b>\$ 2,737,127</b>	<b>\$ 2,791,870</b>	<b>\$ 2,847,707</b>	<b>\$ 2,904,661</b>	<b>\$ 2,962,755</b>	<b>\$ 3,022,010</b>
Less: Residential Vacancy/Discounts	\$ (126,434)	\$ (128,963)	\$ (131,542)	\$ (134,173)	\$ (136,856)	\$ (139,593)	\$ (142,385)	\$ (145,233)	\$ (148,138)	\$ (151,100)
<b>Proforma Gross Income</b>	<b>\$ 2,402,248</b>	<b>\$ 2,450,293</b>	<b>\$ 2,499,299</b>	<b>\$ 2,549,285</b>	<b>\$ 2,600,271</b>	<b>\$ 2,652,276</b>	<b>\$ 2,705,322</b>	<b>\$ 2,759,428</b>	<b>\$ 2,814,617</b>	<b>\$ 2,870,909</b>
General Administrative	\$ 81,432	\$ 83,875	\$ 86,391	\$ 88,983	\$ 91,653	\$ 94,402	\$ 97,234	\$ 100,151	\$ 103,156	\$ 106,251
Operating & Maintenance	\$ 162,422	\$ 167,295	\$ 172,313	\$ 177,483	\$ 182,807	\$ 188,291	\$ 193,940	\$ 199,758	\$ 205,751	\$ 211,924
Utilities	\$ 334,386	\$ 344,418	\$ 354,751	\$ 365,393	\$ 376,355	\$ 387,646	\$ 399,275	\$ 411,253	\$ 423,591	\$ 436,299
Staff Payroll & Benefits	\$ 408,435	\$ 420,688	\$ 433,309	\$ 446,308	\$ 459,697	\$ 473,488	\$ 487,693	\$ 502,324	\$ 517,393	\$ 532,915
Taxes & Insurance	\$ 55,418	\$ 57,080	\$ 58,793	\$ 60,556	\$ 62,373	\$ 64,244	\$ 66,172	\$ 68,157	\$ 70,201	\$ 72,307
Property Management	\$ 72,067	\$ 74,229	\$ 76,456	\$ 78,750	\$ 81,113	\$ 83,546	\$ 86,052	\$ 88,634	\$ 91,293	\$ 94,032
Replacement Reserves	\$ 51,905	\$ 53,462	\$ 55,066	\$ 56,717	\$ 58,419	\$ 60,172	\$ 61,977	\$ 63,836	\$ 65,751	\$ 67,724
<b>Proforma Operating Expenses</b>	<b>\$ 1,166,065</b>	<b>\$ 1,201,047</b>	<b>\$ 1,237,079</b>	<b>\$ 1,274,191</b>	<b>\$ 1,312,417</b>	<b>\$ 1,351,789</b>	<b>\$ 1,392,343</b>	<b>\$ 1,434,113</b>	<b>\$ 1,477,137</b>	<b>\$ 1,521,451</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,236,183</b>	<b>\$ 1,249,246</b>	<b>\$ 1,262,221</b>	<b>\$ 1,275,094</b>	<b>\$ 1,287,854</b>	<b>\$ 1,300,487</b>	<b>\$ 1,312,979</b>	<b>\$ 1,325,315</b>	<b>\$ 1,337,480</b>	<b>\$ 1,349,458</b>
Contribution to Project Budget										
Senior Debt Service	\$ 860,295	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504
Debt Service Coverage	144%	133%	134%	136%	137%	139%	140%	141%	143%	144%
<b>Residual Receipts</b>	<b>\$ 375,888</b>	<b>\$ 310,742</b>	<b>\$ 323,717</b>	<b>\$ 336,590</b>	<b>\$ 349,350</b>	<b>\$ 361,983</b>	<b>\$ 374,475</b>	<b>\$ 386,811</b>	<b>\$ 398,976</b>	<b>\$ 410,955</b>
LP Asset Mgt Fee	\$ 7,725	\$ 7,957	\$ 8,195	\$ 8,441	\$ 8,695	\$ 8,955	\$ 9,224	\$ 9,501	\$ 9,786	\$ 10,079
DDF Payments	\$ 368,163	\$ 302,786	\$ 315,521	\$ 328,149	\$ 340,656	\$ 353,028	\$ 365,251	\$ 377,311	\$ 366,907	\$ -
DDF Balance	\$ 2,749,609	\$ 2,446,823	\$ 2,131,302	\$ 1,803,152	\$ 1,462,497	\$ 1,109,469	\$ 744,218	\$ 366,907	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,284</b>	<b>\$ 400,875</b>

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	3.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$3,499,371

Permanent Loan Amount	\$13,150,000
Loan Term	40
Core Loan Rate	6.33%
NHD & Trustee Factor	0.30%
Total Loan Rate	6.63%
Annual Debt Service	\$938,504



**Nevada Housing Division**  
**Multifamily Housing Revenue Bonds**  
**Torrey Pines Seniors Apartments**  
**Series 2024**

	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>INCOME</b>									
Annual Gross Rental Income	\$ 3,033,047	\$ 3,093,708	\$ 3,155,582	\$ 3,218,694	\$ 3,283,068	\$ 3,348,729	\$ 3,415,704	\$ 3,484,018	\$ 3,553,698
Other: Ancillary Revenue	\$ 49,403	\$ 50,391	\$ 51,399	\$ 52,427	\$ 53,475	\$ 54,545	\$ 55,636	\$ 56,748	\$ 57,883
<b>Total Residential Income</b>	<b>\$ 3,082,450</b>	<b>\$ 3,144,099</b>	<b>\$ 3,206,981</b>	<b>\$ 3,271,120</b>	<b>\$ 3,336,543</b>	<b>\$ 3,403,274</b>	<b>\$ 3,471,339</b>	<b>\$ 3,540,766</b>	<b>\$ 3,611,581</b>
Less: Residential Vacancy/Discounts	\$ (154,122)	\$ (157,205)	\$ (160,349)	\$ (163,556)	\$ (166,827)	\$ (170,164)	\$ (173,567)	\$ (177,038)	\$ (180,579)
<b>Proforma Gross Income</b>	<b>\$ 2,928,327</b>	<b>\$ 2,986,894</b>	<b>\$ 3,046,632</b>	<b>\$ 3,107,564</b>	<b>\$ 3,169,716</b>	<b>\$ 3,233,110</b>	<b>\$ 3,297,772</b>	<b>\$ 3,363,728</b>	<b>\$ 3,431,002</b>
General Administrative	\$ 109,438	\$ 112,721	\$ 116,103	\$ 119,586	\$ 123,174	\$ 126,869	\$ 130,675	\$ 134,595	\$ 138,633
Operating & Maintenance	\$ 218,281	\$ 224,830	\$ 231,575	\$ 238,522	\$ 245,678	\$ 253,048	\$ 260,639	\$ 268,459	\$ 276,512
Utilities	\$ 449,387	\$ 462,869	\$ 476,755	\$ 491,058	\$ 505,790	\$ 520,963	\$ 536,592	\$ 552,690	\$ 569,271
Staff Payroll & Benefits	\$ 548,903	\$ 565,370	\$ 582,331	\$ 599,801	\$ 617,795	\$ 636,329	\$ 655,418	\$ 675,081	\$ 695,333
Taxes & Insurance	\$ 74,477	\$ 76,711	\$ 79,012	\$ 81,383	\$ 83,824	\$ 86,339	\$ 88,929	\$ 91,597	\$ 94,345
Property Management	\$ 96,853	\$ 99,758	\$ 102,751	\$ 105,833	\$ 109,008	\$ 112,279	\$ 115,647	\$ 119,117	\$ 122,690
Replacement Reserves	\$ 69,755	\$ 71,848	\$ 74,003	\$ 76,224	\$ 78,510	\$ 80,866	\$ 83,292	\$ 85,790	\$ 88,364
<b>Proforma Operating Expenses</b>	<b>\$ 1,567,094</b>	<b>\$ 1,614,107</b>	<b>\$ 1,662,530</b>	<b>\$ 1,712,406</b>	<b>\$ 1,763,778</b>	<b>\$ 1,816,692</b>	<b>\$ 1,871,192</b>	<b>\$ 1,927,328</b>	<b>\$ 1,985,148</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,361,233</b>	<b>\$ 1,372,787</b>	<b>\$ 1,384,102</b>	<b>\$ 1,395,158</b>	<b>\$ 1,405,937</b>	<b>\$ 1,416,418</b>	<b>\$ 1,426,580</b>	<b>\$ 1,436,399</b>	<b>\$ 1,445,854</b>
Contribution to Project Budget									
Senior Debt Service	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504	\$ 938,504
Debt Service Coverage	145%	146%	147%	149%	150%	151%	152%	153%	154%
<b>Residual Receipts</b>	<b>\$ 422,729</b>	<b>\$ 434,283</b>	<b>\$ 445,598</b>	<b>\$ 456,654</b>	<b>\$ 467,434</b>	<b>\$ 477,915</b>	<b>\$ 488,076</b>	<b>\$ 497,896</b>	<b>\$ 507,350</b>
LP Asset Mgt Fee	\$ 10,382	\$ 10,693	\$ 11,014	\$ 11,344	\$ 11,685	\$ 12,035	\$ 12,396	\$ 12,768	\$ 13,151
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ 412,348</b>	<b>\$ 423,590</b>	<b>\$ 434,584</b>	<b>\$ 445,310</b>	<b>\$ 455,749</b>	<b>\$ 465,879</b>	<b>\$ 475,680</b>	<b>\$ 485,127</b>	<b>\$ 494,199</b>

### **Borrower Financing Representation**

**Proposed Project:**

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

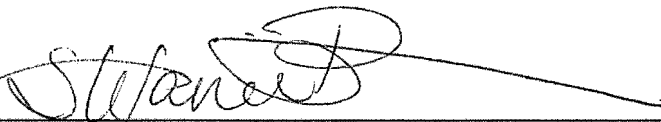
☐ Option A

☒ Option B

**Sponsor/Borrower Statement:**

*"Citi's terms were very competitive. Citi is willing to offer 40-year amortization and their spreads are lower than other lenders we have spoken to, including those with Freddie Mac and Freddie Mae products. Lastly, because of our existing relationship they will be more flexible in locking the rate several months early, which could be valuable if rates start moving again before closing."*

By



Title Executive Director

Firm Coordinated Living of Southern Nevada

## **Torrey Pines Senior Apartments**

Northwest corner of W. Arby Avenue and Badura Avenue  
Las Vegas, NV 89118  
APN: 176-02-301-019 (5.00 acres)

### **Project Narrative**

Torrey Pines Senior Apartments is a planned 190-unit affordable senior rental development to be located on the northwest corner of West Arby Avenue and Badura Avenue in unincorporated Clark County. All of the units will be low-income tax credit eligible to households at or below 60% of HUD area median income (AMI), with nine units specifically designated for households with incomes at or below 50% of AMI. The Apartment is being co-developed by Ovation Design and Development, Inc. (“ODDI”), which is an affiliate of Ovation Contracting, Inc. (“OCI”) and Coordinated Living of Southern Nevada, Inc. (“Coordinated Living”), a Nevada non-profit whose mission is to promote the development of affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice and dignity.

### **Physical Description**

The four-story, new construction elevator residence will include 130 one-bedroom/one bath units and 60 two-bedroom/one-bath units in one building, all with laundry hook-ups. The Apartments will include a full complement of common space amenities, such as a swimming pool and Jacuzzi, facilities for meetings and social gatherings, a game area, hair salon, wellness center, kitchen and exercise room. Common area laundry facilities and a reading/media room will also be provided. Outdoor spaces will include extensive landscaping, a dog park, picnic tables, benches, and barbeques, as well as carport parking for residents.

Torrey Pines Senior Apartments will be highly energy efficient and will meet EnergyStar-rating standards. The building will include high efficiency heating and cooling equipment including high efficiency gas commercial hot water heaters, EnergyStar appliances, low-E vinyl thermal pane windows, high R-value wall and attic insulation. Torrey Pines Senior Apartments will promote sustainable building techniques using low- or no- VOC paints, carpeting, padding, and adhesives, and formaldehyde-free particleboard and will promote water conservation with low-flow fixtures and extensive drought tolerant landscaping.

The development will contract with a part-time Resident Services Coordinator who will assist residents with remaining financially and physically self-sufficient.

### **Location and Neighborhood**

Torrey Pines Senior Apartments is located on a 5.00-acre parcel on the northwest corner of west Arby Avenue and Badura Avenue in Clark County. The site is in a vibrant and emerging area of southwest Las Vegas near the Arroyo Grande Crossing shopping center, which is located less than 2.0 miles east of the project site. The shopping center includes many grocery stores retail opportunities, banks and restaurants. Retailers and services include Walmart Supercenter, Sam’s Club, The Home Depot, Marshalls, Michaels, Sprouts, Albertsons, Ross Dress for Less, Office Depot, Wells Fargo, Bank of America and many restaurants.

James Regional Sports Park, Robindale Park and Nevada Trail Park are in close proximity of the project site. Residents will also be near many medical facilities, including ProCare Medical Group (1.4 miles), CareNow Urgent Care (1.6 miles), and Sunset Clinic (3.8 miles). The Las Vegas Metropolitan Police Department is located 1.9 miles south of the project site.

There are two major bus routes that run along S. Rainbow Boulevard and W. Warm Springs Road less than ½ mile from the project site. Bus route 101 (Rainbow) allows access through Lone Mountain & Rancho and Rainbow & Blue Diamond. Bus route 212 (Warm Springs) allows access through Fort Apache and Boulder Highway.

### **Resident Population and Market Demand**

Torrey Pines Senior Apartments will be a senior-restricted development available to households with at least one-member aged 55 or above. The proposed income mix is as follows:

<b>Unit Type</b>	<b>Target AMI</b>	<b>Number of Units</b>
1-bedroom/1-bathroom	<50%	6
1-bedroom/1-bathroom	<60%	124
2-bedroom/1-bathroom	<50%	3
2-bedroom/1-bathroom	<60%	57

The need for affordable senior housing, and supportive elderly housing, in the Las Vegas Valley is well documented. The Clark County, North Las Vegas, Boulder City, and Mesquite HUD Consolidated Plan (HCP) 2020-2024 identifies both rental housing serving very low-income and extremely low-income households and housing for persons with special needs, including elderly, as priorities. The Consolidated Plan stated a need for over 78,000 additional affordable housing units (p. 34). The plan also states that there is an estimated 36% increase in the older adult population in Nevada over the next ten years (p. 65). The increasing elderly population will increase the demand for housing types specific to seniors.

The Nevada Housing Division 2022 Annual Affordable Apartment Survey reported a vacancy rate of 1.8% and 2.0% for one- and two-bedroom senior units, respectively in Clark County. These low vacancy rates indicate a severe need for affordable housing in the south.

Rents at the development will range from \$812 to \$975 for a one-bedroom LIHTC unit and from \$975 to \$1,170 for a two-bedroom LIHTC unit, with all utilities included. For comparison, the 2023 HUD Fair Market Rents for Clark County are \$1,212 for a one-bedroom unit and \$1,457 for a two-bedroom unit, and market rents for comparable units are even higher.

### **Development Team Experience**

Torrey Pines Senior Apartments is being co-developed by Ovation Design and Development, Inc., an affiliate of Ovation Contracting, Inc., and Coordinated Living of Southern Nevada, Inc., a Nevada non-profit whose mission is to promote the development of affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice and dignity.

The project will be owned Torrey Pines Seniors LLC. The .005% Managing Member will be Torrey Pines Seniors Manager, LLC, and the .005% Special Member will be Ovation Affordable Housing, Inc. CLSN will be the 51% member and Ovation Affordable Housing, Inc. the 49% Member and Manager of Torrey Pines Seniors Manager LLC.

Ovation Design and Development, Inc. (formerly known as OAH Development, Inc.)

Since 1984, Ovation and its Founder, Alan Molasky have built over **11,000** multifamily rental units in Southern Nevada, six of which were funded by HUD 221(d)(4) and one by a 241(a) loan. In addition, Ovation/Coordinated Living on many of the projects, have completed fourteen affordable senior communities, all with Federal funds, totaling over **2,066** units:

- Acapella Senior Apartments (142-unit senior mixed income community) opened in June 2012;
- Minuet Senior Apartments (75-unit senior mixed income community) opened in June 2013;
- Tempo Apartments (101 senior tax credit community) opened in April 2014;
- Duet Apartments (80-unit senior mixed-income community) opened in March 2015;
- Ensemble Apartments (182-unit senior tax credit community) opened in June 2015;
- Tempo Phase II (a 75-unit senior tax credit community) opened in February 2016;
- Ensemble Phase II (a 188-unit senior tax credit community) opened in June 2016;
- Minuet Senior Apartments Phase II (60-unit senior mixed-income community) opened in June 2017;
- Tempo III (105-unit senior mixed-income community) completed construction in June 2018;
- Harmony Senior Apartments (272-unit senior tax credit community) completed in June 2019,
- Crescendo Senior Apartments (195-unit senior tax credit community) began construction in September 2018 and opened at the end of 2019,
- Melody Senior Apartments (201-unit senior tax credit community) began construction in April 2019 and opened in the summer of 2020,
- Arioso Senior Apartments (195-unit senior tax credit community) began construction in June 2020 and opened in the fall of 2021, and
- Capriccio Senior Apartments (195-unit senior tax credit community) began construction October 2021 and completed in July 2023.

Ovation/Coordinated Living are currently developing six other affordable housing developments, totaling **1,313** units in the Las Vegas area in addition to Torrey Pines Senior Affordable Apartments:

- Russell IV Senior Apartments (208-unit senior tax credit community) began construction December 2022.
- Pebble and Eastern Senior Apartments (195-unit senior tax credit community) began construction in November 2023.
- Decatur and Rome Senior Apartments (276-unit senior tax credit community) will begin construction early 2024.

- South Nellis Permanent Supportive Housing (50-unit permanent supportive housing tax credit community) will begin construction mid 2024.
- Bruner Senior Apartments (194-unit senior tax credit community) will begin construction in late 2025.
- West Henderson Family Affordable Apartments (390-unit family tax credit community) will begin construction in early 2026.

Ovation Contracting, Inc. (formerly known as Ovation Development Corporation)

Ovation Contracting, Inc. has the same ownership and officers as Ovation Design and Development, Inc., and therefore the same level of experience and expertise. Ovation Contracting, Inc. will remain as the general contractor.

Coordinated Living of Southern Nevada, Inc. (“Coordinated Living”)

Coordinated Living is a Nevada non-profit whose mission is to promote the development of affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice and dignity. Since its formation in 2013, Coordinated Living has partnered with Ovation Design and Development to develop fourteen affordable senior projects totaling approximately 2,066 units currently in operations. Another six projects, totaling 1,313 units, are in development.

Coordinated Living will act in numerous capacities on the Torrey Pines Senior Apartments project. First, Coordinated Living will be a 51% member of the managing member entity to Torrey Pines Seniors, LLC, which will own the Apartments. Second, Coordinated Living will co-develop the Apartments with Ovation and will in turn receive a portion of the developer fee, which will allow it to further its resident services mission. Finally, we anticipate that Coordinated Living will contract with Resident Services Coordinator at the Apartments.

With its non-profit affordable housing mission, Coordinated Living will act as an asset manager and long-term steward for the Torrey Pines Senior Apartment property, perhaps exercising the non-profit Right of First Refusal at the end of the 15-year tax credit compliance period to ensure long-term affordability.

Praxis Consulting Group, LLC

Ovation and Coordinated Living receive consulting assistance from Praxis Consulting Group, LLC. Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund raising and public policy development. Since 2005, Praxis has secured the financing for over 100 affordable housing developments, mostly in Nevada, totaling over 11,900 units and \$2.3 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

**Supportive Services**

Torrey Pines Senior Apartments will contract with a part-time Resident Services Coordinator who will assist residents with remaining financially and physically self-sufficient. Services will include programs such as nutrition education through the University of Nevada Cooperative Extension, meal delivery to those who are eligible, homemaker assistance through the County Homemaker Health Aide Program, credit counseling and legal aid from Consumer Credit Counseling Services, transportation assistance, and visits by the County mobile book van. The Service Coordinator will also assist residents in accessing resources available to low-income elderly in the community, such as home health care and homemaker assistance, taxi vouchers, rental rebates, and emergency food.

Torrey Pines Senior Apartments plans to provide transportation services for the residents via Silver Rider Transit, the organizational branding of the Southern Nevada Transit Coalition (SNTC). SNTC is a private, non-profit 501(c)(3) organization that provides much needed door-to-door transportation to doctors' appointments, pharmacies, worship services, banking, employment, golf, hair appointment, shopping/retail, and senior centers.

Torrey Pines Senior Apartments will maintain a monthly newsletter/calendar featuring health and wellness workshops, exercise courses and dance classes, community game nights, hobby groups and clubs, movie viewings, and weekly social outings and events. On-site services are offered in various community spaces, including a multi-purpose room with kitchen, a hair salon, an exercise room, a game room, and a small library with donated books and puzzles. In addition, an outdoor swimming pool/spa is available for individual use and aquatics classes. Ovation and CLSN plan to offer a comparable active social calendar to residents at Torrey Pines Senior Apartments.

**Financing**

The financing for Torrey Pines Senior Apartments includes tax-exempt bonds issued by Nevada Housing Division (NHD), Clark County Community Housing Funds (CHF) and equity from the sale of 4% Low Income Housing Tax Credits and Transferrable State Tax Credits (TSTC). The project was awarded \$15.0 million in CHF funds by Clark County in September 2022.

If the Nevada Housing Division does not have sufficient Transferrable State Tax Credits available for Torrey Pines Senior Apartments, Ovation is willing to work with the Division and accept Growing Affordable Housing Program funds in lieu of TSTC.

Torrey Pines Senior Apartments is expected to close and begin construction in July 2024, with construction completion by March 2026 and conversion in February 2027.

**Torrey Pines Senior Apartments**  
Northwest corner of W. Arby Avenue and Badura Avenue  
Las Vegas, NV 89118  
APN: 176-02-301-019 (5.00 acres)



**Torrey Pines Senior Apartments**  
Northwest corner of W. Arby Avenue and Badura Avenue  
Las Vegas, NV 89118  
APN: 176-02-301-019 (5.00 acres)

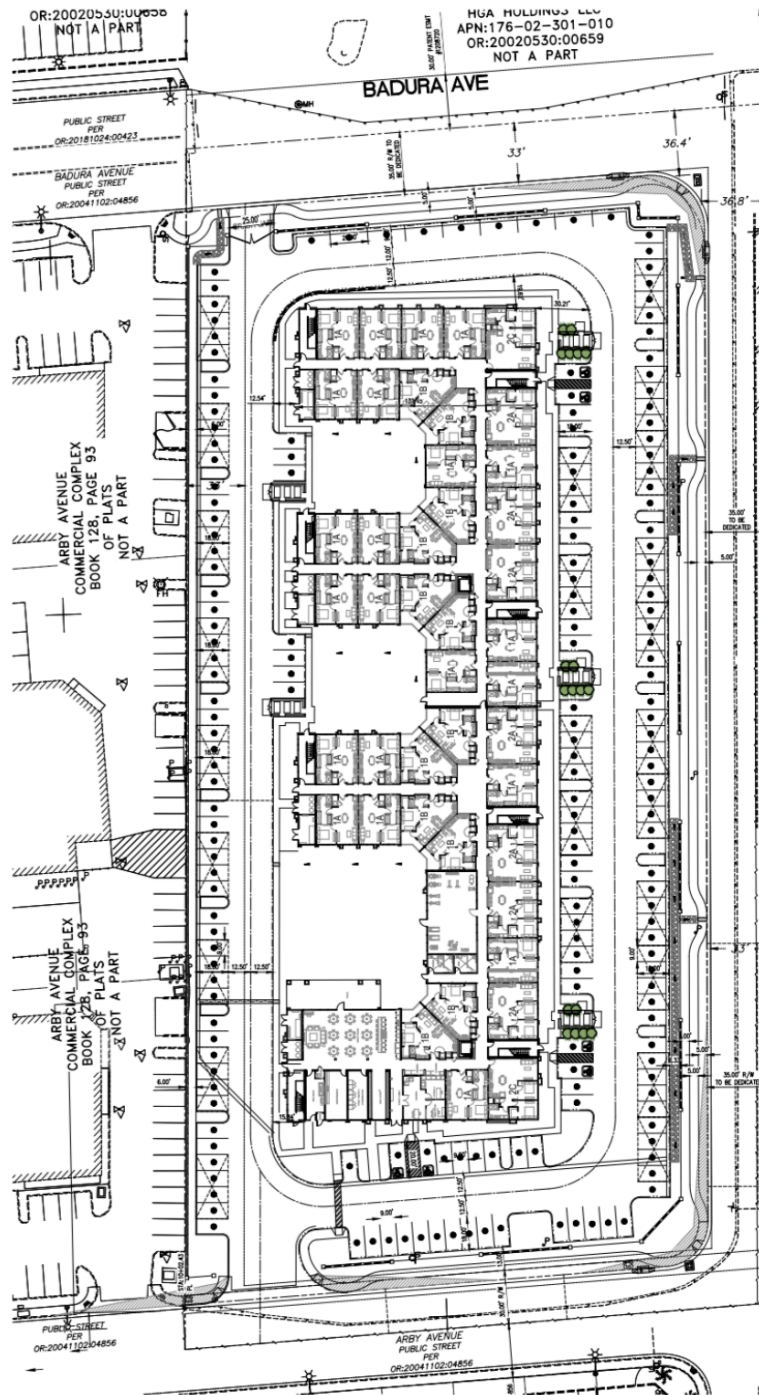
**Aerial Photo**



**Project Site**

**Torrey Pines Senior Apartments**  
 Northwest corner of W. Arby Avenue and Badura Avenue  
 Las Vegas, NV 89118  
 APN: 176-02-301-019 (5.00 acres)

**Site Plan**



Nevada Housing Division Multi-family Tax-Exempt Bond Program  
Development Executive Summary

**Development:** Torrey Pines Senior  
**Development Type:** New Construction  
**BoF Meeting Date:** 4.25.2024

**Administrator's Summary**

This bond issuance of \$30.6 million will be used to provide for the new construction of 190 units of affordable senior apartments in Clark County. The rental housing will serve 190 households at or below 60% of area median income (AMI) with 9 units specifically designated for households below 50% AMI. The developers of this project, Ovation Design and Coordinated Living of Southern Nevada, have completed fourteen affordable senior communities in southern Nevada totaling over 2,066 units. In addition, Ovation/Coordinated Living are currently developing six other affordable housing communities in addition to the Torrey Pines development totaling over 1300 units.

- 190 Senior Units
- New construction
- 100% Affordable Rents
- 181 units <60% AMI, 9 units <50% AMI, 0 units <30% AMI
- 1 bedroom units = 130, 2 bedroom units = 60
- 1 bedroom rents \$313 less than market rate
- 2 bedroom rents \$280 less than market rate
- Cost per unit = \$304,170
- Cost per bond cap allocation = \$161,053
- Developer –Ovation Design and Development inc and Coordinated Living of Southern Nevada Inc
- Equity Investor – Bank of America N.A.
- Loan – Citibank
- \$30.6M in Bond Proceeds trips \$23.4M in LIHTC Equity (40.5% of total development cost)

	<b>Torrey Pines Seniors</b>	<b>Program Average</b>	<b>Notes</b>
Total Tax-exempt Bond ask	\$ 30,600,000	\$ 32,723,500	Average of last 10 New Construction projects previously approved
Total Development Cost	\$ 57,792,377	\$ 60,467,826	Average of last 10 New Construction projects previously approved
Size of site	5.00 Acres	5.14 Acres	
Total # of Units	190	175	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 304,170	\$ 341,053	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 161,053	\$ 183,243	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	n/a	n/a	No units in this project
Percentage of Units at 60% AMI	95.00%	81.0%	181 Units in this project
Percentage of Units at 50% AMI	5.00%	15.0%	9 units in this project
Percentage of Units at 40% AMI	0.00%	1.0%	0 units in this project
Percentage of Units at 30% AMI	0.00%	3.0%	0 units in this project
Veteran's Preference	Yes	Yes	

	<b>Torrey Pines Seniors</b>	<b>Estimated Market Rate</b>	<b>Notes</b>
Average 1 Bedroom Rent	\$ 967	\$ 1,280	Rent.com Updated 4/3/2024
Average 2 Bedroom Rent	\$ 1,160	\$ 1,440	Rent.com Updated 4/3/2024
Average 3 Bedroom Rent	n/a	\$ 2,200	Renthop.com Apr 2024
Average Vacancy Rate	n/a	9.60%	Avison Young Q4 2023

State of Nevada  
DEPARTMENT OF BUSINESS & INDUSTRY  
Housing Division  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

DATE: April 4, 2024

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Sage by Vintage Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

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A. Time and Place of Meeting:

9:00 a.m., Wednesday, April 24, 2024, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.

B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Sage by Vintage Apartments).

C. The Findings relate to the issuance of up to \$30,500,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 180-unit family apartment complex located at 500 Stoker Av, Reno, Nevada (the “Project”).

D. The Housing Division will issue up to \$30,500,000 of multi-unit housing revenue bonds which will be a direct bond purchase with Citibank. The borrower entity will be Sage by Vintage, LP, a limited partnership consisting of Sage by Vintage Partners LLC as a 0.01% General Partner entity and R4 Capital LLC (“R4”) as 99.99% Limited Partner. Vintage Housing Holdings LLC will be the sole member of the General Partner LLC. R4 will provide an equity investment of approximately \$23,235,670 to the partnership in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits. The proposed private placement financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).

E. Background of Agenda Item:

The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this new construction housing project. Further, the project, as proposed, complies with the intent and purpose of

Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Sage by Vintage Apartments).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



**State of Nevada**

**DEPARTMENT OF BUSINESS & INDUSTRY**

**Housing Division**

**FINDINGS OF FACT**

**Multi-Unit Housing Revenue Bonds  
Sage by Vintage Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary family housing at rental rates that eligible families can afford within the Reno, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which families of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible families.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Reno, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount

estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: \_\_\_\_\_  
Steve Aichroth  
Administrator  
Nevada Housing Division

DATE: \_\_\_\_\_





April 3, 2024

Steve Aichroth, Administrator  
Nevada Housing Division  
1830 College Parkway, Suite 200  
Carson City, NV 89706

Re: Sage by Vintage Project

Mr. Aichroth:

This Review and opinion are provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Sage by Vintage project (“Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$30,500,000 to fund construction of this new affordable family rental community in Reno, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Project Financing Application of the borrower and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower, lender, and Division staff.

The proposed financing is proposed as a direct placement loan with Citibank which provides both construction and permanent financing. The financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and is expected to be endorsed by the City of Reno. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits are critical to successful construction of this new affordable family development project at the proposed restricted income levels.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of definitive loan and equity approval and final loan, bond and tax documentation.

Sincerely,

**PFM Financial Advisors LLC**

Maggie Marshall, *Senior Managing Consultant*

Exhibit A: Project Overview and Plan of Finance  
Exhibit B: Project Operating Proforma  
Exhibit C: Borrower Finance Plan Statement  
Exhibit D: Borrower Provided Additional Detail



## **PROJECT OVERVIEW AND PLAN OF FINANCE**

### **The Project**

The Project consists of land acquisition and construction of a new family rental community to be located in northwest Reno on the east side of Stoker Ave, just south of I-80 and just north of West 4th St and the Truckee River. It will be a 180-unit development situated on a site of approximately 9.07 acres with one-, two-, and three-bedroom units in 8 three-story walk-up buildings. The site will also include a one-story community clubhouse. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

A summary of the unit mix and rent restrictions are provided in Table A.

**Table A: Project Unit & Rent Profile**

Unit Mix	AMI Restriction	Number Units	Unit Size (SF)	Allowable Monthly Rent <sup>1</sup>	Less Utility Allowance <sup>2</sup>	Tenant Share Monthly Rent <sup>2</sup>	Total Monthly Revenue	Total Annual Revenue
1 Bedroom	60%	45	615	\$1,113	\$77	\$1,036	\$ 46,620	\$ 559,440
2 Bedroom	60%	81	936	\$1,336	\$99	\$1,237	100,197	1,202,364
3 Bedroom	60%	54	1,150	\$1,543	\$121	\$1,422	76,788	921,456
<b>Total Units</b>		180					\$223,605	\$2,683,260

<sup>1</sup> 2023 Income Limits (Reno-Sparks, NV MSA)

<sup>2</sup> Based on Reno Housing Authority Energy Efficient Systems Utility Allowance

Ancillary Income \$32,400

### **Project Developers**

Vintage Housing Development Inc.  
369 San Miguel Drive, Suite 135  
Newport Beach, CA 92660

Greenstreet Development  
1 East First Street  
Reno, NV 89501

Vintage Housing and Greenstreet Development have developed over 15,000 market rate and affordable housing units in Nevada, California, and Washington with over 3,000 in the Reno-Sparks area.

### **Borrower Entity**

The borrower entity will be Sage by Vintage, LP, a limited partnership consisting of Sage by Vintage Partners LLC as a 0.01% General Partner entity and R4 Capital LLC ("R4") as 99.99% Limited Partner. Vintage Housing Holdings, LLC will be the sole member of the General Partner LLC. R4 will provide an equity investment of approximately \$23,235,670 in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits.

The periodic advances of the equity investment by R4 are expected to occur as follows (subject to adjustment):

- 1<sup>st</sup> Installment: \$2,323,567 at Closing (June 2024)
- 2<sup>nd</sup> Installment: \$2,323,567 at 100% Completion (January 2026)
- 3<sup>rd</sup> Installment: \$17,154,895 at Full Lease-Up (September 2026)
- 4<sup>th</sup> Installment: \$1,433,641 at Delivery of IRS Form 8609 (June 2027)

## **Property Management**

FPI Management  
800 Iron Point Road  
Folsom, CA 95630

FPI Management (“FPI”) will provide property management services for the Vintage at Washington Station project. FPI was established in 1968 and has 80,000 units in its portfolio including several thousand units of family and senior affordable housing similar to Vintage.

## **Plan of Finance:**

The financing is proposed as a direct bond purchase by Citibank N.A. The bonds will be held by Citibank or an affiliate and not sold to the public. Tax-exempt bonds in an amount not to exceed \$30,500,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$24,700,000 following completion of construction and permanent loan conversion. Citibank will also provide taxable construction period financing (not issued by the Division) of approximately \$8,500,000 to fund project costs in advance of final tax credit equity installments. Greater detail regarding the Citibank debt financing is provided in the Bond/Loan Term section.

## **Reserves:**

The Borrower will be required to fund deposits to a replacement reserve initially estimated at \$300/unit/year for years 1 - 5. Thereafter, subject to increases once every 5 years based on future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at approximately \$760,000.

## **Sources and Uses:**

Project sources and uses are summarized in Table B:

**Table B: Sources and Uses of Funds**

<b>Sources of Funds</b>			
	<b>Construction Phase</b>	<b>Permanent Phase</b>	
NHD Tax-Exempt Bond Proceeds	\$30,500,000	\$24,700,000	
Taxable Construction Loan	8,500,000	-	
LIHTC Equity	4,647,134	23,235,669	
NHD Loan	5,000,000	5,000,000	
Pre-Conversion Cashflow	1,797,897	1,797,897	
Deferred Developer Fee	-	5,236,210	
	<b>\$50,445,031</b>	<b>\$59,969,776</b>	
<b>Uses of Funds</b>			
			<b>\$/Unit</b>
Land Cost	\$ 3,450,000	\$ 3,450,000	\$19,167
Construction Hard Costs	32,850,000	32,850,000	\$182,500
Soft Costs	6,656,713	7,105,424	\$39,475
Construction Period Interest	5,798,318	6,314,352	\$35,080
Contingencies	1,690,000	1,690,000	\$9,389
Operating & Repair Reserves	-	760,000	\$4,222
Developer Fee	-	7,800,000	\$43,333
	<b>\$50,445,031</b>	<b>\$59,969,776</b>	<b>\$333,165</b>

**Bond/Loan Terms:**

**Lender:** Citibank, N.A.

**Bond Structure:****Construction Phase**

- Estimated at \$30,500,000
- Not to exceed 80% of costs
- Tax-Exempt Interest Rate: one-month Term SOFR plus 2.00%
- Tax-Exempt Interest Rate estimated at 7.64% (including Division/Trustee fees) as of 3/28/2024.
- Bonds are interest only
- Term – 36 months from initial loan closing date, plus one 6-month extension

**Permanent Phase:**

- Estimated at \$24,700,000
- Not to exceed 90% loan to value based on final appraisal
- Interest rate estimated at 5.75% (including Division/Trustee fees) as of 3/29/2024
- Amortization factor: 40 years
- Maturity – 18 years following Closing Date
- Payments are monthly principal and interest.
- Debt Service Coverage – Minimum of 1.15 to 1.00

**Fees:**

- 1) Division Annual Fee - 0.25% (25 bp) paid monthly in advance
- 2) Trustee Annual Fee - 0.05% (5 bp) paid monthly in advance

**Bond Rating:** Not rated

Nevada Housing Division  
Multifamily Housing Revenue Bonds  
Sage by Vintage  
Series 2024

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>INCOME</b>										
Annual Gross Rental Income	\$ 2,847,497	\$ 2,904,447	\$ 2,962,536	\$ 3,021,787	\$ 3,082,222	\$ 3,143,867	\$ 3,206,744	\$ 3,270,879	\$ 3,336,297	\$ 3,403,022
Other: Ancillary Revenue	\$ 34,383	\$ 35,071	\$ 35,772	\$ 36,488	\$ 37,217	\$ 37,962	\$ 38,721	\$ 39,495	\$ 40,285	\$ 41,091
<b>Total Residential Income</b>	<b>\$ 2,881,880</b>	<b>\$ 2,939,518</b>	<b>\$ 2,998,308</b>	<b>\$ 3,058,274</b>	<b>\$ 3,119,440</b>	<b>\$ 3,181,829</b>	<b>\$ 3,245,465</b>	<b>\$ 3,310,374</b>	<b>\$ 3,376,582</b>	<b>\$ 3,444,114</b>
Less: Residential Vacancy/Discounts	\$ (144,094)	\$ (146,976)	\$ (149,915)	\$ (152,914)	\$ (155,972)	\$ (159,091)	\$ (162,273)	\$ (165,519)	\$ (168,829)	\$ (172,206)
<b>Proforma Gross Income</b>	<b>\$ 2,737,786</b>	<b>\$ 2,792,542</b>	<b>\$ 2,848,393</b>	<b>\$ 2,905,361</b>	<b>\$ 2,963,468</b>	<b>\$ 3,022,737</b>	<b>\$ 3,083,192</b>	<b>\$ 3,144,856</b>	<b>\$ 3,207,753</b>	<b>\$ 3,271,908</b>
<b>EXPENSES</b>										
General Administrative	\$ 90,185	\$ 92,890	\$ 95,677	\$ 98,548	\$ 101,504	\$ 104,549	\$ 107,686	\$ 110,916	\$ 114,244	\$ 117,671
Operating & Maintenance	\$ 106,790	\$ 109,994	\$ 113,294	\$ 116,692	\$ 120,193	\$ 123,799	\$ 127,513	\$ 131,338	\$ 135,278	\$ 139,337
Utilities	\$ 162,388	\$ 167,260	\$ 172,277	\$ 177,446	\$ 182,769	\$ 188,252	\$ 193,900	\$ 199,717	\$ 205,708	\$ 211,879
Staff Payroll & Benefits	\$ 279,179	\$ 287,554	\$ 296,181	\$ 305,066	\$ 314,218	\$ 323,645	\$ 333,354	\$ 343,355	\$ 353,655	\$ 364,265
Taxes & Insurance	\$ 122,932	\$ 126,620	\$ 130,418	\$ 134,331	\$ 138,361	\$ 142,512	\$ 146,787	\$ 151,191	\$ 155,726	\$ 160,398
Property Management	\$ 82,134	\$ 84,598	\$ 87,136	\$ 89,750	\$ 92,442	\$ 95,215	\$ 98,072	\$ 101,014	\$ 104,044	\$ 107,166
Replacement Reserves	\$ 54,000	\$ 55,620	\$ 57,289	\$ 59,007	\$ 60,777	\$ 62,601	\$ 64,479	\$ 66,413	\$ 68,406	\$ 70,458
<b>Proforma Operating Expenses</b>	<b>\$ 897,607</b>	<b>\$ 924,535</b>	<b>\$ 952,271</b>	<b>\$ 980,839</b>	<b>\$ 1,010,265</b>	<b>\$ 1,040,572</b>	<b>\$ 1,071,790</b>	<b>\$ 1,103,943</b>	<b>\$ 1,137,062</b>	<b>\$ 1,171,173</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,840,179</b>	<b>\$ 1,868,007</b>	<b>\$ 1,896,121</b>	<b>\$ 1,924,521</b>	<b>\$ 1,953,203</b>	<b>\$ 1,982,165</b>	<b>\$ 2,011,402</b>	<b>\$ 2,040,912</b>	<b>\$ 2,070,691</b>	<b>\$ 2,100,734</b>

## Contribution to Project Budget

Senior Debt Service	\$921,363	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479
Debt Service Coverage	200%	118%	120%	122%	124%	125%	127%	129%	131%	133%
<b>Residual Receipts</b>	<b>\$ 918,816</b>	<b>\$ 288,528</b>	<b>\$ 316,642</b>	<b>\$ 345,042</b>	<b>\$ 373,724</b>	<b>\$ 402,686</b>	<b>\$ 431,923</b>	<b>\$ 461,433</b>	<b>\$ 491,212</b>	<b>\$ 521,255</b>

LP Asset Mgt Fee	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	\$ 20,159
DDF Payments	\$ 903,366	\$ 272,614	\$ 300,252	\$ 328,160	\$ 356,335	\$ 384,775	\$ 413,475	\$ 442,432	\$ 471,641	\$ 345,964
DDF Balance	\$ 3,315,647	\$ 3,043,033	\$ 2,742,781	\$ 2,414,622	\$ 2,058,287	\$ 1,673,512	\$ 1,260,037	\$ 817,605	\$ 345,964	\$ -
<b>Surplus Cash</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 155,133</b>

Partnership Surplus Allocation	25%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,783
NHD Surplus Allocation	75%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,349
NHD Loan Interest	3.00%	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
NHD Loan Principal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,349
<b>NHD Loan Balance</b>		<b>\$ 5,450,000</b>	<b>\$ 5,600,000</b>	<b>\$ 5,750,000</b>	<b>\$ 5,900,000</b>	<b>\$ 6,050,000</b>	<b>\$ 6,200,000</b>	<b>\$ 6,350,000</b>	<b>\$ 6,500,000</b>	<b>\$ 6,683,651</b>

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	3.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$5,236,210
NHD Loan	\$5,000,000

Permanent Loan Amount	\$24,700,000
Loan Term	40
Core Loan Rate	5.45%
NHD & Trustee Factor	0.30%
Total Loan Rate	5.75%
Annual Debt Service	\$1,579,479

Nevada Housing Division  
Multifamily Housing Revenue Bonds  
Sage by Vintage  
Series 2024

	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>INCOME</b>									
Annual Gross Rental Income	\$ 3,471,083	\$ 3,540,505	\$ 3,611,315	\$ 3,683,541	\$ 3,757,212	\$ 3,832,356	\$ 3,909,003	\$ 3,987,183	\$ 4,066,927
Other: Ancillary Revenue	\$ 41,913	\$ 42,751	\$ 43,606	\$ 44,478	\$ 45,368	\$ 46,275	\$ 47,201	\$ 48,145	\$ 49,108
<b>Total Residential Income</b>	<b>\$ 3,512,996</b>	<b>\$ 3,583,256</b>	<b>\$ 3,654,921</b>	<b>\$ 3,728,019</b>	<b>\$ 3,802,580</b>	<b>\$ 3,878,631</b>	<b>\$ 3,956,204</b>	<b>\$ 4,035,328</b>	<b>\$ 4,116,034</b>
Less: Residential Vacancy/Discounts	\$ (175,650)	\$ (179,163)	\$ (182,746)	\$ (186,401)	\$ (190,129)	\$ (193,932)	\$ (197,810)	\$ (201,766)	\$ (205,802)
<b>Proforma Gross Income</b>	<b>\$ 3,337,346</b>	<b>\$ 3,404,093</b>	<b>\$ 3,472,175</b>	<b>\$ 3,541,618</b>	<b>\$ 3,612,451</b>	<b>\$ 3,684,700</b>	<b>\$ 3,758,394</b>	<b>\$ 3,833,562</b>	<b>\$ 3,910,233</b>

**EXPENSES**

General Administrative	\$ 121,201	\$ 124,837	\$ 128,582	\$ 132,440	\$ 136,413	\$ 140,505	\$ 144,720	\$ 149,062	\$ 153,534
Operating & Maintenance	\$ 143,517	\$ 147,822	\$ 152,257	\$ 156,825	\$ 161,529	\$ 166,375	\$ 171,367	\$ 176,508	\$ 181,803
Utilities	\$ 218,236	\$ 224,783	\$ 231,526	\$ 238,472	\$ 245,626	\$ 252,995	\$ 260,585	\$ 268,403	\$ 276,455
Staff Payroll & Benefits	\$ 375,193	\$ 386,449	\$ 398,042	\$ 409,983	\$ 422,283	\$ 434,951	\$ 448,000	\$ 461,440	\$ 475,283
Taxes & Insurance	\$ 165,210	\$ 170,166	\$ 175,271	\$ 180,529	\$ 185,945	\$ 191,524	\$ 197,269	\$ 203,188	\$ 209,283
Property Management	\$ 110,381	\$ 113,692	\$ 117,103	\$ 120,616	\$ 124,234	\$ 127,961	\$ 131,800	\$ 135,754	\$ 139,827
Replacement Reserves	\$ 72,571	\$ 74,749	\$ 76,991	\$ 79,301	\$ 81,680	\$ 84,130	\$ 86,654	\$ 89,254	\$ 91,931
<b>Proforma Operating Expenses</b>	<b>\$ 1,206,309</b>	<b>\$ 1,242,498</b>	<b>\$ 1,279,773</b>	<b>\$ 1,318,166</b>	<b>\$ 1,357,711</b>	<b>\$ 1,398,442</b>	<b>\$ 1,440,396</b>	<b>\$ 1,483,608</b>	<b>\$ 1,528,116</b>
<b>Effective Net Operating Income</b>	<b>\$ 2,131,037</b>	<b>\$ 2,161,595</b>	<b>\$ 2,192,402</b>	<b>\$ 2,223,452</b>	<b>\$ 2,254,740</b>	<b>\$ 2,286,257</b>	<b>\$ 2,317,998</b>	<b>\$ 2,349,954</b>	<b>\$ 2,382,117</b>

## Contribution to Project Budget

Senior Debt Service	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479	\$1,579,479
Debt Service Coverage	135%	137%	139%	141%	143%	145%	147%	149%	151%
<b>Residual Receipts</b>	<b>\$ 551,558</b>	<b>\$ 582,116</b>	<b>\$ 612,923</b>	<b>\$ 643,973</b>	<b>\$ 675,261</b>	<b>\$ 706,778</b>	<b>\$ 738,519</b>	<b>\$ 770,475</b>	<b>\$ 802,638</b>

LP Asset Mgt Fee	\$ 20,764	\$ 21,386	\$ 22,028	\$ 22,689	\$ 23,370	\$ 24,071	\$ 24,793	\$ 25,536	\$ 26,303
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ 530,795</b>	<b>\$ 560,730</b>	<b>\$ 590,895</b>	<b>\$ 621,284</b>	<b>\$ 651,891</b>	<b>\$ 682,708</b>	<b>\$ 713,726</b>	<b>\$ 744,939</b>	<b>\$ 776,335</b>

Partnership Surplus Allocation	25%	\$ 132,699	\$ 140,182	\$ 147,724	\$ 155,321	\$ 162,973	\$ 170,677	\$ 178,432	\$ 186,235	\$ 194,084
NHD Surplus Allocation	75%	\$ 398,096	\$ 420,547	\$ 443,171	\$ 465,963	\$ 488,918	\$ 512,031	\$ 535,295	\$ 558,704	\$ 582,252
NHD Loan Interest	3.00%	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 145,648	\$ 133,958	\$ 121,216
NHD Loan Principal		\$ 398,096	\$ 420,547	\$ 443,171	\$ 465,963	\$ 488,918	\$ 512,031	\$ 535,295	\$ 558,704	\$ 582,252
<b>NHD Loan Balance</b>		<b>\$ 6,435,554</b>	<b>\$ 6,165,007</b>	<b>\$ 5,871,836</b>	<b>\$ 5,555,873</b>	<b>\$ 5,216,954</b>	<b>\$ 4,854,924</b>	<b>\$ 4,465,277</b>	<b>\$ 4,040,531</b>	<b>\$ 3,579,495</b>

## **Borrower Financing Representation**

**Proposed Project:** Sage by Vintage

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

☒ **Option A**

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>
Citibank, N.A.	See term sheet	See term sheet

☐ **Option B**

The sponsor/borrower represents that it has performed what it deems to be reasonable due diligence in evaluating and selecting the lender for the proposed project financing. The sponsor/borrower is experienced in arranging funding for projects of the type proposed and is capable of making an informed determination as to the most suited option available for the above-named project.

**Sponsor/Borrower Statement:**

*Vintage is active in the market with over \$500 million in transactions in the last 3 years. We are active obtaining debt proposals from most lenders in the market for each deal either directly or indirectly through its partnership with Kennedy Wilson. These lenders include:*

*Bank of America, Wells, FANNIE, Freddie, US Bank, HUD, JP Morgan, and some smaller lenders.*

*We have consistently chosen Citi as our lenders based on economic and post-closing service.*

*Economically - Citi offers a construction to permanent loan product that no other lender can offer. This decreases legal, loan fees, and closing issues for the transaction. The costs savings can vary but exceed 125 BP per deal.*

*On all other deal terms including rate, forward rate lock, term, they match or exceed the market as well.*

*On post-closing and flexibility they are the best player in the market. They have a long history and deep understanding of affordable housing. Because they are the bond buyer they have substantially more flexibility to change terms or allow for issues to be fixed on the construction process should they arise.*

By 

Title \_\_\_\_\_

**Firm** \_\_\_\_\_

**Sage by Vintage**  
 500 Stoker Ave  
 Reno, NV 89503  
 APN # 006-153-06 (9.071 acres)  
 Census Tract 12.04

### **Project Narrative**

On behalf of Sage by Vintage LP, Vintage Housing Development, Inc. is pleased to submit this application for \$30,500,000 in tax-exempt multi-family bonds and \$5,000,000 in Growing Affordable Housing Program (GAHP) funds to the Nevada Housing Division for the Sage by Vintage (formerly known as Stoker by Vintage) development.

Please note that this application's \$5,000,000 request for NHD GAHP funds can be fulfilled through any sources of soft funding that NHD finds appropriate. For example, Vintage Housing is willing to accept GAHP funds, state tax credits, returned Home Means Nevada Funds, or other sources. Vintage Housing appreciates NHD's consideration for any sources of state funding which may be available for this project.

### **Project Description**

Sage by Vintage is a proposed new construction family rental community to be located in northwest Reno at 500 Stoker Ave. The 180-unit development will provide a state-of-the art, energy efficient, high-quality lifestyle, full of social interaction and stimulating indoor and outdoor activities at a price affordable to working families (at or below 60% of area median income). Every aspect of the buildings, floor plans, community facilities and outdoor spaces, as well as this ideal Reno location just north of the Truckee River, are designed to specifically fill a gap of housing needs not being met for moderate-income households in Northern Nevada.

### **Building Description**

Sage by Vintage will consist of 180 one, two, and three-bedroom units in 8 three-story walk-up buildings. The site will also include a one-story community clubhouse. The attractive building design includes multiple rooflines and gables, balconies, window cornices, and other articulation to increase curb appeal and reduce the perceived scale of the apartment buildings. The buildings will be finished primarily in colored stucco.

There will be three types of units at Sage by Vintage: 45 one-bedroom / one-bath (approx. 615 sqft) units, 81 two-bedroom / one-bath (approx. 936 sqft) units, and 54 three-bedroom / two- bath (approx. 1,150 sqft) units.

The new apartments will be generously sized and include washers and dryers, dishwashers, microwaves, garbage disposals, pantries, and extensive cabinet and closet storage. Every unit will have an exterior patio or balcony to allow residents their own private outdoor space. The



finishes will be wood cabinetry, hard surfaced countertops, and vinyl flooring in the kitchen, entry, dining area, bathroom, and laundry. The living rooms and bedrooms will be carpeted with low ply carpeting.

Sage by Vintage will be built to high energy-efficiency standards, and will include high efficiency heating and cooling equipment, Energy Star appliances, Energy Star-rated dual pane windows, high R-value wall and attic insulation, and automatic timer thermostat controls. The development will also promote water conservation with extensive xeriscape landscaping.

Interior Amenities—The residence will be anchored by a 2864-square-foot central community clubhouse featuring a large community kitchen and covered veranda. The residence staff offices will be located near the main entry for daily resident interaction. There will be a fully equipped fitness facility, including a large screen TV, cardio equipment, weights and group exercise and yoga area.

Outdoor Amenities—Sage by Vintage will provide plenty of outdoor activities for residents to enjoy. The site will contain multiple outdoor recreation areas and a children's tot lot. Sage by Vintage will also include a community barbeque area where staff will offer regular barbecue events, and which will also be available for resident use.

## **Location**

The proposed development is well located on a 9.071-acre parcel on the east side of Stoker Ave, just south of I-80 and just north of West 4<sup>th</sup> St and the Truckee River. This site is conveniently located near retail opportunities, restaurants, parks, banks, grocery stores, and schools. Just 0.6 miles from the site are a Raley's grocery store, a CVS, a laundromat, multiple restaurants and a coffee shop, as well as automotive services. Within a mile of the site is a shopping center with a SaveMart grocery store, a theater, a UPS Store, a Wells Fargo Bank, a gas station, salon suites, a dentist's office, and several restaurants and retail stores. Across Keystone Avenue from the shopping center are numerous eateries, including a brand-new Panera and Reno's first Cracker Barrel, as well as additional gas stations, automotive services, and retail.

Idlewild Park, which hosts major events and includes a skate park, pool, and baseball fields, is just 1.5 miles away, as is the Tahoe-Pyramid walking trail. Other nearby parks include Bicentennial Park (1.5 miles), Wingfield Park (1.7 miles), and the Oxbow Nature Study Area (2.2 miles). Across Stoker Ave from the site are the Masonic Memorial Gardens. The amenities and services of downtown Reno lie approximately 2 miles away and the University of Nevada Reno is approximately 1.7 miles from the site.

Children at Sage by Vintage will attend Warner Elementary School (1.4 miles away), Clayton Middle School (1.2 miles away), and Reno High School (1.8 miles away).

The development is also well-located near public transportation. Washoe RTC's Route 11 and Route 4 both stop within 0.3 miles from the site. Route 11 provides service every 30 minutes between the Walmart Supercenter and retail near 7<sup>th</sup> Street and McCarran to RTC's downtown

4<sup>th</sup> Street Station, primarily serving 4<sup>th</sup> Street. Route 4 provides hourly service along a similar east-west corridor but runs along 7<sup>th</sup> Street. These connections to the RTC 4<sup>th</sup> Street Station allow residents to easily access other routes throughout the city and county.

### **Target Population and Demand**

Sage by Vintage will be a family development affordable to households with incomes at or below 60% of area median income (AMI).

The residence will serve a growing need in the Truckee Meadows for barrier-free and affordable family housing. The City of Reno's 2020-2024 Consolidated Plan identified approximately 31,874 cost burdened households in Reno, making up 33% of the population. The Plan noted that renters are more likely to be cost burdened; approximately 47.6% pay over 30% of their income towards housing. The Plan also noted that cost burden was the most prevalent housing problem in Reno, and that the nearly 15,000 households who are severely cost burdened (paying 50% or more of their income on rent) are primarily renters. According to the Nevada Housing Division 2022 Annual Affordable Apartment Survey: Taking Stock, there is a high demand for affordable housing in the state of Nevada. LIHTC vacancy rates remained lower than vacancy rates for market properties. Washoe County's family LIHTC vacancy rate in the 4<sup>th</sup> quarter of 2022 was 3.6% for one-bedroom units and 4.9% for two-bedroom units.

We expect strong and continued demand for the Sage by Vintage development. The proposed rents at Sage by Vintage will be significantly below market rents in Washoe County. Rents will be \$1,036 for a one-bedroom unit, \$1,237 for a two- bedroom unit, and \$1,422 for a three-bedroom unit. For comparison, the 2024 HUD Fair Market Rents for the Reno Metropolitan Statistical Area are \$1,257 for a one-bedroom unit, \$1,582 for a two-bedroom unit, and \$2,229 for a three-bedroom unit.

### **Development Team**

<b>Sponsor</b>	Vintage Housing Development, Inc.
<b>Development Consultant</b>	Praxis Consulting Group, LLC
<b>Owner's Rep/Construction Management</b>	Greenstreet Development Inc.
<b>General Contractor</b>	Mountain West Builders
<b>Architect</b>	BSB Design, Inc.
<b>Property Manager</b>	FPI Property Management

Sage by Vintage will be owned by a sole purpose, to-be-created Limited Partnership. The 0.01% General Partner entity will be a sole purpose, to-be-created Limited Liability Company. Vintage Housing Holdings, LLC, an affiliate of Vintage Housing Development, Inc., will be the sole member of the General Partner LLC.

Sage by Vintage is sponsored and developed by Vintage Housing with assistance from Reno-based Greenstreet Development Inc. Together, the principals of Greenstreet Development Inc. and Vintage Housing have financed and built over 15,000 residential units of market rate and

affordable multifamily housing, with over 3,000 units in the Reno-Sparks Area.

Nevada housing developments include:

- Silver Creek Apartments, Reno (1998), 376 units – market rate apartments (condominium conversion)
- Boulder Creek Apartments, Sparks (1999), 250 units - family affordable apartments
- Portofino, Henderson (2000), 205 units – senior affordable apartments
- Villas at D’Andrea (2001), 256 units – market rate apartments
- CitiVista Senior Apartments, Reno (2001), 152 units – senior affordable apartments
- Diamond Creek Apartments, Reno (2001), 288 units – family affordable apartments
- The Bluffs, Reno (2003), 300 units - family affordable apartments
- Triana Apartment Homes, Reno (2003), 175 units – market rate condominiums
- Vintage at Seven Hills, Henderson (2004) 244 units - senior affordable apartments
- Waterstone Apartment Homes, Reno (2004), 203 units – market rate apartments
- Fallen Leaf Apartment Homes, Reno (2005), 245 units – market rate condominiums
- Caviata Apartment Homes, Reno (2005), 184 units – market rate apartments
- Vintage at Laughlin (2007) 150 units - senior affordable apartments
- Vista Creek Apartments, Laughlin (2007) 300 units - family affordable apartments
- Vintage at the Crossings, Reno (2016), 230 units – senior affordable apartments
- Steamboat at the Summit, Reno (2017), 360 units – family affordable apartments
- Sky Mountain by Vintage, Reno (2018), 288 units – family affordable apartments
- Sanctuary Apartments, Reno (2019), 208 units – senior affordable apartments
- Azure Apartments, Sparks (2019), 308 units – market rate apartments
- Double R Apartments, Reno (2020), 440 units – market rate apartments
- Springview by Vintage, Reno (2022), 180 units – family affordable apartments

Sage by Vintage will be managed by FPI Property Management. This Folsom-based company started in 1968 and is one of the largest full-service property management companies in the United States today. FPI has 80,000 units in its portfolio including several thousand units of family and senior affordable housing similar to Vintage. FPI staff manages the property onsite with its own personnel. All employees go through a rigorous FPI training program and typically have years of experience in managing senior living communities. More about FPI can be found on their website: [www.fpimgt.com](http://www.fpimgt.com).

Greenstreet Development Inc. and Vintage Housing receive consulting assistance from Praxis Consulting Group, LLC. Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund raising and public policy development. Since 2005, Praxis has secured the financing for over 100 affordable housing developments, mostly in Nevada, totaling over 11,900 units and \$2.3 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602

funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

**Financing and Schedule**

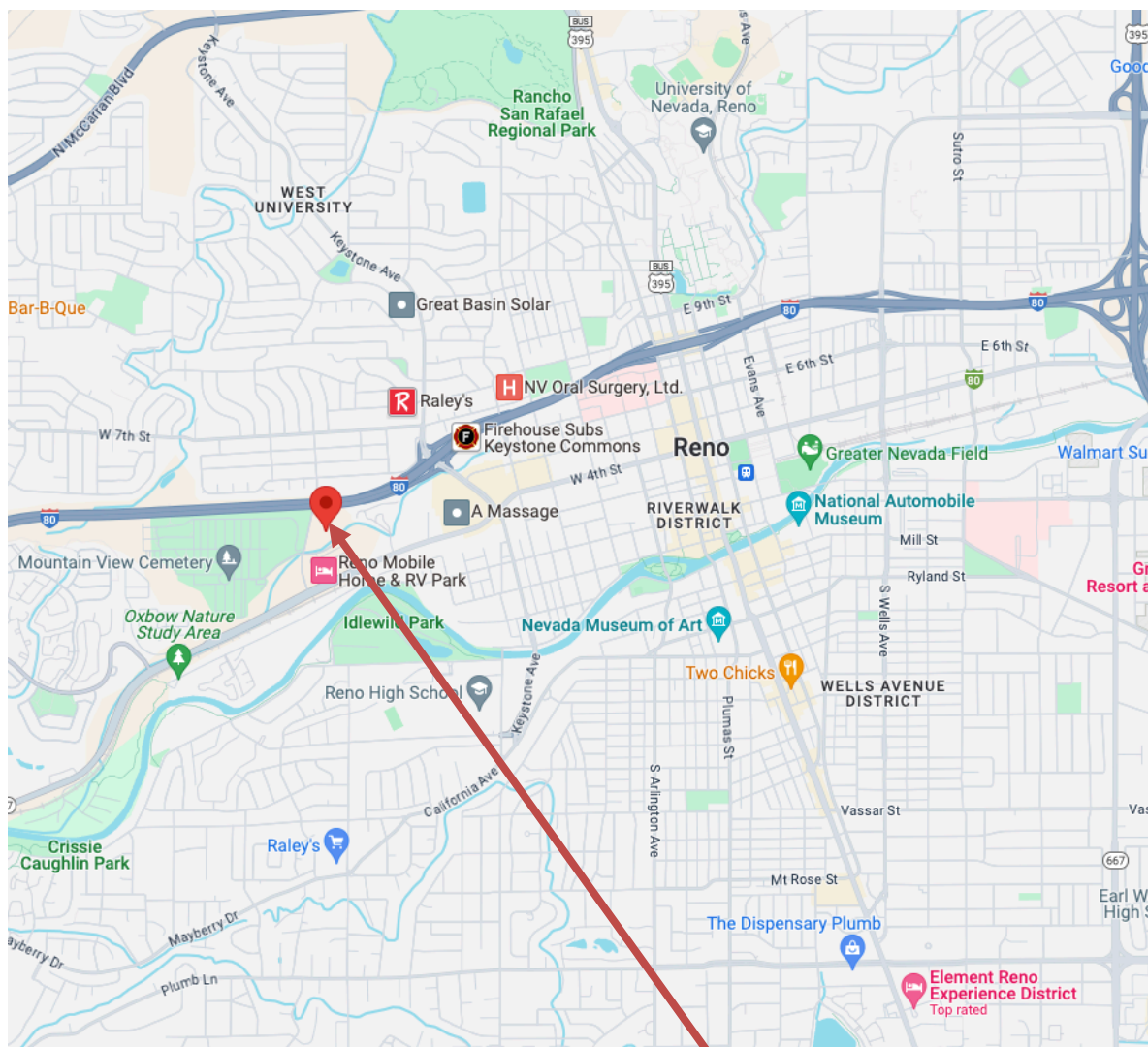
The financing for Sage by Vintage will include tax-exempt bonds issued by the Nevada Housing Division (NHD). Financing will also include equity from the sale of non-competitive 4% Low Income Housing Tax Credits. The developers will also apply for gap financing through the NHD Growing Affordable Housing Program (GAHP). However, the GAHP funding request may be fulfilled by any sources of soft funding that NHD finds appropriate, such as GAHP funds, state tax credits, or returned Home Means Nevada Funds. The soft funding is intended to help the project meet the necessary underwriting criteria to utilize the NHD tax-exempt bond and 4% Low-Income Housing Tax Credit programs.

The site is located in census tract 12.04, which is a 2024 Qualified Census Tract, qualifying Sage by Vintage for a 130% boost in tax credit eligible basis.

Sage by Vintage will close in approximately June 2024, with construction completion by January 2026 and conversion in June 2027.

**Sage by Vintage**  
 500 Stoker Ave  
 Reno, NV 89503  
 APN # 006-153-06 (9.071 acres)  
 Census Tract 12.04

### Location Map



Site

**Sage by Vintage**  
500 Stoker Ave  
Reno, NV 89503  
APN # 006-153-06 (9.071 acres)  
Census Tract 12.04

### Aerial Photo





Nevada Housing Division Multi-family Tax-Exempt Bond Program  
Development Executive Summary

**Development:** Sage by Vintage  
**Development Type:** New Construction  
**BoF Meeting Date:** 4.25.2024

**Administrator's Summary**

This bond issuance of \$30.5 million will be used to provide for the new construction of 180 units of affordable family apartments in Reno. The rental housing will serve 180 households at or below 60% of area median income. The developers of this project, Vintage Housing and Greenstreet Development, have built over 15,000 residential units of market rate and affordable multifamily housing. Over 3,000 units have been constructed or preserved in the Reno-Sparks area and over 2400 units are designated as affordable.

- 180 Family Units
- New construction
- 100% Affordable Rents
- 180 units <60% AMI, 0 units <50% AMI, 0 units <30% AMI
- 1 bedroom units = 45, 2 bedroom units = 81, 3 bedroom units = 54
- 1 bedroom rents \$369 less than market rate
- 2 bedroom rents \$510 less than market rate
- 3 bedroom rents \$1021 less than market rate
- Cost per unit = \$333,165
- Cost per bond cap allocation = \$169,444
- Developer –Vintage Housing and Greenstreet Development
- Equity Investor – R4 Capital
- Loan – Citibank
- \$30.5M in Bond Proceeds trips \$23.2M in LIHTC Equity (38.7% of total development cost)

	Sage by Vintage	Program Average	Notes
Total Tax-exempt Bond ask	\$ 30,500,000	\$ 32,723,500	Average of last 10 New Construction projects previously approved
Total Development Cost	\$ 59,969,776	\$ 60,467,826	Average of last 10 New Construction projects previously approved
Size of site	9.07 Acres	5.14 Acres	
Total # of Units	180	175	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 333,165	\$ 341,053	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 169,444	\$ 183,243	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	n/a	n/a	No units in this project
Percentage of Units at 60% AMI	100.00%	81.0%	180 Units in this project
Percentage of Units at 50% AMI	0.00%	15.0%	0 units in this project
Percentage of Units at 40% AMI	0.00%	1.0%	0 units in this project
Percentage of Units at 30% AMI	0.00%	3.0%	0 units in this project
Veteran's Preference	Yes	Yes	

	Sage by Vintage	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,036	\$ 1,405	Rent.com Updated 4/3/2024
Average 2 Bedroom Rent	\$ 1,237	\$ 1,747	Rent.com Updated 4/3/2024
Average 3 Bedroom Rent	\$ 1,422	\$ 2,443	Zumper.com 4/4/2024
Average Vacancy Rate	n/a	3.09%	Johnson Perkins 4th Quarter 2023 Apartment Survey

State of Nevada  
DEPARTMENT OF BUSINESS & INDUSTRY  
Housing Division  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

DATE: April 4, 2024

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Janice Brooks Bay Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

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- A. Time and Place of Meeting:
- 9:00 a.m., Wednesday, April 24, 2024, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.
- B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Janice Brooks Bay Apartments).
- C. The Findings relate to the issuance of up to \$30,500,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of a 100-unit family apartment complex located at 5201 Walnut Ave. Clark County, Nevada (the “Project”).
- D. The Housing Division will issue up to \$30,500,000 of multi-unit housing revenue bonds which will be a direct note placement with Chase. The borrower/ownership entity will be Janice Brooks Bay LLC. Managing member of the LLC will be a sole purpose limited liability company Janice Brooks Bay Manager LLC, whose sole manager will be AHP, Inc. Enterprise Housing Credit Investments (Enterprise) will act as 99.99% investor limited partner. Enterprise will provide an equity investment of approximately \$25,890,000 to the partnership in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits. The proposed private placement financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).
- E. Background of Agenda Item:
- The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this new construction



housing project. Further, the project, as proposed, complies with the intent and purpose of Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Janice Brooks Bay Apartments).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



**State of Nevada**

**DEPARTMENT OF BUSINESS & INDUSTRY**

**Housing Division**

**FINDINGS OF FACT**

**Multi-Unit Housing Revenue Bonds  
Janice Brooks Bay Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary family housing at rental rates that eligible families can afford within the Clark County, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which families of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible families.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Clark County, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount

estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: \_\_\_\_\_  
Steve Aichroth  
Administrator  
Nevada Housing Division

DATE: \_\_\_\_\_



April 3, 2024

Steve Aichroth, Administrator  
Nevada Housing Division  
1830 College Parkway, Suite 200  
Carson City, NV 89706

Re: Multi-Unit Housing Revenue Bonds  
(Janice Brooks Bay) Series 2024

Mr. Aichroth:

This Review and Opinion is provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Janice Brooks Bay project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$30,500,000 of Nevada Housing Division multi-unit housing revenue bonds to fund the rehabilitation of this affordable rental development located in unincorporated Clark County, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Application of the borrower for financing of the Project and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower and Division staff.

The proposed financing will be a direct placement loan with JPMorgan Chase Bank, N.A. (“Chase”), which provides both construction and permanent financing. The overall financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and has been endorsed by Clark County. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits are critical to successful completion of the funding strategy at the proposed restricted income levels.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of final loan and equity approval and loan, bond, and tax documentation.

The following Exhibits A and B have been prepared by PFM. Exhibits C and D were submitted by the Borrower.

Exhibit A: Project Overview and Plan of Finance  
Exhibit B: Project Operating Proforma  
Exhibit C: Borrower Finance Plan Statement  
Exhibit D: Borrower Provided Additional Narrative

Sincerely,

**PFM Financial Advisors LLC**

Maggie Marshall, *Senior Managing Consultant*

**Project Overview and Plan of Finance****The Project**

The Project consists of preservation and rehabilitation of an existing rental development located in the Sunrise Manor neighborhood of unincorporated Clark County. The property is a 100-unit rental development situated on a site of approximately 9.56 acres. It was constructed in 1976 and is owned by the Southern Nevada Regional Housing Authority. The development consists of one-bedroom, two-bedroom, and three-bedroom units across 14 buildings, which are a mix of two-story townhouses/rowhouses and garden apartments. The site also includes an activity building, a shared laundry facility, and a maintenance shop. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

A summary of the unit mix and rent restrictions are provided in Table A.

**Table A: Project Unit & Rent Profile**

Unit Mix	AMI Restriction	Number Units	Unit Size (SF)	Allowable Monthly Rent <sup>1</sup>	Less Utility Allowance <sup>2</sup>	Tenant Share Monthly Rent <sup>2</sup>	Project Based Section 8 <sup>3</sup>	Total Monthly Revenue	Total Annual Revenue
1 Bedroom	30%	1	725	\$487	\$64	\$423	\$1,027	\$ 1,450	\$ 17,400
1 Bedroom	30%	1	725	\$487	\$64	\$423		423	5,076
1 Bedroom	50%	2	725	\$812	\$64	\$748	\$702	2,900	34,800
1 Bedroom	50%	6	725	\$812	\$64	\$748		4,488	53,856
1 Bedroom	60%	6	725	\$975	\$64	\$911		5,466	65,592
2 Bedroom	30%	9	900	\$585	\$71	\$514	\$1,222	15,624	187,488
2 Bedroom	30%	8	900	\$585	\$71	\$514		4,112	49,344
2 Bedroom	50%	2	900	\$975	\$71	\$904	\$832	3,472	41,664
2 Bedroom	50%	10	900	\$975	\$71	\$904		9,040	108,480
2 Bedroom	60%	19	900	\$1,170	\$71	\$1,099		20,881	250,572
3 Bedroom	30%	6	1,150	\$675	\$77	\$598	\$1,871	14,814	177,768
3 Bedroom	50%	30	1,150	\$1,126	\$77	\$1,049	\$1,420	74,070	888,840
<b>Total Units</b>		<b>100</b>						<b>\$156,740</b>	<b>\$1,880,880</b>

<sup>1</sup> 2023 Income Limits (Las Vegas-Henderson-Paradise, NV MSA)

<sup>2</sup> Based on SNRHA HUD Utility Allowance Schedule

<sup>3</sup> Per HUD Section 8 project contract

Ancillary Income \$ 6,540

**Project Developers**

Southern Nevada Regional Housing Authority  
340 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101

Affordable Housing Program, Inc  
340 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority (“SNRHA”) was formed in 2010 through the consolidation of three housing authorities in the Las Vegas Valley. SNRHA operates 2,139 public housing units, 845 RAD Project Based Voucher Units, 1,035 affordable housing units, and 229 mobile home pads. SNRHA is the 32nd largest public housing authority in the country. Affordable Housing Program, Inc (“AHP, Inc.”) is a non-profit affiliate of SNRHA formed primarily to function as co-borrower and participant in tax-credit partnerships.

Greater detail regarding experience of the developers is contained in Exhibit D.

## **Borrower Entity**

The borrower/ownership entity will be Janice Brooks Bay, LLC. The 0.01% Managing Member of the LLC will be a sole purpose limited liability company, Janice Brooks Bay Manager LLC, whose sole manager will be AHP, Inc. Enterprise Housing Credit Investments ("Enterprise") will be the 99.99% Investor Member and will provide an equity investment of approximately \$25,890,000 in exchange for 4% low-income housing tax credits to be allocated to the Project.

The periodic advances of the equity investment by Enterprise are expected to occur as follows (subject to adjustment):

- 1<sup>st</sup> Installment: \$2,589,000 at Financial Close (September 2024)
- 2<sup>nd</sup> Installment: \$3,106,800 during Construction (October 2025)
- 3<sup>rd</sup> Installment: \$7,767,000 at Construction Completion (March 2026)
- 4<sup>th</sup> Installment: \$12,046,617 at Conversion (July 2026)
- 5<sup>th</sup> Installment: \$380,583 at Delivery of IRS Form 8609 (April 2027)

## **Property Manager**

Southern Nevada Regional Housing Authority will serve as the property manager for this property.

## **Debt Plan of Finance:**

Permanent Project financing will be accomplished using debt provided by a direct placement with Chase. Tax-exempt bonds in an amount not to exceed \$30,500,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$9,890,000 following completion of construction and permanent loan conversion.

## **Reserves:**

The Borrower will be required to fund deposits to a replacement reserve initially set at \$325/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at \$764,237.

## **Sources and Uses:**

The source and application of funds during both construction and permanent phases of the Project are summarized in Table B, below:

Table B: Sources and Uses of Funds			
Sources of Funds			
	Construction Phase	Permanent Phase	
NHD Tax-Exempt Bond Proceeds	\$30,500,000	\$9,890,000	
LIHTC Equity	\$5,695,800	\$25,890,000	
Seller's Note	\$14,062,500	\$14,062,500	
HMNI Funds		\$4,500,000	
Deferred Developer Fee		\$4,346,924	
	\$50,258,300	\$58,689,424	
Uses of Funds			\$/Unit
Acquisitions	\$15,625,000	\$15,625,000	\$156,250
Construction Hard Costs	\$25,882,031	\$25,882,031	\$258,820
Soft Costs	\$2,879,148	\$3,066,035	\$30,660
Construction Period Interest	\$2,991,063	\$2,991,063	\$29,911
Contingencies	\$2,881,058	\$2,881,058	\$28,811
Operating & Repair Reserves		\$764,237	\$7,642
Developer Fee		\$7,480,000	\$74,800
	\$50,258,300	\$58,689,424	\$586,894

**Bond/Loan Term Summary:**

**Borrower:** Janice Brooks Bay, LLC

**Permanent Lender:** JPMorgan Chase Bank, N.A.

**Bond Structure:****Construction Phase**

- Estimated at \$30,500,000
- Interest Rate: one-month Term SOFR plus 1.40%
- Interest Rate estimated at 7.03% (including Division/Trustee fees) as of 3/28/2024.
- Term – 24 months from initial loan closing date, plus two 6-month extensions.

**Permanent Phase:**

- Estimated at \$9,890,000
- Interest Rate: 10-year SOFR swap rate plus indicative spread of 1.95%
- Rate estimated at 6.34% (including Division and Trustee fees) as of 3/28/2024
- Amortization factor is 35 years.
- Maturity – 20 years following Closing Date
- Loan/Value – 80%
- Debt Service Coverage – Minimum of 1.15 to 1.00

**Fees:** 1) Issuer Annual Fee @ 0.25% (25 bp) paid monthly in advance  
2) Trustee Annual Fee @ 0.05% (5 bp) paid monthly in advance

**Bond Rating:** Not rated.

**Nevada Housing Division**  
**Multifamily Housing Revenue Bonds**  
**Janice Brooks Bay Apartments**  
**Series 2024**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>INCOME</b>										
Annual Gross Rental Income	\$ 1,956,868	\$ 1,996,005	\$ 2,035,925	\$ 2,076,644	\$ 2,118,176	\$ 2,160,540	\$ 2,203,751	\$ 2,247,826	\$ 2,292,782	\$ 2,338,638
Other: Ancillary Revenue	\$ 6,804	\$ 6,940	\$ 7,079	\$ 7,221	\$ 7,365	\$ 7,512	\$ 7,663	\$ 7,816	\$ 7,972	\$ 8,132
<b>Total Residential Income</b>	<b>\$ 1,963,672</b>	<b>\$ 2,002,945</b>	<b>\$ 2,043,004</b>	<b>\$ 2,083,864</b>	<b>\$ 2,125,541</b>	<b>\$ 2,168,052</b>	<b>\$ 2,211,413</b>	<b>\$ 2,255,642</b>	<b>\$ 2,300,754</b>	<b>\$ 2,346,770</b>
Less: Residential Vacancy/Discounts	\$ (98,184)	\$ (100,147)	\$ (102,150)	\$ (104,193)	\$ (106,277)	\$ (108,403)	\$ (110,571)	\$ (112,782)	\$ (115,038)	\$ (117,338)
<b>Proforma Gross Income</b>	<b>\$ 1,865,488</b>	<b>\$ 1,902,798</b>	<b>\$ 1,940,854</b>	<b>\$ 1,979,671</b>	<b>\$ 2,019,264</b>	<b>\$ 2,059,650</b>	<b>\$ 2,100,843</b>	<b>\$ 2,142,860</b>	<b>\$ 2,185,717</b>	<b>\$ 2,229,431</b>
<b>Adjusted Gross Income</b>	<b>\$ 1,678,939</b>	<b>\$ 1,902,798</b>	<b>\$ 1,940,854</b>	<b>\$ 1,979,671</b>	<b>\$ 2,019,264</b>	<b>\$ 2,059,650</b>	<b>\$ 2,100,843</b>	<b>\$ 2,142,860</b>	<b>\$ 2,185,717</b>	<b>\$ 2,229,431</b>
<b>EXPENSES</b>										
General Administrative	\$ 52,318	\$ 53,888	\$ 55,504	\$ 57,170	\$ 58,885	\$ 60,651	\$ 62,471	\$ 64,345	\$ 66,275	\$ 68,263
Operating & Maintenance	\$ 215,477	\$ 221,942	\$ 228,600	\$ 235,458	\$ 242,522	\$ 249,797	\$ 257,291	\$ 265,010	\$ 272,960	\$ 281,149
Utilities	\$ 68,624	\$ 70,683	\$ 72,804	\$ 74,988	\$ 77,237	\$ 79,554	\$ 81,941	\$ 84,399	\$ 86,931	\$ 89,539
Staff Payroll & Benefits	\$ 429,700	\$ 442,590	\$ 455,868	\$ 469,544	\$ 483,631	\$ 498,140	\$ 513,084	\$ 528,476	\$ 544,330	\$ 560,660
Taxes & Insurance	\$ 58,843	\$ 60,608	\$ 62,426	\$ 64,299	\$ 66,228	\$ 68,215	\$ 70,261	\$ 72,369	\$ 74,540	\$ 76,777
Property Management	\$ 93,274	\$ 95,140	\$ 97,043	\$ 98,984	\$ 100,963	\$ 102,982	\$ 105,042	\$ 107,143	\$ 109,286	\$ 111,472
Replacement Reserves	\$ 32,500	\$ 33,475	\$ 34,479	\$ 35,514	\$ 36,579	\$ 37,676	\$ 38,807	\$ 39,971	\$ 41,170	\$ 42,405
<b>Proforma Operating Expenses</b>	<b>\$ 950,737</b>	<b>\$ 978,326</b>	<b>\$ 1,006,724</b>	<b>\$ 1,035,956</b>	<b>\$ 1,066,044</b>	<b>\$ 1,097,016</b>	<b>\$ 1,128,897</b>	<b>\$ 1,161,713</b>	<b>\$ 1,195,493</b>	<b>\$ 1,230,265</b>
<b>Effective Net Operating Income</b>	<b>\$ 728,203</b>	<b>\$ 924,472</b>	<b>\$ 934,130</b>	<b>\$ 943,715</b>	<b>\$ 953,220</b>	<b>\$ 962,633</b>	<b>\$ 971,946</b>	<b>\$ 981,146</b>	<b>\$ 990,223</b>	<b>\$ 999,166</b>
Contribution to Project Budget										
Senior Debt Service	\$ 352,007	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013
Debt Service Coverage	207%	131%	133%	134%	135%	137%	138%	139%	141%	142%
<b>Residual Receipts</b>	<b>\$ 376,196</b>	<b>\$ 220,459</b>	<b>\$ 230,116</b>	<b>\$ 239,702</b>	<b>\$ 249,207</b>	<b>\$ 258,620</b>	<b>\$ 267,933</b>	<b>\$ 277,133</b>	<b>\$ 286,210</b>	<b>\$ 295,153</b>
Asset Mgt Fee	\$ 9,500	\$ 9,785	\$ 10,079	\$ 10,381	\$ 10,692	\$ 11,013	\$ 11,343	\$ 11,684	\$ 12,034	\$ 12,395
DDF Payments	\$ 366,696	\$ 210,674	\$ 220,038	\$ 229,321	\$ 238,514	\$ 247,607	\$ 256,589	\$ 265,449	\$ 274,176	\$ 282,757
DDF Balance	\$ 3,980,228	\$ 3,769,554	\$ 3,549,516	\$ 3,320,195	\$ 3,081,680	\$ 2,834,073	\$ 2,577,484	\$ 2,312,035	\$ 2,037,859	\$ 1,755,101
<b>Surplus Cash</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Partnership Surplus Allocation	<b>25%</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NHD Surplus Allocation	<b>75%</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HMNI Loan Interest	<b>1.00%</b>	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
HMNI Loan Principal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>HMNI Loan Balance</b>		\$ 4,590,000	\$ 4,635,000	\$ 4,680,000	\$ 4,725,000	\$ 4,770,000	\$ 4,815,000	\$ 4,860,000	\$ 4,905,000	\$ 4,995,000

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	5.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$4,346,924
HMNI Loan:	\$4,500,000

Permanent Loan Amount	\$9,890,000
Loan Term	35
Core Loan Rate	6.04%
NHD & Trustee Factor	<u>0.30%</u>
Total Loan Rate	6.34%
Annual Debt Service	\$704,013



**Nevada Housing Division**  
**Multifamily Housing Revenue Bonds**  
**Janice Brooks Bay Apartments**  
**Series 2024**

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>INCOME</b>										
Annual Gross Rental Income	\$ 2,385,411	\$ 2,433,119	\$ 2,481,781	\$ 2,531,417	\$ 2,582,045	\$ 2,633,686	\$ 2,686,360	\$ 2,740,087	\$ 2,794,889	\$ 2,850,787
Other: Ancillary Revenue	\$ 8,294	\$ 8,460	\$ 8,629	\$ 8,802	\$ 8,978	\$ 9,158	\$ 9,341	\$ 9,528	\$ 9,718	\$ 9,912
<b>Total Residential Income</b>	<b>\$ 2,393,705</b>	<b>\$ 2,441,579</b>	<b>\$ 2,490,411</b>	<b>\$ 2,540,219</b>	<b>\$ 2,591,023</b>	<b>\$ 2,642,844</b>	<b>\$ 2,695,701</b>	<b>\$ 2,749,615</b>	<b>\$ 2,804,607</b>	<b>\$ 2,860,699</b>
Less: Residential Vacancy/Discounts	\$ (119,685)	\$ (122,079)	\$ (124,521)	\$ (127,011)	\$ (129,551)	\$ (132,142)	\$ (134,785)	\$ (137,481)	\$ (140,230)	\$ (143,035)
<b>Proforma Gross Income</b>	<b>\$ 2,274,020</b>	<b>\$ 2,319,500</b>	<b>\$ 2,365,890</b>	<b>\$ 2,413,208</b>	<b>\$ 2,461,472</b>	<b>\$ 2,510,701</b>	<b>\$ 2,560,916</b>	<b>\$ 2,612,134</b>	<b>\$ 2,664,376</b>	<b>\$ 2,717,664</b>
<b>Adjusted Gross Income</b>	<b>\$ 2,274,020</b>	<b>\$ 2,319,500</b>	<b>\$ 2,365,890</b>	<b>\$ 2,413,208</b>	<b>\$ 2,461,472</b>	<b>\$ 2,510,701</b>	<b>\$ 2,560,916</b>	<b>\$ 2,612,134</b>	<b>\$ 2,664,376</b>	<b>\$ 2,717,664</b>
<b>EXPENSES</b>										
General Administrative	\$ 70,311	\$ 72,421	\$ 74,593	\$ 76,831	\$ 79,136	\$ 81,510	\$ 83,955	\$ 86,474	\$ 89,068	\$ 91,740
Operating & Maintenance	\$ 289,583	\$ 298,271	\$ 307,219	\$ 316,436	\$ 325,929	\$ 335,707	\$ 345,778	\$ 356,151	\$ 366,836	\$ 377,841
Utilities	\$ 92,225	\$ 94,992	\$ 97,842	\$ 100,777	\$ 103,800	\$ 106,914	\$ 110,122	\$ 113,426	\$ 116,828	\$ 120,333
Staff Payroll & Benefits	\$ 577,480	\$ 594,805	\$ 612,649	\$ 631,028	\$ 649,959	\$ 669,458	\$ 689,542	\$ 710,228	\$ 731,535	\$ 753,481
Taxes & Insurance	\$ 79,080	\$ 81,452	\$ 83,896	\$ 86,413	\$ 89,005	\$ 91,675	\$ 94,425	\$ 97,258	\$ 100,176	\$ 103,181
Property Management	\$ 113,701	\$ 115,975	\$ 118,295	\$ 120,660	\$ 123,074	\$ 125,535	\$ 128,046	\$ 130,607	\$ 133,219	\$ 135,883
Replacement Reserves	\$ 43,677	\$ 44,988	\$ 46,337	\$ 47,727	\$ 49,159	\$ 50,634	\$ 52,153	\$ 53,718	\$ 55,329	\$ 56,989
<b>Proforma Operating Expenses</b>	<b>\$ 1,266,058</b>	<b>\$ 1,302,903</b>	<b>\$ 1,340,831</b>	<b>\$ 1,379,873</b>	<b>\$ 1,420,062</b>	<b>\$ 1,461,433</b>	<b>\$ 1,504,021</b>	<b>\$ 1,547,861</b>	<b>\$ 1,592,991</b>	<b>\$ 1,639,448</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,007,961</b>	<b>\$ 1,016,597</b>	<b>\$ 1,025,059</b>	<b>\$ 1,033,335</b>	<b>\$ 1,041,410</b>	<b>\$ 1,049,268</b>	<b>\$ 1,056,895</b>	<b>\$ 1,064,273</b>	<b>\$ 1,071,386</b>	<b>\$ 1,078,216</b>
Contribution to Project Budget										
Senior Debt Service	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013	\$ 704,013
Debt Service Coverage	143%	144%	146%	147%	148%	149%	150%	151%	152%	153%
<b>Residual Receipts</b>	<b>\$ 303,948</b>	<b>\$ 312,584</b>	<b>\$ 321,046</b>	<b>\$ 329,322</b>	<b>\$ 337,397</b>	<b>\$ 345,255</b>	<b>\$ 352,881</b>	<b>\$ 360,260</b>	<b>\$ 367,373</b>	<b>\$ 374,203</b>
Asset Mgt Fee	\$ 12,767	\$ 13,150	\$ 13,545	\$ 13,951	\$ 14,370	\$ 14,801	\$ 15,245	\$ 15,702	\$ 16,173	\$ 16,658
DDF Payments	\$ 291,181	\$ 299,433	\$ 307,502	\$ 315,371	\$ 323,027	\$ 328,587	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 1,463,920	\$ 1,164,487	\$ 856,985	\$ 541,614	\$ 218,587	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,867</b>	<b>\$ 337,637</b>	<b>\$ 344,558</b>	<b>\$ 351,199</b>	<b>\$ 357,544</b>
Partnership Surplus Allocation	25%	\$ -	\$ -	\$ -	\$ -	\$ 27,967	\$ 84,409	\$ 86,139	\$ 87,800	\$ 89,386
NHD Surplus Allocation	75%	\$ -	\$ -	\$ -	\$ -	\$ 83,901	\$ 253,228	\$ 258,418	\$ 263,400	\$ 268,158
HMNI Loan Interest	1.00%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
HMNI Loan Principal		\$ -	\$ -	\$ -	\$ -	\$ 83,901	\$ 253,228	\$ 258,418	\$ 263,400	\$ 268,158
<b>HMNI Loan Balance</b>		<b>\$ 5,040,000</b>	<b>\$ 5,085,000</b>	<b>\$ 5,130,000</b>	<b>\$ 5,175,000</b>	<b>\$ 5,220,000</b>	<b>\$ 5,181,099</b>	<b>\$ 4,972,872</b>	<b>\$ 4,759,454</b>	<b>\$ 4,317,896</b>

### **Borrower Financing Representation**

**Proposed Project:**

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

☐ **Option A**

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>

☒ **Option B**

**Sponsor/Borrower Statement:**

SNRHA and AHP, Inc. conducted a Request for Proposals (RFP) process to solicit competitive bids for the construction and permanent lender. We received proposals from five different lenders. We selected Chase's proposal because it offered the best combination of the lowest rates and fees in comparison to the other proposals we received. We also selected Chase due to its proposed back-to-back construction/permanent loan structure, which will simplify the underwriting and closing processes.

Sign:  \_\_\_\_\_

By: Fred Haron

Title: Treasurer

Firm: Affordable Housing Program, Inc.

**Janice Brooks Bay  
5201 Walnut Ave  
Las Vegas, Nevada 89110  
APN#: 140-33-102-003 (9.56 acres)**

### **Project Description**

Janice Brooks Bay entails the preservation and rehabilitation of an existing 100-unit apartment complex on a 9.56-acre parcel located at 5201 Walnut Ave. in the Sunrise Manor neighborhood of unincorporated Clark County. The property was constructed in 1976 and is owned by the Southern Nevada Regional Housing Authority (SNRHA). SNRHA operates Janice Brooks Bay at below market rents, but presently there are no land use restrictions or covenants on the property. For the rehabilitation project, SNRHA and its non-profit affiliate, Affordable Housing Program, Inc. (AHP), will act as Sponsor and Developer.

The newly rehabbed units will be affordable to families who make below 60% of area median income (AMI), be brought up to fully modern standards, including energy efficient features, and will include a percentage of units that are fully accessible to persons with disabilities. SNRHA proposes to overlay 50 project-based rental vouchers on the development to increase affordability and support new financing towards the renovation.

### **Physical Description**

Constructed in 1976, Janice Brooks Bay consists of 100 one-, two-, and three-bedroom units across 14 residential buildings, which are a mix of two-story townhouses/rowhouses and garden apartments. The 9.56-acre site includes an activity building that houses on-site management, space for supportive service providers, and on-site amenities such as a computer lab, multipurpose room, and exercise space. There is also a shared laundry facility and a maintenance shop on-site.

The development includes 16 one-bedroom/one-bath units (approximately 725 NSF), 48 two-bedrooms/one-bath units (approximately 900 NSF), and 36 three-bedroom/one-and-a-half bath units (approximately 1,150 NSF).

The full unit mix is as follows:

#	Type	Net Square Footage
16	1-bedroom/1-bathroom	11,600 Sq. Ft.
48	2-bedroom/1-bathroom	43,200 Sq. Ft.
36	3-bedroom/1.5-bathroom	41,400 Sq. Ft.
<b>100</b>	<b>Total</b>	<b>96,200 Sq. Ft.</b>

Modernized unit amenities will include central heating and air conditioning, refrigerator, range, dishwasher, vinyl flooring, and extensive cabinet and closet storage. The units will be rehabbed to high energy-efficiency standards and will include high efficiency heating and cooling equipment, EnergyStar appliances, low-flow fixtures and xeriscape landscaping, ceiling fans, and

high R-value wall and attic insulation. The rehabbed development will also off-set a portion of its energy consumption with new photovoltaics.

Current exterior amenities include a playground and basketball court. Planned improvements include the potential development of a new activity building and upgrades to outdoor spaces to include desert landscaping, the BBQ area, the playground, and surface parking. Potential new outdoor amenities could include a dog park and a community garden.

### **Location and Neighborhood**

The property is located one block east of N. Nellis Blvd. between Walnut Avenue and Cedar Avenue in the Sunrise Manor neighborhood of unincorporated Clark County, northeast of downtown Las Vegas.

The site is well located near schools, jobs, neighborhood services and public transportation. Smith's grocery store and Walmart Pharmacy are less than a half mile to the south of the site. Children at Janice Brooks Bay attend Charlotte and Jerry Keller Elementary School (0.5 miles away), Richard J. Rundle Elementary School (0.6 miles away), Duane D. Keller Middle School (2 miles away), and Eldorado High School (1.2 miles away).

Janice Brooks Bay is served by two bus lines: the Route 115 Nellis/Stephanie bus line (North/South) and the Route 208 Washington (East/West), and the nearest stop is only 0.3 miles from the site.

The nearest hospital, North Vista Hospital, is 5.3 miles west of Janice Brooks Bay. There is an urgent care less than a mile to the south. A Clark County fire station is 1.2 miles to the south of the site and the Las Vegas Metropolitan Police Department is 4.5 miles west of the site, providing residents with quick access to emergency services.

### **Target Population**

Janice Brooks Bay is an affordable family development targeted to households with incomes at or below 30%, 50%, and 60% of area median income (AMI), with the weighted average rent and income targeting 48.8% of AMI.

<b>Unit Type</b>	<b>Target AMI</b>	<b>Number of Units</b>
1-bedroom	<30%	2
1-bedroom	<50%	8
1-bedroom	<60%	6
2-bedroom	<30%	17
2-bedroom	<50%	12
2-bedroom	<60%	19
3-bedroom	<30%	6
3-bedroom	<50%	30
<b>Total</b>	<b>Weighted Avg: 48.8%</b>	<b>100</b>

The low-income targeting is achieved on this bond project by utilizing multiple sources of soft subordinate financing described below. Additionally, this project has applied for 50 project-

based vouchers (PBVs), which will allow for deep income targeting without sacrificing project revenue.

The need for affordable housing in the Vegas Valley is well documented. The Clark County, Boulder City, and Mesquite 2020-2024 HUD Consolidated Plan and 2020 Action Plan note that there is a shortage of 59,370 affordable units available to extremely low-income households at 30% AMI and below, and a shortage of 78,112 affordable and available units for households at 50% of AMI. The Plan also states that over 170,161 households in the HCP Consortium have incomes below 80% AMI. Of these, 34,032 households (20%) experience a housing problem, including substandard housing, overcrowding, cost burden or severe cost burden. Janice Brooks Bay, and the preservation of 100 affordable housing units, will ensure the availability of long-term affordable housing for low, very low, and extremely low-income residents of Clark County, helping to address the crisis of lack of affordable housing.

The Nevada Housing Division 2022 Annual Affordable Apartment Survey reported vacancy rates of 2.2%, 3.2% and 4.9% for one-bedroom, two-bedroom and three-bedroom units, respectively, in Clark County. These low vacancy rates indicate a severe need for affordable housing in the housing market area.

Tenant rents at Janice Brooks Bay will be significantly below market rents. Rents will range from \$487 to \$975 for a one-bedroom unit, \$585 to \$1,170 for a two-bedroom unit, and \$675 to \$1,351 for a three-bedroom unit. For comparison, the 2023 HUD Fair Market Rents for Clark County are \$1,212 for a one-bedroom unit, \$1,457 for a two-bedroom unit, and \$2,071 for a three-bedroom unit.

### **Relocation**

Janice Brooks Bay will fully comply with all requirements under the Uniform Relocation Assistance and Real Property Acquisition Act (URA). First priority for re-occupying the newly rehabbed units will go to the residents living at Janice Brooks Bay at the time of relocation.

All households residing at Janice Brooks Bay will be temporarily relocated either to other units on site, to other SNRHA-owned properties, or to other affordable housing to enable the contractor to control portions of the construction site. The rehabilitation will likely be rolled across the property in phases with specific buildings identified for each phase. SNRHA will confirm the phasing with the contractor prior to the start of construction. All households relocated off site as the result of the rehabilitation will have the first right to return to Janice Brooks Bay once work is complete.

SNRHA's Supportive Services Department will manage the relocation process and services for the residents of Janice Brooks Bay during the initial relocation and will assist those residents returning to the property post construction. Some residents may only need to move once—from their current unit into a newly renovated unit, depending on household size, household needs, and unit availability. Residents are not guaranteed to return to their current unit. SNRHA staff has extensive experience in relocating public housing residents to other public housing developments under similar circumstances. A staffed relocation team will be assigned to residents of Janice Brooks Bay throughout the entire relocation process.

**Supportive Services**

Janice Brooks Bay residents will have access to an extensive supportive services program designed to assist residents in the move towards economic self-sufficiency. The residence has budgeted for a part-time Resident Services Coordinator, who will assist residents with remaining financially self-sufficient by implementing referral services, programs, activities, and social supports. SNRHA will design programs that are specifically tailored to meet the needs of the children, youth and families residing at the development. Additionally, SNRHA will offer its Family Self-Sufficiency (FSS), pre-employment and vocational job training, job referrals, Section 3 job referrals, and Homeownership Training services to all residents.

In addition, residents will be provided with social supports including a monthly newsletter containing information on on-site services, community resources, maintenance tips, and social activities.

All services will be offered free of charge to the residents. SNRHA holds contracts or Memoranda of Understanding (MOUs) with many community partners to provide services to low-income residents. The Authority has a Supportive Service Department to provide information and referrals, lead workshops, and assist families with meeting their economic self-sufficiency goals.

Supportive Services will be sustained financially through the property operating budget.

Family Self-Sufficiency Program (FSS) – The Family Self-Sufficiency (FSS) is a voluntary, work-based program designed to assist families in becoming economically independent and self-sufficient. The FSS program helps families establish long-term goals (up to 5-years) and overcome barriers that prevent achievement of those goals.

The FSS Program Coordinator provides free resources and services necessary for success. The coordinators work with each client to develop an action plan with specific activities and steps needed to achieve their individual goals. With the support of Community Partners and Service Providers, the FSS Coordinator is able to combine case management with services such as educational and employment opportunities, life-skills training, and financial management assistance. Additionally, the FSS Coordinator will provide encouragement, motivation, and moral support to help the resident achieve their goals.

Workshops at One-Stop Career Center Offices – SNRHA offers workshops to residents and the community at-large. Topics include:

- Skills assessment, job search, & online applications
- Resume & cover letter writing
- Interviewing skills
- Diversity in the workplace
- Other Life Skills for maintaining employment

Workforce Investment Act (WIA) Program – SNRHA has funding from NV Workforce Connections to provide pre-vocational training, occupational skills training, on-the-job training, job search & placement assistance and supportive services in the following sectors:

- Health & Medical Services
- Logistics & Operations
- Information Technology
- Tourism, Gaming & Entertainment

Residents who are interested in this program must first complete the Information Session unless otherwise authorized by WIA Program Manager.

Job Training—SNRHA provides referrals for training in jobs in the hotel and restaurant trades. In addition, the Authority has a long-standing relationship with the College of Southern Nevada, which provides on-campus computer training and an associate degree.

Job Training-Section 3 Program—SNRHA promotes household self-sufficiency and strongly encourages the direct hiring of qualified Housing Authority residents from the communities impacted by the work awarded and performed by its contractors. Our residents have access to many supportive services to become job ready or enhance job skills in advance of participating or concurrent with the Section 3 Program. SNRHA maintains a list of candidates for the Section 3 program that will be utilized to assist contractors with placement. Contractors are expected to consider all employment opportunities and fill low skill jobs as well as high skills opportunities.

Homeownership Training/Personal Finance—In concert with local banks and Consumer Credit Counseling, Housing for Nevada, and Women’s Development Center, SNRHA will assist residents with personal credit repair, money management, and preparation for homeownership.

### **Rehabilitation Scope of Work**

The rehabilitation scope of work for Janice Brooks Bay is based upon a Physical Needs Assessment (PNA) completed by AEI Consultants and dated January 8, 2024. Additionally, an Energy Audit will be performed by a consultant to the Nevada Housing Division.

A preliminary rehabilitation scope of work is divided into three categories: General; Civil; and Plumbing, Mechanical, and Electrical. The extensive rehabilitation is expected to total over \$250,000 per unit, not including contingency. Priority improvements will ensure the property is meeting all building code and HUD requirements, as well as bring the units and amenities up to modern standards. Additionally, the rehabilitation will ensure the property is meeting its ADA and other accessibility requirements.

The exterior of the building will be upgraded, including the new roofing, as required. Demolition and re-building of the existing rental office and maintenance buildings as a new Activity Center for residents is under consideration (in the event that these buildings are retained, they will be upgraded to modern standards). The addition of photovoltaic panels and perimeter fencing is also planned for the site. Existing amenities, including landscaping, playground, and BBQ area will be upgraded, with considerations for a new dog park and community garden. Upgrades to sidewalks and other exterior amenities will ensure accessibility.

Structural engineering work and mechanical system upgrades are expected to be completed. Extensive replacement of wet utility piping onsite to offsite point of connection is anticipated. Replacement of electrical mains and subpanels is also anticipated. Site lighting will be upgraded, both interior and exterior. Upgrades to fire safety, carbon monoxide safety, and internet and telephone wiring/connectivity will also be undertaken.

Residential units will be brought up to modern standards, including upgraded walls, floors, ceilings, energy-efficient appliances, cabinets and countertops, windows and doors, etc. HVAC, plumbing systems and fixtures, and water heaters will be upgraded, alongside the addition of washer/dryers to units and new ceiling fans.

This list is non-exhaustive and is intended to serve as a general overview of the extent of the work planned to bring Janice Brooks Bay Apartments up to modern standards for all residents.

### **Development Team**

<b>Developer:</b>	Southern Nevada Regional Housing Authority and its non-profit affiliate, Affordable Housing Program, Inc.
<b>Consultant:</b>	Praxis Consulting Group, LLC
<b>General Contractor:</b>	To be identified
<b>Property Manager:</b>	Southern Nevada Regional Housing Authority
<b>Architect:</b>	Sparkflight Studios

Janice Brooks Bay will be owned by a to-be-created sole purpose limited liability company, [Janice Brooks Bay, LLC]. The 0.01% Managing Member of the LLC will also be a to-be-created sole purpose limited liability company, [Janice Brooks Bay Manager, LLC]. Affordable Housing Program, Inc. (AHP, Inc.), the non-profit instrumentality of SNRHA, will be the sole manager of the Manager LLC. AHP, Inc. will act as Developer to the ownership LLC. SNRHA will provide professional property management services.

### Southern Nevada Regional Housing Authority / Affordable Housing Program, Inc.

SNRHA is the sole public housing agency for the Las Vegas, NV region. Formed in January 2010 through the consolidation of the three housing authorities in the Las Vegas Valley, SNRHA currently operates 2,139 public housing units, 845 RAD Project Based Voucher units, 1,035 affordable housing units, and 229 mobile home pads. With its approximately 11,000 Housing Choice Vouchers, the consolidated SNRHA is the 32nd largest public housing authority in the country and the 6th largest PHA in HUD Region 9, which encompasses California, Arizona, Nevada and Hawaii. It is guided by a nine-member Board of Commissioners made up of five public officials from the three cities and the County and four resident representatives.

The Development and Modernization Department is responsible for construction administration for SNRHA. The department oversees Capital Fund Program (CFP) funds in the amount of approximately \$6,000,000 per year. Development and Modernization Department staff performs construction management and inspection on various levels of rehabilitation, including new construction, of SNRHA's public housing and affordable housing stock. Staff also coordinated the purchase of single-family homes under the NSP1 and 3 Program, as well as oversaw the



required energy upgrades to those homes. The Department monitors Developer compliance to Davis Bacon Wage Determination Act and assists in enforcing adherence to the agency's mandatory Section 3 hiring requirements and HUD Environmental Reviews. In addition, the Development/Modernization staff administers professional services contracts, including Architectural, Engineering, Hazardous Materials Consulting and Abatement and submits special applications for Demolition/Disposition and other grant funding, including Tax Credit submissions to the State of Nevada.

Recent SNRHA new construction or rehabilitation projects include:

- Otto Merida Desert Villas, built in 2007 (60 new construction family public housing units utilizing 9% LIHTC);
- Marion D. Bennett Sr. Plaza, built in 2010 in partnership with the non-profit Nevada H.A.N.D., (65 new construction senior public housing units financed with ARRA, RHF and FHLB AHP funds);
- Lubertha Johnson Estates, built in 2011 (112 new construction senior public housing units utilizing ARRA, RHF and CFP funds.
- Landsman Gardens Apartments, re-opened in October 2014 (100-unit multi-family RAD conversion financed with tax exempt bonds, SNRHA capital funds, 4% LIHTC, FHLBSF AHP funds and HUD HOME funds from the City of Henderson);
- Vera Johnson Manor B, in partnership with co-Developer(s) Nevada H.A.N.D, Inc., re-opened in May 2016 (112-unit multi-family RAD conversion financed with 9% LIHTC, HUD HOME funds, form the City of Las Vegas and SNRHA capital funds);
- Biegger Estates Apartments completed in Summer 2017 (119-unit multi-family RAD conversion financed with 9% LIHTC and SNRHA capital funds);
- Vera Johnson Manor A, completed in August 2018 (76-unit multi-family public housing rehabilitation financed with 9% LIHTC and SNRHA capital funds);
- Rose Gardens, in partnership with co-Developer(s) Nevada HAND, Inc., completed in November 2018 (120-unit new construction senior RAD conversion financed with tax-exempt bonds, 4% LIHTC, HUD HOME funds from the City of North Las Vegas and Clark County, NHD GAHP funds and SNRHA capital funds);
- Espinoza Terrace Apartments, which opened in 2020 (100-unit senior RAD conversion financed with 9% LIHTC, FHLBSF AHP funds and HUD HOME funds from Clark County and the City of Henderson);
- Archie Grant Apartments, which completed construction in August 2020 (125-unit elderly/non-elderly disabled RAD conversion financed with 9% LIHTC, HUD HOME funds from the City of Las Vegas, NHD HTF, FHLBSF AHP, and housing authority capital funds); and,
- Wardelle Street Apartments, which opened in June 2021 (57-unit, new construction family duplex and rowhouse development, financed with public housing capital funds, 9% LIHTC, HUD HOME funds from the City of Las Vegas and Clark County, and Section 8 and public housing rental assistance).

Recent SNRHA rehabilitation projects include:

- Acquisition and Modernization of ninety-one (91) Neighborhood Stabilization Program (NSP) Units.

- Acquisition and Installation of sixty-three (63) manufactured homes at Rulon Earl and Dorothy Kidd Mobile Home Park – Affordable Housing
- Acquisition and Installation of thirty-two (32) units in eight (8) four-plex apartment homes at Reata Apartments – Affordable Housing
- Backup Generator Replacement at James Down Towers – Senior Public Housing
- Redevelopment of Brown Homes Warehouse – Affordable Housing
- Roof Replacement at Aida Brents Gardens – Senior Family Housing
- Demolition of Tri-Plex Apartments at 3 & 9 Tonopah Ave – Affordable Housing
- Energy Upgrades and Comprehensive Modernization at 2933 Brady – Scattered Site Housing
- Demolition of the one hundred-twenty (120) unit Old Rose Gardens Development – Senior Public Housing
- Backup Generator Replacement at Arthur Sartini Plaza and Harry Levy Gardens – Senior Public Housing
- Elevator Replacement at James Down Towers
- Roof Replacement at one hundred fifty-eight (158) units and manager's office at Sherman Gardens Annex – Family Housing
- Playground, Safety surface and canopy installation at Marble Manor and Sherman Gardens Annex – Family public housing;
- Energy Upgrades and Comprehensive Modernization of Four (4) Single Family Homes – Scattered Site Housing
- Elevator Replacement at Arthur Sartini Plaza & Harry Levy Gardens – Senior Public Housing

SNRHA has extensive experience managing affordable rental housing. Its staff manages its public housing portfolio and is well-versed in Fair Housing and other affordable housing requirements.

Key SNRHA staff taking part in the development and operations include: Lewis Jordan, Executive Director, Frank Stafford, Director of Development and Modernization, Fred Haron, Chief Administrative Officer, Patricia Stephens, Director of Affordable Housing, and Deena Williams, Development and Modernization Coordinator.

#### Praxis Consulting Group, LLC

SNRHA will receive consulting assistance from Praxis Consulting Group, LLC. Formed in 2004, Praxis Consulting Group LLC is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Mr. Novak, its President, has over 30 years of experience in all aspects of the affordable housing development process, including HOPE VI, CNI, RAD, public housing mixed- finance development and affordable assisted living. Since its inception, Praxis secured the financing for and closed over 110 affordable housing developments totaling over 13,200 units and \$2.3 billion in financing. Praxis has expertise in working with public housing authorities in portfolio assessment and RAD and mixed-finance development. Through this work, Praxis has facilitated the preservation and development of thousands of additional units across multiple housing authorities. Financing sources have included project-based Housing Choice Vouchers, public housing Capital and

Replacement Housing Factor funds and ACC operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credit, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

### Sparkflight Studios

Sparkflight Studios is a woman-owned firm based in Henderson and established in Nevada for over eighteen years. Its focus is on integrating sustainable practices into civic, commercial, residential, and public art projects. In-house services include feasibility analysis, design, and LEED consulting. Local awards include 2016 ENR Best Project in Public Building for RTC training interiors, recognition in 2009 by the Housing Authority of Las Vegas, NV and the 2007 award Creating Communities: Innovative Designs for Desert Living, City of Henderson, Nevada. Principal Anne Johnson is a practicing architect and graphic designer with over 23 years of professional experience. Her education and employment include project experience in Arizona, California, Florida, Kentucky, Ohio, Massachusetts, Nevada, London, England, and Guadalajara, Mexico. In addition to new design, her experience includes renovation of a variety of existing commercial, institutional, and residential structures. She excels in synthesizing client requirements into attractive, effective, efficient, and sustainable design. Anne Johnson, AIA has worked on several projects with SNRHA, including the new construction Wardelle Street Townhouses, rehabilitation of Vera Johnson Manor A, programming through design documents for community center renovations at Marble Manor and Rulon Earl and the rehabilitation of six (6) single-family residences.

### **Project Financing**

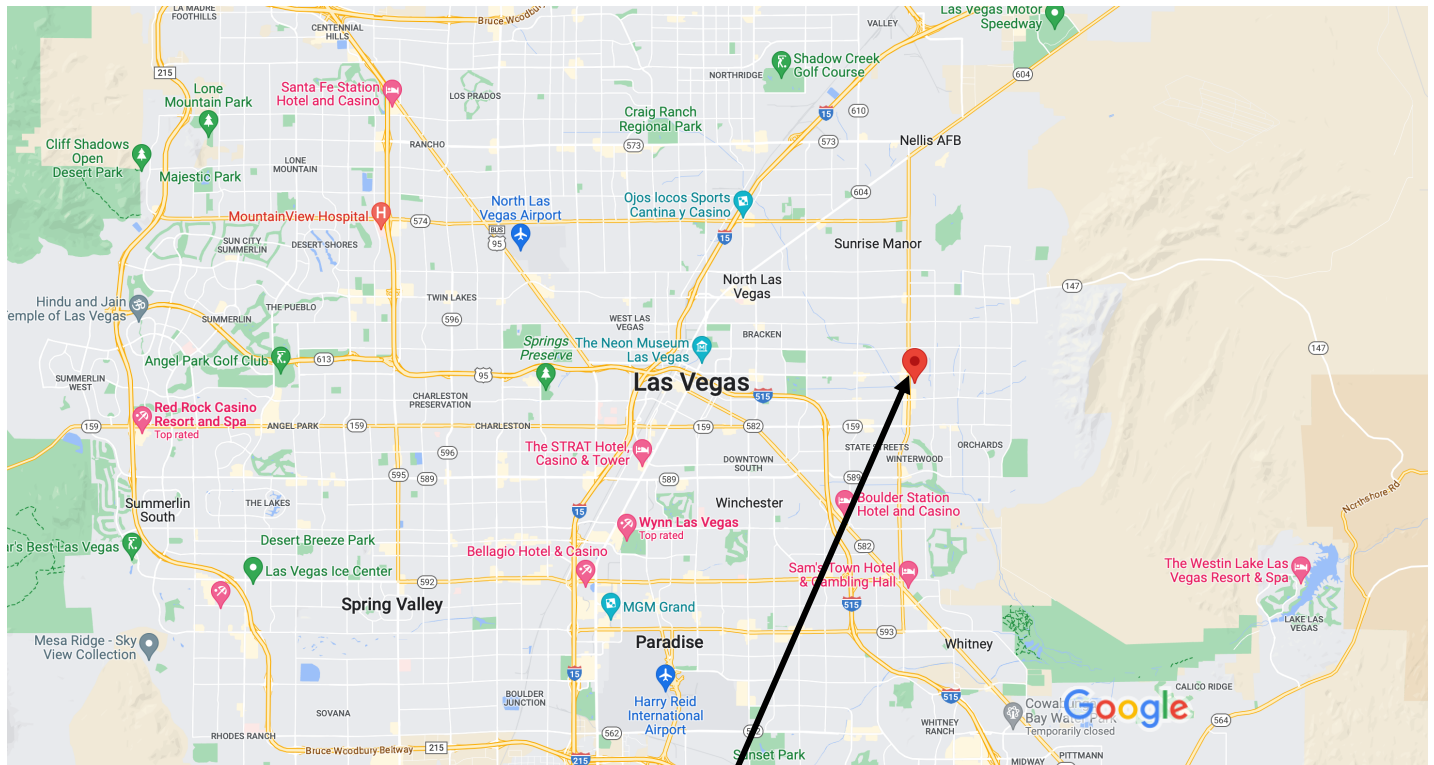
The financing for Janice Brooks Bay includes tax-exempt bonds and equity from the sale of non-competitive 4% Low Income Housing Tax Credits both issued through the Nevada Housing Division, Home Means Nevada Initiative (HMNI) ARPA funds, a SNRHA seller's note. Janice Brooks Bay was awarded \$6.5 million in HMNI funds. Additionally, as noted above, SNRHA plans to competitively procure 50 project-base vouchers, which will provide significant revenue to the project while allowing for deep income targeting.

### **Estimated Project Schedule**

Closing	September 2024
Construction Start	October 2024
Construction Completion	January 2026
Conversion	June 2026

**Janice Brooks Bay  
5201 Walnut Ave  
Las Vegas, Nevada 89110  
APN#: 140-33-102-003 (9.56 acres)**

**Location Map**



Project Site

**Janice Brooks Bay  
5201 Walnut Ave  
Las Vegas, Nevada 89110  
APN#: 140-33-102-003 (9.56 acres)**

**Aerial Photo**





**Janice Brooks Bay  
5201 Walnut Ave  
Las Vegas, Nevada 89110  
APN#: 140-33-102-003 (9.56 acres)**

**Site Photos**



**Janice Brooks Bay  
5201 Walnut Ave  
Las Vegas, Nevada 89110  
APN#: 140-33-102-003 (9.56 acres)**

**Site Plan**



Nevada Housing Division Multi-family Tax-Exempt Bond Program  
Development Executive Summary

**Development:** Janice Brooks Bay  
**Development Type:** Acquisition and Rehabilitation  
**BoF Meeting Date:** 4.25.24

**Administrator's Summary**

This bond issuance will be used to provide for the acquisition and rehabilitation of a 100-unit affordable family apartment complex in Las Vegas in the Sunrise Manor neighborhood of unincorporated Clark County. The property was constructed in 1976 and is owned by the Southern Nevada Regional Housing Authority, where there are presently no land use restrictions nor covenants on the property. The rental housing will serve 100 households at or below 60% of area median income (AMI), specifically targeting lower AMI populations through the distribution of 50% of the units to 50% AMI and 25% of the units to 30% AMI populations. The project has applied for 50 Project Based Vouchers which will allow for deep income targeting without sacrificing project revenue. The rehabilitation scope of work is expected to total over \$250,000 per unit. This project will preserve affordable units which will retain the rent restrictions for 30 years.

- 100 Family Units
- Acquisition and Rehabilitation
- 100% Affordable Rents
- 25 units at <60% AMI, 50 units at <50% AMI, 25 units @ <30% AMI
- 1 bedroom units = 16, 2 bedroom units = 48, 3 bedroom units = 36
- 1 bedroom rents \$360.00 less than market rate
- 2 bedroom rents \$333.00 less than market rate
- 3 bedroom rents \$0 less than market rate (all 3 bedroom units will receive Section 8 vouchers reducing the rent by an average of \$1495.00)
- Cost per unit = \$586,894
- Cost per bond cap allocation = \$305,000
- Developer – Southern Nevada Regional Housing Authority
- Equity Investor – Enterprise Housing Credit Investments
- Loan – JP Morgan Chase
- \$30.5 M in Bond Proceeds trips \$25.9 M in LIHTC Equity (44.1% of total development cost)

	Janice Brooks Bay	Program Average	Notes
Total Tax-exempt Bond ask	\$ 30,500,000	\$ 29,345,000	
Total Development Cost	\$ 58,689,424	\$ 55,573,567	Average of last 10 Acquisition and Rehabilitation projects previously approved
Size of site	9.56 Acres	7.08	
Total # of Units	100	199	Average of last 10 Acquisition and Rehabilitation projects previously approved
Cost Per Unit	\$ 586,894	\$ 273,211	Average of last 10 Acquisition and Rehabilitation projects previously approved
Bond Cap used Per Unit	\$ 305,000	\$ 144,406	Average of last 10 Acquisition and Rehabilitation projects previously approved
Percentage of Units above 60% AMI	0.00%	n/a	0 units in this project
Percentage of Units at 60% AMI	25.00%	61.0%	25 Units in this project
Percentage of Units at 50% AMI	50.00%	36.0%	50 units in this project
Percentage of Units at 40% AMI	0.00%	1.0%	0 units in this project
Percentage of Units at 30% AMI	25.00%	2.0%	25 units in this project
Veteran's Preference	n/a	n/a	

	Janice Brooks Bay	Estimated Market Rate	Notes
Average Studio Rent	n/a	\$ 871	Rent.com Updated 4/3/2024
Average 1 Bedroom Rent	\$ 920	\$ 1,280	Rent.com Updated 4/3/2024
Average 2 Bedroom Rent	\$ 1,107	\$ 1,440	Rent.com Updated 4/3/2024
Average 3 Bedroom Rent	\$ 2,469	\$ 2,200	Renthop.com Apr 2024
Average Vacancy Rate	n/a	9.60%	Avison Young Q4 2023



State of Nevada  
DEPARTMENT OF BUSINESS & INDUSTRY  
Housing Division  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

DATE: April 4, 2024

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Silverada Manor Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

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A. Time and Place of Meeting:

9:00 a.m., Wednesday, April 24,, 2024, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.

B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Silverada Manor Apartments).

C. The Findings relate to the issuance of up to \$36,200,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of a 150-unit family apartment complex located at 1400 Silverada Blvd. Reno, Nevada (the “Project”).

D. The Housing Division will issue up to \$36,200,000 of multi-unit housing revenue bonds which will be a direct note placement with Bellwether Enterprise Real Estate Capital (Bellwether). The borrower entity will be Silverada LLC. a limited liability company consisting of Silverada Manager LLC as a 0.01% Managing Member entity and Hudson Housing Capital (Hudson) as 99.99% Investor member. The Managing Member entity will be co-owned by the Housing Authority of the City of Reno and Brinshore Development LLC. Hudson will provide an equity investment of approximately \$30,830,413 to the partnership in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits. The proposed private placement financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).

E. Background of Agenda Item:

The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this new construction housing project. Further, the project, as proposed, complies with the intent and purpose of

Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Silverada Manor Apartments).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



**State of Nevada**

**DEPARTMENT OF BUSINESS & INDUSTRY**

**Housing Division**

**FINDINGS OF FACT**

**Multi-Unit Housing Revenue Bonds  
Silverada Manor Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary family housing at rental rates that eligible families can afford within the Reno, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which families of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible families.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Reno, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount

estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: \_\_\_\_\_

Steve Aichroth  
Administrator  
Nevada Housing Division

DATE: \_\_\_\_\_



April 2, 2024

Steve Aichroth, Administrator  
Nevada Housing Division  
1830 College Parkway, Suite 200  
Carson City, NV 89706

Re: Silverada Manor

Mr. Aichroth:

This Review and opinion are provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Silverada Manor project (“Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$36,200,000 to fund acquisition and rehabilitation of this rental community in Reno, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Project Financing Application of the borrower and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower and Division staff.

The proposed financing is proposed as a direct placement loan with Bellwether Enterprise Real Estate Capital (Bellwether) which provides both construction and permanent financing. The financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and is endorsed by the City of Reno. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits are critical to successful completion of the funding strategy at the proposed restricted income levels

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of definitive loan and equity approval and final loan, bond and tax documentation.

Sincerely,

**PFM Financial Advisors LLC**

Maggie Marshall, *Senior Managing Consultant*

Exhibit A: Project Overview and Plan of Finance  
Exhibit B: Project Operating Proforma  
Exhibit C: Borrower Finance Plan Statement  
Exhibit D: Borrower Provided Additional Detail

## PROJECT OVERVIEW AND PLAN OF FINANCE

### The Project

The Project consists of acquisition and substantial rehabilitation of a 150-unit development located in East Reno. The property consists of studio, one-bedroom, and two-bedroom units across 16 garden style apartment buildings and residential amenity and combined laundry/fitness buildings on a site of approximately 8.35 acres. The site also includes an outdoor plaza and a large community building. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

The property is currently owned by the Housing Authority of the City of Reno ("RHA") and operated as public housing. It will be redeveloped under the U.S. Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") program. The Project will be a RAD/Section 18 blended conversion from the existing public housing platform to a Section 8 Project based platform. Under the RAD and Section 8 Project-Based Housing Choice Voucher programs, households pay 30% of their adjusted gross income towards rent. On average, tenants in the RHA portfolio pay approximately \$445 per unit. The tenant share of monthly rent is subsidized through voucher contracts for 149 of the 150 units.

A summary of the unit mix and rent restrictions are provided in Table A.

**Table A: Project Unit & Rent Profile**

PBV Voucher Type	Unit Mix	AMI Restriction	Number Units	Unit Size (SF)	Allowable Monthly Rent <sup>1</sup>	Utility Allowance <sup>2</sup>	Net Allowable Monthly Rent	Tenant Share Monthly Rent	Net Monthly Revenue per Unit <sup>3</sup>	Total Monthly Revenue	Total Annual Revenue
RAD	Studio	30%	9	521	\$519	\$39	\$480	Varies	\$617	\$5,555	\$66,657
RAD	Studio	50%	13	521	\$866	\$39	\$827	Varies	\$617	\$8,023	\$96,282
RAD	1 Bedroom	30%	15	598	\$556	\$39	\$517	Varies	\$731	\$10,970	\$131,636
RAD	1 Bedroom	50%	23	598	\$928	\$39	\$889	Varies	\$731	\$16,820	\$201,842
Section 18	1 Bedroom	30%	9	598	\$556	\$39	\$517	Varies	\$1,344	\$12,093	\$145,121
Section 18	1 Bedroom	50%	17	598	\$928	\$39	\$889	Varies	\$1,344	\$22,843	\$274,116
Section 18	2 Bedroom	30%	29	685	\$668	\$46	\$622	Varies	\$1,694	\$49,132	\$589,582
Section 18	2 Bedroom	50%	34	685	\$1,113	\$46	\$1,067	Varies	\$1,694	\$57,603	\$691,234
n/a	2 Bedroom	60%	1	685	\$1,126	\$72	\$1,054	\$1,054	\$1,054	\$1,054	\$12,648
Total Units			150							\$170,515	\$2,209,115

<sup>1</sup> 2023 Income Limits (Reno-Sparks, NV MSA)

Ancillary Income \$27,000

<sup>2</sup> Based on Reno Housing Authority Energy Efficient Systems Utility Allowance

<sup>3</sup> For PBV units, this is the RAD/Section 18 contract rent revenue (tenant share plus subsidy)

### **Project Developers**

Housing Authority of the City of Reno  
1525 E. 9<sup>th</sup> St.  
Reno, NV 89512

Brinshore Development, LLC  
1603 Orrington Ave, Suite 450  
Evanston, IL 60201

Founded in 1943, the Reno Housing Authority (RHA) is a public housing authority that owns and manages 764 units of Public Housing in eight different locations in the Cities of Reno and Sparks under Public Housing programs. RHA also owns 165 rental properties targeted for low-income households utilizing Neighborhood Stabilization Programs. Through its services, RHA aims to provide fair, sustainable, quality housing in diverse neighborhoods throughout Reno, Sparks, and Washoe County that offers a stable foundation for low-income families to pursue economic opportunities to become self-sufficient and improve their quality of life.

Founded in 1994, Brinshore Development, L.L.C. is a private firm specializing in the development of affordable and mixed-income housing. To date, Brinshore has completed more than 120 projects nationwide, comprised of over 10,000 apartments and homes. Brinshore's projects include rehabilitation, adaptive reuse, new construction, and historic renovation. Brinshore has experience in affordable and market rate residential family and senior rentals, and expertise in developing permanent supportive housing and affordable artist housing. Brinshore's developments are located in 18 states and the District of Columbia.

Greater detail regarding experience of the developers is contained in Exhibit D.

### **Borrower Entity**

The borrower entity will be Silverada, LLC, a limited liability company consisting of Silverada Manager LLC as a 0.01% Managing Member entity and Hudson Housing Capital ("Hudson") as 99.99% Investor Member. The Managing Member entity will be co-owned by the Housing Authority of the City of Reno and Brinshore Development LLC. Hudson will provide an equity investment of approximately \$30,830,413 in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits.

The periodic advances of the equity investment by Hudson are expected to occur as follows (subject to adjustment):

- 1<sup>st</sup> Installment: \$4,624,562 at Closing (July 2024)
- 2<sup>nd</sup> Installment: \$12,332,165 at 100% Completion (July 2026)
- 3<sup>rd</sup> Installment: \$12,887,113 at Conversion (January 2027)
- 4<sup>th</sup> Installment: \$986,573 at Delivery of IRS Form 8609 (March 2027)

### **Property Management**

The Housing Authority of the City of Reno will serve as the property manager for this property. RHA has 80 years of experience in Public Housing property management and 26 years of successfully managing tax credit and layered funding properties. Currently, RHA manages 758 Public Housing units, 185 non-federally subsidized affordable units, 29 HOME units, 11 LIHTC units, and 74 LIHTC units.

## **General Contractor**

Pavilion Construction  
15455 SW Hallmark Dr.  
Lake Oswego, OR 97035

Since 2007 Pavilion has completed 92 affordable housing projects and worked with 26 housing authorities. Local to Nevada, Pavilion has built in Carson City, and is currently working in Reno with another project in Carson City beginning soon.

## **Plan of Finance:**

Permanent Project financing will be accomplished using debt provided by a direct placement with Bellwether. Tax-exempt bonds in an amount not to exceed \$36,200,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$10,020,000 following completion of construction and permanent loan conversion. Greater detail regarding the Bellwether debt financing is provided in the Bond/Loan Term section.

## **Reserves:**

The Borrower will be required to fund deposits to a replacement reserve initially set at \$325/unit/year for years 1 - 5. Thereafter, subject to increases once every 5 years based on future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at approximately \$978,725.

## **Sources and Uses:**

Project sources and uses are summarized in Table B:

**Table B: Sources and Uses of Funds**

Sources of Funds			
	Construction Phase	Permanent Phase	
NHD Tax-Exempt Bond Proceeds	\$36,200,000	\$10,020,000	
LIHTC Equity	\$4,624,562	\$30,830,413	
HMNI	\$4,800,000	\$12,000,000	
Seller Note	\$17,685,000	\$17,685,000	
45L Credits	-	\$346,875	
Deferred Developer Fee	-	\$73,481	
	\$63,309,562	\$70,955,769	
Uses of Funds			\$/Unit
Acquisition of Buildings & Land	\$17,685,000	\$17,685,000	\$117,900
Construction Hard Costs	\$31,052,541	\$31,083,541	\$242,840
Soft Costs	\$4,972,487	\$6,128,312	\$40,855
Construction Period Interest	\$2,593,395	\$2,593,395	\$17,289
Contingencies	\$3,212,421	\$3,212,421	\$21,416
Operating Reserve	-	\$978,725	\$6,525
Replacement Reserve	-	\$24,375	\$163
Developer Fee	\$3,793,718	\$9,250,000	\$61,667
	\$63,309,562	\$70,955,769	\$473,038



**Bond/Loan Terms:**

**Lender:** Bellwether Enterprise Real Estate Capital LLC

**Bond Structure:**

**Construction Phase**

- Estimated at \$36,200,000
- Not to exceed 80% of costs
- Interest Rate: fixed; based on the 3-year Treasury plus 3.25%, multiplied by 0.79
- Interest Rate estimated at 6.42% (including Division/Trustee fees) as of 4/1/2024.
- Bonds are interest only
- Term – 36 months from initial loan closing date

**Permanent Phase:**

- Estimated at \$10,020,000
- Not to exceed 90% loan to value based on final appraisal
- Interest Rate: fixed; based on the 15-year Treasury plus 3.25%, multiplied by 0.79
- Interest rate estimated at 6.43% (including Division/Trustee fees) as of 4/1/2024
- Amortization factor: 40 years
- Maturity – 16 years following stabilization
- Interest only payments for three years from stabilization, subject to a loan to value not to exceed 80%, followed by monthly principal and interest.
- Debt Service Coverage – Minimum of 1.15 to 1.00

**Fees:**

- 1) Division Annual Fee - 0.25% (25 bp) paid monthly in advance
- 2) Trustee Annual Fee - 0.05% (5 bp) paid monthly in advance

**Bond Rating:** Not rated

**Nevada Housing Division**  
**Multifamily Housing Revenue Bonds**  
**Silverada Manor**  
**Series 2024**

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>INCOME</b>										
Annual Gross Rental Income	\$ 2,253,298	\$ 2,298,363	\$ 2,344,331	\$ 2,391,217	\$ 2,439,042	\$ 2,487,823	\$ 2,537,579	\$ 2,588,331	\$ 2,640,097	\$ 2,692,899
Other: Ancillary Revenue	\$ 27,540	\$ 28,091	\$ 28,653	\$ 29,226	\$ 29,810	\$ 30,406	\$ 31,015	\$ 31,635	\$ 32,267	\$ 32,913
<b>Total Residential Income</b>	<b>\$ 2,280,838</b>	<b>\$ 2,326,454</b>	<b>\$ 2,372,983</b>	<b>\$ 2,420,443</b>	<b>\$ 2,468,852</b>	<b>\$ 2,518,229</b>	<b>\$ 2,568,594</b>	<b>\$ 2,619,965</b>	<b>\$ 2,672,365</b>	<b>\$ 2,725,812</b>
Less: Residential Vacancy/Discounts	\$ (114,042)	\$ (116,323)	\$ (118,649)	\$ (121,022)	\$ (123,443)	\$ (125,911)	\$ (128,430)	\$ (130,998)	\$ (133,618)	\$ (136,291)
<b>Proforma Gross Income</b>	<b>\$ 2,166,796</b>	<b>\$ 2,210,132</b>	<b>\$ 2,254,334</b>	<b>\$ 2,299,421</b>	<b>\$ 2,345,409</b>	<b>\$ 2,392,317</b>	<b>\$ 2,440,164</b>	<b>\$ 2,488,967</b>	<b>\$ 2,538,746</b>	<b>\$ 2,589,521</b>
<b>EXPENSES</b>										
General Administrative	\$ 48,921	\$ 50,389	\$ 51,901	\$ 53,458	\$ 55,061	\$ 56,713	\$ 58,415	\$ 60,167	\$ 61,972	\$ 63,831
Operating & Maintenance	\$ 187,949	\$ 193,588	\$ 199,395	\$ 205,377	\$ 211,538	\$ 217,884	\$ 224,421	\$ 231,154	\$ 238,088	\$ 245,231
Utilities	\$ 193,959	\$ 199,778	\$ 205,771	\$ 211,944	\$ 218,303	\$ 224,852	\$ 231,597	\$ 238,545	\$ 245,702	\$ 253,073
Staff Payroll & Benefits	\$ 399,966	\$ 411,965	\$ 424,324	\$ 437,054	\$ 450,166	\$ 463,671	\$ 477,581	\$ 491,908	\$ 506,666	\$ 521,866
Taxes & Insurance	\$ 196,691	\$ 202,592	\$ 208,669	\$ 214,929	\$ 221,377	\$ 228,019	\$ 234,859	\$ 241,905	\$ 249,162	\$ 256,637
Property Management	\$ 130,008	\$ 133,908	\$ 137,925	\$ 142,063	\$ 146,325	\$ 150,715	\$ 155,236	\$ 159,893	\$ 164,690	\$ 169,631
Replacement Reserves	\$ 48,750	\$ 50,213	\$ 51,719	\$ 53,270	\$ 54,869	\$ 56,515	\$ 58,210	\$ 59,956	\$ 61,755	\$ 63,608
<b>Proforma Operating Expenses</b>	<b>\$ 1,206,245</b>	<b>\$ 1,242,432</b>	<b>\$ 1,279,705</b>	<b>\$ 1,318,096</b>	<b>\$ 1,357,639</b>	<b>\$ 1,398,368</b>	<b>\$ 1,440,319</b>	<b>\$ 1,483,529</b>	<b>\$ 1,528,035</b>	<b>\$ 1,573,876</b>
<b>Effective Net Operating Income</b>	<b>\$ 960,551</b>	<b>\$ 967,700</b>	<b>\$ 974,629</b>	<b>\$ 981,325</b>	<b>\$ 987,770</b>	<b>\$ 993,949</b>	<b>\$ 999,845</b>	<b>\$ 1,005,438</b>	<b>\$ 1,010,712</b>	<b>\$ 1,015,646</b>
Senior Debt Service	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000
Debt Service Coverage	138%	139%	140%	141%	142%	142%	143%	144%	145%	146%
<b>Residual Receipts</b>	<b>\$ 262,551</b>	<b>\$ 269,700</b>	<b>\$ 276,629</b>	<b>\$ 283,325</b>	<b>\$ 289,770</b>	<b>\$ 295,949</b>	<b>\$ 301,845</b>	<b>\$ 307,438</b>	<b>\$ 312,712</b>	<b>\$ 317,646</b>
LP Asset Mgt Fee	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829
DDF Payments	\$ 73,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ 183,070</b>	<b>\$ 263,520</b>	<b>\$ 270,264</b>	<b>\$ 276,769</b>	<b>\$ 283,017</b>	<b>\$ 288,994</b>	<b>\$ 294,680</b>	<b>\$ 300,059</b>	<b>\$ 305,111</b>	<b>\$ 309,817</b>
Partnership Surplus Allocation	<b>25%</b> \$ 45,768	\$ 65,880	\$ 67,566	\$ 69,192	\$ 70,754	\$ 72,248	\$ 73,670	\$ 75,015	\$ 76,278	\$ 77,454
NHD Surplus Allocation	<b>75%</b> \$ 137,303	\$ 197,640	\$ 202,698	\$ 207,576	\$ 212,263	\$ 216,745	\$ 221,010	\$ 225,044	\$ 228,834	\$ 232,363
HMNI Loan Interest	<b>1.00%</b> \$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 119,748	\$ 118,823	\$ 117,843	\$ 116,812	\$ 115,729	\$ 114,598
HMNI Loan Principal	\$ 137,303	\$ 197,640	\$ 202,698	\$ 207,576	\$ 212,263	\$ 216,745	\$ 221,010	\$ 225,044	\$ 228,834	\$ 232,363
<b>HMNI Loan Balance</b>	<b>\$ 12,222,697</b>	<b>\$ 12,145,058</b>	<b>\$ 12,062,360</b>	<b>\$ 11,974,783</b>	<b>\$ 11,882,268</b>	<b>\$ 11,784,345</b>	<b>\$ 11,681,178</b>	<b>\$ 11,572,946</b>	<b>\$ 11,459,842</b>	<b>\$ 11,342,077</b>

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	6.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$73,481
HMNI Loan	\$12,000,000

Permanent Loan Amount	\$10,020,000
Loan Term	40
Core Loan Rate	6.13%
NHD & Trustee Factor	<u>0.30%</u>
Total Loan Rate	6.43%
Annual Debt Service	\$698,000

**Nevada Housing Division**  
**Multifamily Housing Revenue Bonds**  
**Silverada Manor**  
**Series 2024**

	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>INCOME</b>									
Annual Gross Rental Income	\$ 2,746,757	\$ 2,801,692	\$ 2,857,726	\$ 2,914,881	\$ 2,973,178	\$ 3,032,642	\$ 3,093,295	\$ 3,155,161	\$ 3,218,264
Other: Ancillary Revenue	\$ 33,571	\$ 34,243	\$ 34,927	\$ 35,626	\$ 36,338	\$ 37,065	\$ 37,807	\$ 38,563	\$ 39,334
<b>Total Residential Income</b>	<b>\$ 2,780,328</b>	<b>\$ 2,835,935</b>	<b>\$ 2,892,653</b>	<b>\$ 2,950,507</b>	<b>\$ 3,009,517</b>	<b>\$ 3,069,707</b>	<b>\$ 3,131,101</b>	<b>\$ 3,193,723</b>	<b>\$ 3,257,598</b>
Less: Residential Vacancy/Discounts	\$ (139,016)	\$ (141,797)	\$ (144,633)	\$ (147,525)	\$ (150,476)	\$ (153,485)	\$ (156,555)	\$ (159,686)	\$ (162,880)
<b>Proforma Gross Income</b>	<b>\$ 2,641,312</b>	<b>\$ 2,694,138</b>	<b>\$ 2,748,021</b>	<b>\$ 2,802,981</b>	<b>\$ 2,859,041</b>	<b>\$ 2,916,222</b>	<b>\$ 2,974,546</b>	<b>\$ 3,034,037</b>	<b>\$ 3,094,718</b>
<b>EXPENSES</b>									
General Administrative	\$ 65,746	\$ 67,719	\$ 69,750	\$ 71,843	\$ 73,998	\$ 76,218	\$ 78,504	\$ 80,860	\$ 83,285
Operating & Maintenance	\$ 252,588	\$ 260,165	\$ 267,970	\$ 276,010	\$ 284,290	\$ 292,818	\$ 301,603	\$ 310,651	\$ 319,971
Utilities	\$ 260,665	\$ 268,485	\$ 276,539	\$ 284,835	\$ 293,380	\$ 302,182	\$ 311,247	\$ 320,585	\$ 330,202
Staff Payroll & Benefits	\$ 537,522	\$ 553,647	\$ 570,257	\$ 587,364	\$ 604,985	\$ 623,135	\$ 641,829	\$ 661,084	\$ 680,916
Taxes & Insurance	\$ 264,336	\$ 272,266	\$ 280,434	\$ 288,847	\$ 297,513	\$ 306,438	\$ 315,631	\$ 325,100	\$ 334,853
Property Management	\$ 174,720	\$ 179,961	\$ 185,360	\$ 190,921	\$ 196,648	\$ 202,548	\$ 208,624	\$ 214,883	\$ 221,329
Replacement Reserves	\$ 65,516	\$ 67,481	\$ 69,506	\$ 71,591	\$ 73,739	\$ 75,951	\$ 78,229	\$ 80,576	\$ 82,994
<b>Proforma Operating Expenses</b>	<b>\$ 1,621,092</b>	<b>\$ 1,669,725</b>	<b>\$ 1,719,816</b>	<b>\$ 1,771,411</b>	<b>\$ 1,824,553</b>	<b>\$ 1,879,290</b>	<b>\$ 1,935,668</b>	<b>\$ 1,993,738</b>	<b>\$ 2,053,551</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,020,220</b>	<b>\$ 1,024,413</b>	<b>\$ 1,028,204</b>	<b>\$ 1,031,570</b>	<b>\$ 1,034,488</b>	<b>\$ 1,036,932</b>	<b>\$ 1,038,878</b>	<b>\$ 1,040,299</b>	<b>\$ 1,041,167</b>
<b>DEBT SERVICE COVERAGE</b>									
Senior Debt Service	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000	\$698,000
Debt Service Coverage	146%	147%	147%	148%	148%	149%	149%	149%	149%
<b>Residual Receipts</b>	<b>\$ 322,220</b>	<b>\$ 326,414</b>	<b>\$ 330,205</b>	<b>\$ 333,570</b>	<b>\$ 336,488</b>	<b>\$ 338,932</b>	<b>\$ 340,878</b>	<b>\$ 342,299</b>	<b>\$ 343,167</b>
<b>DDF PAYMENTS</b>									
LP Asset Mgt Fee	\$ 8,063	\$ 8,305	\$ 8,555	\$ 8,811	\$ 9,076	\$ 9,348	\$ 9,628	\$ 9,917	\$ 10,215
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ 314,157</b>	<b>\$ 318,108</b>	<b>\$ 321,650</b>	<b>\$ 324,759</b>	<b>\$ 327,412</b>	<b>\$ 329,584</b>	<b>\$ 331,249</b>	<b>\$ 332,382</b>	<b>\$ 332,953</b>
<b>DEBT SERVICE COVERAGE</b>									
Partnership Surplus Allocation	25%	\$ 78,539	\$ 79,527	\$ 80,412	\$ 81,190	\$ 81,853	\$ 82,396	\$ 82,812	\$ 83,095
NHD Surplus Allocation	75%	\$ 235,617	\$ 238,581	\$ 241,237	\$ 243,569	\$ 245,559	\$ 247,188	\$ 248,437	\$ 249,286
HMNI Loan Interest	1.00%	\$ 113,421	\$ 112,199	\$ 110,935	\$ 109,632	\$ 108,293	\$ 106,920	\$ 105,517	\$ 104,088
HMNI Loan Principal		\$ 235,617	\$ 238,581	\$ 241,237	\$ 243,569	\$ 245,559	\$ 247,188	\$ 248,437	\$ 249,286
<b>HMNI Loan Balance</b>		<b>\$ 11,219,881</b>	<b>\$ 11,093,498</b>	<b>\$ 10,963,196</b>	<b>\$ 10,829,258</b>	<b>\$ 10,691,992</b>	<b>\$ 10,551,723</b>	<b>\$ 10,408,804</b>	<b>\$ 10,263,605</b>

### **Borrower Financing Representation**

**Proposed Project:**

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

☒ **Option A**

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>
Bellwether Enterprise Real Estate Capital, LLC	* To be determined one week prior to closing.	Issuer and trustee fees are not included in the all-in rate.

\* The current indicated rate would be 6.10% with an all-in floor rate of 5.50%. The fixed rates on the bonds to be determined one week prior to closing.

☐ **Option B**

**Sponsor/Borrower Statement:**

By



**Title:** David Brint, Principal

**Firm** Brinshore Development, L.L.C.

**Silverada Manor**  
 1402 Silverada Blvd  
 Reno, Nevada 89512  
 APN: 008-073-04 (8.35 acres)

### **Project Narrative**

Silverada Manor ("Silverada") entails the acquisition and substantial rehabilitation of 150 units of public housing for families. The development was constructed in 1963 and later acquired by the Housing Authority of the City of Reno ("RHA"). It has been operated as public housing since acquisition.

RHA has selected Brinshore Development, LLC ("Brinshore") to act as the developer of the site. Brinshore is a private firm specializing in the development of affordable and mixed income housing and repositioning of Public Housing. Brinshore is one of the nation's largest and most successful affordable housing development firms, with offices in six states and headquartered in Evanston, IL.

Silverada will be redeveloped under the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program, and its innovative new RAD/Section 18 blended conversion to transform 150 units - from a public housing platform to a Section 8 Project based platform. Under RAD Section 18/RAD program, it is possible to raise needed capital to rehabilitate deteriorating units and projects. The heart of this project, and request is to renovate and preserve Silverada Manor so that the existing population and future residents have affordable, safe housing.

The proposed extensive renovation at Silverada, totaling over \$200,000 per unit in hard cost (not including contingency), will result in 150 fully modernized and energy efficient units for families, and will preserve this important affordable housing resource in the long term for the residents of Nevada.

The goals of the rehabilitation include:

- To address major capital items in order to preserve this important housing asset, and extend its life under the HUD RAD and Section 8 programs, and 30-year low-income housing tax credit compliance period;
- To bring the units up to modern standards, including new plumbing, wiring, cabinets, removeable cabinet fronts, countertops, sinks, tubs and vanities, painting, flooring, and appliances;
- To meet and/or exceed energy conservation requirements as detailed in Section 12 of the 2024 Nevada Housing Division Qualified Allocation Plan;
- To increase site security and "defensible space" through landscaping, improved site lighting and security cameras in the common areas;
- To comply with the Rehabilitation Act of 1973 by increasing the number of wheelchair accessible units and units accommodating hearing and visual impairment; and,

- To reduce water consumption through the replacement of some lawn areas with low maintenance rock and desert landscaping and the addition of low-flow faucets and commodes.

### **Property Description**

Silverada consists of 16 garden style apartment buildings and residential amenity and combined laundry/fitness buildings. The property contains 22 studios (521 SF), 64 one-bedroom units (598 SF), and 64 two-bedroom units (685 SF). One unique feature of the site is the outdoor plaza. It contains a gazebo with a sitting area and garden walkways. The site also has a large community building with a community kitchen and lunchroom.

Silverada will be an energy efficient development. The building will include high efficiency heating and cooling equipment, EnergyStar appliances, low-E thermal pane windows, high R-value wall and attic insulation, and automatic timer thermostat controls. It will promote sustainable building techniques using low- and no-VOC paints, carpeting, padding and adhesives, and formaldehyde-free particleboard and will promote water conservation with low-flow fixtures and extensive xeriscaping.

### **Location and Neighborhood**

Silverada is located in the East Reno neighborhood, a diverse community with a mix of residential, commercial, and industrial uses. The neighborhood is home to several schools, parks, and businesses.

The subject property is well situated within walking distance of many amenities. The project is 0.3 miles south of North Reno Plaza which contains a Sak'N Save Food Store with an in-store pharmacy, a Dollar Tree, a Goodwill Outlet, a Wells Fargo, a Bank of America, Les Schwab Tire Center, AutoZone Auto Parts and many restaurants including El Paisano, The Wok, KFC, Carl's Jr., and McDonalds. Approximately 1.5 miles north of the project location there is another shopping center which includes a Winco Foods, Ross Dress for Less, Supercuts and Subway.

Many community resources are in close proximity to the project. The Reno Public Library – Silverada Branch is located just a few blocks from the project site and offers a variety of services, including books, computers, and programming for all ages. The Salvation Army – Reno Kroc Center is a community center offering a variety of programs and services, including a gym, pool, and childcare. They also have a food bank that provides free food to people in need. The Teglia's Paradise Park Activity Center is located less than half-mile east of the project site. The Activity Center is situated in a relaxing and tranquil area near Paradise Park Pond. The Center provides areas of open space, a park shelter, play areas, and walking trails. The project is located near the Washoe County Community Services, this county agency provides a variety of services to residents of Washoe County, including food assistance, housing assistance, and employment.

The residents at Silverada are near bus transportation. The RTC Washoe NV Route 2 from 4<sup>th</sup> Street to the Centennial Plaza is located directly across from the property.

### **Target Population**

Silverada is a family community for those with incomes at or below 50% of the area median income (\$49,450 for a family of four in Reno City, NV MSA in 2023). All of the 150 units will receive project-based rental assistance under the Rental Assistance Demonstration (RAD) and Section 8 Project-Based Housing Choice Voucher programs. Under these programs, households pay 30% of their adjusted gross income towards rent, allowing the development to serve very low-income elderly households, including those on SSI/DI.

### **Relocation**

Silverada is currently occupied. Renovation will be structured so that there will be minimal inconvenience to the current residents. Current residents will have the first right to return after completion of rehabilitation.

All residents of Silverada will need to be temporarily relocated during construction to allow the contractor an area to begin construction. However, under RAD, all residents have the right to return to the property. All relocation activities, prior to rehab and post-rehab for households returning to Silverada, will be conducted in compliance with all applicable laws, regulations, and guidance, which includes the RAD Relocation Notice dated November 10, 2016 (PIH 2016-17) and the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. § 4601 et seq.) and its implementing regulations at 49 CFR 24, as applicable. RHA has contracted with HousingToHome ("HTH"), a firm specializing in resident relocation consulting and services. With the assistance of HTH, RHA will manage the relocation process, and services for the residents of Silverada during both the initial relocation and assisting those residents returning to this property post construction.

A staffed relocation office will be maintained on-site at Silverada throughout the entire relocation process. During the construction period, the development team, HTH and relocation staff will provide updates to households that were relocated, these communications will include expected return dates along with other relevant information that will aid keeping the tenants informed of progress. The communication plan will answer questions about the demolition plan and the implementation of this Relocation Plan through periodic meetings, notices, and door-to-door personal communication. This plan will ensure that displacement of residents will not differentiate the treatment of households based on race, nationality, color, religion, national origin, sex, sexual orientation, marital status, familial status, disability, or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as well as any otherwise arbitrary, or unlawful, discrimination.

Households that are temporarily relocated will be offered other units on-site, other RHA-owned properties, or, as a last resort, other affordable housing developments to enable the contractor control of the required section of units to begin construction. Construction will be conducted in phases with specific blocks of buildings identified in each phase. All residents will receive notices, supportive services, and coverage of relocation expenses in accordance with their construction phase. RHA is working with the contractor to coordinate relocation. All households that do not wish to transition to the new program, and wish to remain in the public housing program, will be offered a transfer to other public housing as available, and to the extent possible.

**Development Team**

**Sponsors:** \_\_\_\_\_ Housing Authority of the City of Reno and Brinshore Development, L.L.C.

**Developer:** Brinshore Development, L.L.C.

**Developer Consultant:** Praxis Consulting Group, LLC

**General Contractor:** Pavilion Construction

**Property Management:** Housing Authority of the City of Reno

Silverada will be owned by Silverada, LLC, a Nevada limited liability company. The 0.01% Managing Member of the LLC is Silverada Manager, LLC, a Nevada limited liability company. The Reno Housing Authority (RHA) will own 51% of Silverada Manager, LLC and Brinshore Development, L.L.C. will own 49%. After completion, the RHA will be the sole owners of the Managing Member. Brinshore Development, L.L.C. will act as Developer to Silverada, LLC. RHA will manage the completed development.

**Reno Housing Authority**

Founded in 1943, the Reno Housing Authority (RHA) is a public housing authority that owns and manages 764 units of Public Housing in eight different locations in the Cities of Reno and Sparks under Public Housing programs. RHA also owns 165 rental properties targeted for low-income households utilizing Neighborhood Stabilization Programs.

Through the Rental Assistance programs, RHA supports more than 2,500 low-income families throughout Washoe County. RHA administers its Veterans Affairs Supportive Housing (VASH) voucher program, which provides rental assistance and supportive services to eligible veteran households, in partnership with the local Veterans Affairs. Furthermore, through its US Departments of Housing and Urban Development (HUD) Moving to Work (MTW) designation, RHA can propose and test innovative and locally designed housing and self- sufficiency strategies.

Through its services, RHA aims to provide fair, sustainable, quality housing in diverse neighborhoods throughout Reno, Sparks, and Washoe County that offers a stable foundation for low-income families to pursue economic opportunities to become self- sufficient and improve their quality of life.

**Brinshore Development, LLC**

Founded in 1994, Brinshore Development, L.L.C. is a private firm specializing in the development of affordable and mixed-income housing. David Brint and Richard Sciortino, Brinshore's principals, each gained a decade's worth of real estate development experience in affordable housing prior to co-founding Brinshore Development. Their expertise in all aspects of real estate development helped to formulate a business plan that includes project conception through construction completion, ownership, and asset management.

To date, Brinshore has completed more than 120 projects nationwide, with many more under development, comprised of over 10,000 apartments and homes with investment at more than \$2.5 billion. Brinshore is one of Chicago's, the Midwest's and the nation's largest and most successful housing development firms in the affordable housing market. Their professional staff possesses a



wealth of experience in using complex funding mechanisms to make its rental units affordable to families across the income spectrum. Brinshore has built a diverse portfolio, including developments targeted at families with low to moderate incomes, senior communities, and a mix of market rate units.

Brinshore's projects include rehabilitation, adaptive reuse, new construction, and historic renovation. Brinshore has experience in affordable and market rate residential family and senior rental as well as for sale, and commercial rental, with over 80,000 square feet of commercial space throughout its housing developments. Brinshore also has expertise in developing permanent supportive housing and affordable artist housing. Brinshore's developments are located in 18 states and the District of Columbia.

#### **Brinshore LIHTC Experience**

Brinshore prides itself on its success in financing mixed income affordable rental housing using layered financing, including low-income housing tax credits. Since its first project in 1994, Brinshore's has been one of the most consistently successful developers in obtaining tax credit reservations from across the country, receiving tax credits and closing on more than 90 projects. To enhance affordability for its residents, Brinshore has used more than 25 different subsidy programs in its developments and is always prepared to learn the rules for new sources of finance. Brinshore leverages these scarce dollars with private funds to create needed affordable housing in mixed income settings and to catalyze neighborhood investment.

#### **Brinshore RAD Experience**

Brinshore is a leader in public housing repositioning, with extensive experience partnering with Public Housing Authorities in large scale public housing redevelopment projects. Brinshore has extensive experience accessing all of the HUD repositioning tools, including RAD, Section 18, RAD/SAC blend, and Faircloth-to-RAD.

#### **Praxis Consulting Group, LLC**

Reno Housing Authority receives consulting assistance from Praxis Consulting Group, LLC. Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund raising and public policy development. Since 2005, Praxis has secured the financing for 96 affordable housing developments, mostly in Nevada, totaling over 10,645 units and \$2.0 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

#### **Pavilion Construction: General Contractor**

Pavilion Construction has been established to deliver value-minded general contracting that can meet the needs of each client's vision. With every project, Pavilion strives to establish long-term relationships with our clientele to ensure superior experiences. Pavilion's dedicated and experienced professionals

have strengthened our resources to allow us to expand our presence beyond the niche of multi-family housing and establish ourselves in sectors including student housing, assisted living, special needs, medical, and institutional.

Pavilion takes pride in how its construction projects contribute to the shape of local communities. Since 2007, and rooted in the West, Pavilion has completed 92 affordable housing projects and worked with 26 housing authorities. No other general contractor has built or preserved as much affordable housing as we have in the past decade, period. Local to Nevada, Pavilion has built in Carson City, and we are currently working in Reno with another project in Carson City beginning soon. The Pavilion team is our biggest asset. Our team is dedicated to and knowledgeable about the billing, construction of, regulations, resources, and entirety of what is entailed in HUD, LIHTC, and publicly funded projects.

### **Property Management**

RHA has 80 years of experience in Public Housing property management and 26 years of successfully managing tax credit and layered funding properties. Currently, RHA manages 758 Public Housing units, 185 non-federally subsidized affordable units, 29 HOME units, 11 LIHTC units, and 74 LIHTC units. The Asset Management team is responsible for the management and maintenance of all properties and has consistently passed all HUD and the State of Nevada compliance monitoring requirements. RHA's property managers have extensive experience in LIHTC compliance and are required to obtain Rent Calculation and LIHTC compliance certification, and both the property managers and maintenance personnel receive NSPIRE training. The RHA also receives third-party compliance assistance from Kay-Kay Realty Corp.

### **Project Financing**

The financing for Silverada includes tax-exempt bonds issued by the Nevada Housing Division (NHD), equity provided by Hudson Capital from the sale of non-competitive 4% Low Income Housing Tax Credits, construction and permanent debt from Bellworth Enterprise Real Estate Capital, and Home Means Nevada Initiative ("HMNI") funds. The HMNI funds are pass-through American Rescue Plan Act ("ARPA") State and Local Fiscal Recovery Fund monies from the U.S. Treasury that were set aside for affordable housing purposes in Nevada. The monies must be obligated—meaning full financial closing—by December 31, 2024. Silverada is located within Census Tract 18.02, which is a Qualified Census Tract in 2023, qualifying for a 130% boost in tax credit eligible basis.

The estimated total development cost is \$67.78 million, or \$434,810 per unit.

### **Estimated Project Schedule**

Closing	7/01/2024
Construction Start	7/01/2024
100% Completion	7/01/2026
Full Lease Up	10/01/2026
Conversion	02/01/2026

**Silverada Manor**  
 1400 Silverada Blvd  
 Reno, Nevada 89512  
 APN: 008-073-04 (8.35 acres)  
 Location Map



**Project Site**

Nevada Housing Division Multi-family Tax-Exempt Bond Program  
Development Executive Summary

**Development:** Silverada Manor  
**Development Type:** Acquisition and Rehabilitation  
**BoF Meeting Date:** 4.25.24

**Administrator's Summary**

This bond issuance will be used to provide for the acquisition and rehabilitation of a 150-unit affordable family apartment complex in Reno. The rental housing will serve 1 household at 60% of area median income and 149 at or below 50% of area median income including 62 units serving those households below 30% AMI. All households will pay no more than 30% of their adjusted gross income towards rent as all units will be receiving either project based rental assistance under the HUD Rental Assistance Demonstration Program or Section 8 Project Based Housing Choice Voucher program. The site was originally constructed in 1963 and later acquired by the Housing Authority of the City of Reno where it has been operated as public housing since that acquisition. The extensive renovation at Silverada Manor will total over \$200,000 per unit. This project will preserve affordable units which will retain the rent restrictions for 30 years.

- 150 Family Units
- Acquisition and Rehabilitation
- 100% Affordable Rents
- 1 unit at <60% AMI, 87 units at <50% AMI, 62 units @ <30% AMI
- Studio units = 22, 1 bedroom units = 64, 2 bedroom units = 64
- Studio rents \$545.00 less than market rate
- 1 bedroom rents \$425.00 less than market rate
- 2 bedroom rents \$63.00 less than market rate (All units will receive Project Based Housing Choice Vouchers)
- Cost per unit = \$473,038
- Cost per bond cap allocation = \$241,333
- Developer – Housing Authority of the City of Reno
- Equity Investor – Hudson Housing Capital
- Loan – Bellweather
- \$36.2 M in Bond Proceeds trips \$30.8 M in LIHTC Equity (43.5% of total development cost)

	Silverada Manor	Program Average	Notes
Total Tax-exempt Bond ask	\$ 36,200,000	\$ 29,345,000	
Total Development Cost	\$ 70,955,769	\$ 55,573,567	Average of last 10 Acquisition and Rehabilitation projects previously approved
Size of site	8.35 Acres	7.08	
Total # of Units	150	199	Average of last 10 Acquisition and Rehabilitation projects previously approved
Cost Per Unit	\$ 473,038	\$ 273,211	Average of last 10 Acquisition and Rehabilitation projects previously approved
Bond Cap used Per Unit	\$ 241,333	\$ 144,406	Average of last 10 Acquisition and Rehabilitation projects previously approved
Percentage of Units above 60% AMI	0.00%	n/a	0 units in this project
Percentage of Units at 60% AMI	1.00%	61.0%	1 Units in this project
Percentage of Units at 50% AMI	58.00%	36.0%	87 units in this project
Percentage of Units at 40% AMI	0.00%	1.0%	0 units in this project
Percentage of Units at 30% AMI	41.00%	2.0%	62 units in this project
Veteran's Preference	n/a	n/a	

	Silverada Manor	Estimated Market Rate	Notes
Average Studio Rent	\$ 617	\$ 1,162	Rent.com Updated 4/3/2024
Average 1 Bedroom Rent	\$ 980	\$ 1,405	Rent.com Updated 4/3/2024
Average 2 Bedroom Rent	\$ 1,684	\$ 1,747	Rent.com Updated 4/3/2024
Average 3 Bedroom Rent	n/a	\$ 2,443	Zumper.com 4/4/2024
Average Vacancy Rate	n/a	3.09%	Johnson Perkins 4th Quarter 2023 Apartment Survey

State of Nevada  
DEPARTMENT OF BUSINESS & INDUSTRY  
Housing Division  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

DATE: April 4, 2024

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Nevada Portfolio)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

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- A. Time and Place of Meeting:
- 9:00 a.m., Wednesday, April 24, 2024, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.
- B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Nevada Portfolio).
- C. The Findings relate to the issuance of up to \$21,000,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of 85 units of senior affordable housing and 117 units of family affordable housing across eight sites in three communities in Pershing and Churchill Counties. (the “Project”).
- D. The Housing Division will issue up to \$21,000,000 of multi-unit housing revenue bonds which will be publicly offered. Construction and permanent financing for the Project will include a loan from Churchill Mortgage Investment LLC to be guaranteed by the Section 538 USDA-RD Guaranteed Rural Rental Housing Loan Program, as well as a Section 515 USDA-RD Rural Rental Housing Loan provided directly by the USDA. The Division will use these loans as collateral in support of the issuance of tax-exempt bonds. The Division bonds will be fully collateralized as to both principal and interest at all times. The Division bonds are expected to be outstanding for up to 24 months and will be fully retired upon the date the Project is “placed in service” for tax purposes. The borrower/ownership entity will be Nevada Portfolio, LLC. Nevada Portfolio Managing Member, LLC will act as a 0.01% Managing Member and CREA, LLC will be the 99.99% Investor member. CREA, LLC will provide an equity investment of approximately \$11,307,000 in exchange for the right to receive 99.99% of the tax benefits available to the Project, including the 4% low-income housing tax credits. The proposed private placement financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).

E. Background of Agenda Item:

The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this acquisition and rehabilitation construction housing project. Further, the project, as proposed, complies with the intent and purpose of Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Nevada Portfolio).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



**State of Nevada**

**DEPARTMENT OF BUSINESS & INDUSTRY**

**Housing Division**

**FINDINGS OF FACT**

**Multi-Unit Housing Revenue Bonds  
Nevada Portfolio**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary senior housing and family housing at rental rates that eligible seniors and families can afford within the Churchill County and Pershing County, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which seniors and families of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible seniors and families.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Churchill County and Pershing County, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be

received in connection with the bond financing, will be sufficient to pay the amount estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: \_\_\_\_\_  
Steve Aichroth  
Administrator  
Nevada Housing Division

DATE: \_\_\_\_\_





April 4, 2024

Steve Aichroth  
Administrator  
Nevada Housing Division  
1830 College Parkway, Suite 200  
Carson City, NV 89706

Re: Multi-Unit Housing Revenue Bonds  
(Nevada Portfolio) Series 2024

Mr. Aichroth:

This Review and Opinion is provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Nevada Portfolio project (“Project”). The Division is requesting authorization for issuance of up to \$21,000,000 of Nevada Housing Division multi-unit housing revenue bonds to fund the acquisition and rehabilitation of eight residential rental facilities across Churchill and Pershing counties.

PFM Financial Advisors LLC (“PFM”) has reviewed the Application of the borrower for financing of the Project and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower, lender and the Division staff.

Financing for the Project will include a loan from Churchill Mortgage Investment LLC (“Churchill”) to be guaranteed by the Section 538 USDA-RD Guaranteed Rural Rental Housing Loan Program, as well as a Section 515 USDA-RD Rural Rental Housing Loan provided directly by the USDA. The bonds issued by the Division will be short term and fully collateralized. The financing structure is reviewed in greater detail in Exhibit A.

The proposed Project is viewed positively in the local communities and is endorsed by Churchill County and Pershing County. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Without equity proceeds from the sale of the credits the acquisition and rehabilitation of these properties at the proposed restricted income levels would not be possible without significant additional subsidy.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of definitive loan and equity approval and final loan, bond and tax documentation.

The following Exhibits A and B have been prepared by PFM. Exhibit C was submitted by the Borrower. Exhibit D was extracted from the Borrower's application materials

Exhibit A: Project Overview and Plan of Finance  
Exhibit B: Project Operating Proforma  
Exhibit C: Borrower Finance Plan Statement  
Exhibit D: Site Maps and Locations

Sincerely,

**PFM Financial Advisors LLC**

Maggie Marshall, *Senior Managing Consultant*

**Project Overview and Plan of Finance****The Project**

The Project will be the acquisition and redevelopment of 202 units in residential rental facilities across eight sites in three communities located in the City of Fallon (Churchill County) and the City of Lovelock (Pershing County).

Summary details of the configuration of the 202 units, size and rent restrictions are provided in Table A.

**Table A: Project Unit & Rent Profile**

Unit Mix	AMI Restriction	Number Units	Unit Size (SF)	Allowable Monthly Rent <sup>1</sup>	Less Utility Allowance <sup>2</sup>	Tenant Share Monthly Rent <sup>2</sup>	USDA RD Subsidy	Monthly Revenue per Unit	Total Monthly Revenue	Total Annual Revenue
<b>Fallon 1 ("Fallon Family Apartments")</b>										
1 Bedroom	30%	13	565	\$487	\$84	\$403	\$657	\$1,060	\$13,780	\$165,360
1 Bedroom	50%	29	565	\$812	\$84	\$728	\$332	\$1,060	\$30,740	\$368,880
1 Bedroom	60%	41	565	\$975	\$84	\$891	\$169	\$1,060	\$43,460	\$521,520
2 Bedroom	50%	1	761	\$975	\$102	\$873	\$352	\$1,225	\$1,225	\$14,700
2 Bedroom	60%	1	761	\$1,170	\$102	\$1,068	\$157	\$1,225	\$1,225	\$14,700
<b>Fallon 2 ("Fallon Senior Apartments")</b>										
1 Bedroom	30%	3	525	\$487	\$91	\$396	\$654	\$1,050	\$3,150	\$37,800
1 Bedroom	40%	9	525	\$650	\$91	\$559	\$491	\$1,050	\$9,450	\$113,400
1 Bedroom	50%	4	525	\$812	\$91	\$721	\$329	\$1,050	\$4,200	\$50,400
1 Bedroom	60%	11	525	\$975	\$91	\$884	\$166	\$1,050	\$11,550	\$138,600
2 Bedroom	30%	9	650	\$585	\$109	\$476	\$724	\$1,200	\$10,800	\$129,600
2 Bedroom	40%	11	650	\$780	\$109	\$671	\$529	\$1,200	\$13,200	\$158,400
2 Bedroom	50%	9	650	\$975	\$109	\$866	\$334	\$1,200	\$10,800	\$129,600
2 Bedroom	60%	31	650	\$1,170	\$109	\$1,061	\$139	\$1,200	\$37,200	\$446,400
3 Bedroom	30%	1	850	\$675	\$146	\$529	\$821	\$1,350	\$1,350	\$16,200
3 Bedroom	50%	2	850	\$1,126	\$146	\$980	\$370	\$1,350	\$2,700	\$32,400
3 Bedroom	60%	3	850	\$1,352	\$146	\$1,206	\$144	\$1,350	\$4,050	\$48,600
<b>Lovelock ("Sunwood Apartments")</b>										
1 Bedroom	30%	2	651	\$487	\$0	\$487	\$463	\$950	\$1,900	\$22,800
1 Bedroom	40%	2	651	\$650	\$0	\$650	\$300	\$950	\$1,900	\$22,800
1 Bedroom	60%	2	651	\$975	\$0	\$975	\$0	\$975	\$1,950	\$23,400
2 Bedroom	30%	3	697	\$585	\$0	\$585	\$640	\$1,225	\$3,675	\$44,100
2 Bedroom	40%	2	697	\$780	\$0	\$780	\$445	\$1,225	\$2,450	\$29,400
2 Bedroom	50%	2	697	\$975	\$0	\$975	\$250	\$1,225	\$2,450	\$29,400
2 Bedroom	60%	9	697	\$1,170	\$0	\$1,170	\$55	\$1,225	\$11,025	\$132,300
3 Bedroom	30%	1	839	\$675	\$0	\$675	\$750	\$1,425	\$1,425	\$17,100
3 Bedroom	60%	1	839	\$1,351	\$0	\$1,351	\$74	\$1,425	\$1,425	\$17,100
<b>Total Units</b>		<b>202</b>							<b>\$227,080</b>	<b>\$2,724,960</b>

<sup>1</sup> 2023 Income Limits (Churchill County, NV MSA and Pershing County, NV MSA)

Ancillary Income \$23,850

<sup>2</sup> Utility Allowance for "Fallon" properties based on USDA Budgets; "Sunwood" property utilities are owner-paid

### **Project Sponsor**

American Covenant Senior Housing Foundation, Inc  
234 Shelter Valley Dr.  
Kalispell, MT 59901

American Covenant Senior Housing Foundation, Inc. was formed in 2003 and is dedicated to developing and owning low- and moderate-income housing. Initially development of strictly senior housing was their goal, but later decided that the addition of family projects would help that goal. ACSHF currently has properties in Montana, Indiana, South Carolina, Utah, Wyoming, and Nevada. Their projects are mostly financed by USDA 515 loans as well as Low Income Housing Tax Credits.

### **Project Developer**

Affiliated Developers, Inc.  
P.O. Box 725378  
Berkeley, MI 48072

Detroit Affordable Homes, Inc (“DAH”) DBA Affiliated Developers, Inc. (“ADI”) is a nonprofit 501c3 established in February of 2009 in Berkley, MI. Their mission statement is to adaptively re-use, preserve and develop affordable housing nationwide. To date, ADI has successfully developed and preserved 17 affordable housing projects totaling 792 units in Michigan, Montana and Oklahoma. Currently, they are under contract in various stages of the development process in Nevada, North Dakota, Arizona, Oklahoma, New Mexico, Texas and Kansas. All of these projects are Rural Development projects with USDA 515 rental assistance totaling over 1500 units.

### **Borrower Entity**

The borrower/ownership entity will be Nevada Portfolio, LLC. Nevada Portfolio Managing Member, LLC will act as 0.01% Managing Member and CREA, LLC will be the 99.99% Investor Member and will provide an equity investment of approximately \$11,307,000 in exchange for 4% low-income housing tax credits to be allocated to the Project.

The periodic advances of the equity investment by CREA are expected to occur as follows (subject to adjustment):

- 1<sup>st</sup> Installment - \$2,261,400 at Closing (November 2024)
- 2<sup>nd</sup> Installment - \$3,392,100 at 70% Completion (February 2025)
- 3<sup>rd</sup> Installment - \$2,740,817 at 100% Completion (July 2025)
- 4<sup>th</sup> Installment - \$889,861 at Stabilization (January 2026)
- 5<sup>th</sup> Installment - \$2,022,822 at Delivery of IRS Form 8609 (February 2026)

**Contractor**

Midtown Builders LLC  
Raleigh, NC

Midtown Builders LLC goal is to bring functional ideas to the table in order to offer a long-lasting product at an affordable cost. They hope to be positive avenue to new and existing properties all over the United States of America with the services ranging from new construction, in-place rehabs, insurance claims, consulting and so much more. They are a growing company with offices located in Raleigh, North Carolina, and Tulsa Oklahoma.

**Property Manager**

Infinity Management & Investments, LLC  
P.O. Box 306  
Lewiston, ID 83501

Infinity Management and Investments, LLC. (IMI) was founded by Russell and Sunny Gibler as principals in 1987 as The Management Company (TMCO). TMCO was formed as an asset management firm specializing in the management of rental housing with an emphasis on Tax Credit compliance and other governmental agency regulatory compliance.

**Debt Plan of Finance:**

Financing for the Project will include a loan from Churchill Mortgage Investment LLC (“Churchill”) in the approximate amount of \$13,023,000 to be guaranteed by the Section 538 USDA-RD Guaranteed Rural Rental Housing Loan Program, as well as a Section 515 USDA-RD Rural Rental Housing Loan provided directly by the USDA in the approximate amount of \$6,477,631. These loans will be taxable. In order to satisfy criteria of the Low-Income Housing Tax Credit (LIHTC) program which requires a threshold amount of tax-exempt debt for project financing, the Division will use this loan as collateral in support of issue tax-exempt bonds in the amount of \$21,000,000.

The Division bonds will be fully collateralized as to both principal and interest at all times. Initially, collateral will be provided by all bond proceeds and borrower contributed cash deposited to an escrow account held by the Trustee. As the Borrower initiates construction draws against the taxable loans, those proceeds will be deposited with the Trustee in a sub-account to the escrow and an equivalent amount of bond proceeds will be released for project construction expenditures. The Division bonds are expected to be outstanding for up to 24 months and will be fully retired from the escrowed collateral upon the date the Project is “placed in service” for tax purposes.

**Reserves:**

The Borrower will be required to fund deposits to a replacement reserve initially set at \$390/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at \$260,460 and a Debt Service Reserve initially set at approximately \$929,540.

## **Sources and Uses:**

The source and application of funds during both construction and permanent phases of the Project are summarized in Table B, below:

<b>Table B: Sources and Uses of Funds</b>			
<b>Sources of Funds</b>			
	<b>Construction Phase</b>	<b>Permanent Phase</b>	
NHD Bond Proceeds	\$21,000,000		
Churchill Loan		\$13,023,000	
USDA 515 Loan		\$6,477,631	
LIHTC Equity	\$8,393,751	\$11,307,000	
HOME/NHTF	\$1,650,054	\$1,650,054	
AHP	\$3,664,191	\$3,664,191	
Reserves Retained	\$1,369,558	\$1,369,558	
Replacement Reserves Released	\$1,130,748	\$1,130,748	
Deferred Developer Fee		\$1,202,571	
	<b>\$37,208,302</b>	<b>\$39,824,753</b>	
<b>Uses of Funds</b>			
			<b>\$/Unit</b>
Acquisition Costs	\$12,670,143	\$12,670,143	\$62,723
Construction Hard Costs	\$13,311,042	\$13,311,042	\$65,896
Soft Costs	\$3,045,874	\$3,045,874	\$15,079
Construction Period Interest	\$899,587	\$899,587	\$4,453
Contingencies	\$1,310,086	\$1,310,086	\$6,486
Operating & Debt Service Reserve		\$1,190,000	\$5,891
Replacement Reserve	\$1,369,558	\$1,369,558	\$6,780
Retained Reserves	\$1,369,558	\$1,369,558	\$6,780
Developer Fee	\$3,232,454	\$4,658,906	\$23,064
	<b>\$37,208,302</b>	<b>\$39,824,754</b>	<b>\$197,152</b>

**Bond Terms/Summary**

<b>Principal Amount:</b>	Not to exceed \$21,000,000
<b>Bond Type/Rate:</b>	Fixed Rate
<b>Bond Dated:</b>	As of Closing Date
<b>Security:</b>	Bonds fully collateralized as to principal and interest through final maturity or earlier optional redemption with US Treasury securities or equivalent rated money market funds consisting of US Treasury securities.
<b>Denominations:</b>	Denominations of \$5,000 and multiples thereof
<b>Maturity:</b>	TBD (estimated to be 24 months)
<b>Optional Redemption:</b>	TBD
<b>Interest Rate:</b>	Subject to pricing
<b>Indenture Funds:</b>	1) Bond Fund a. Initial Deposit Account 2) Project Fund 3) Collateral Fund 4) Cost of Issuance Fund 5) Rebate Fund
<b>Fees:</b>	1) Issuer Annual Fee @ 0.50% (50 bp) paid semiannually in advance 2) Trustee Annual Fee @ 0.05% (5 bp) paid semiannually in advance
<b>Bond Rating:</b>	S&P AA+ (expected)
<b>Bond Sale:</b>	Public Offering
<b>Bond Counsel:</b>	TBD
<b>Underwriter:</b>	TBD
<b>Underwriter Counsel:</b>	TBD

Nevada Housing Division  
Multifamily Housing Revenue Bonds  
Nevada Portfolio Project  
Series 2024

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>INCOME</b>										
Annual Gross Rental Income	\$ 2,779,459	\$ 2,835,048	\$ 2,891,749	\$ 2,949,584	\$ 3,008,576	\$ 3,068,748	\$ 3,130,122	\$ 3,192,725	\$ 3,256,579	\$ 3,321,711
Other: Ancillary Revenue	\$ 24,327	\$ 24,814	\$ 25,310	\$ 25,816	\$ 26,332	\$ 26,859	\$ 27,396	\$ 27,944	\$ 28,503	\$ 29,073
<b>Total Residential Income</b>	<b>\$ 2,803,786</b>	<b>\$ 2,859,862</b>	<b>\$ 2,917,059</b>	<b>\$ 2,975,400</b>	<b>\$ 3,034,908</b>	<b>\$ 3,095,607</b>	<b>\$ 3,157,519</b>	<b>\$ 3,220,669</b>	<b>\$ 3,285,082</b>	<b>\$ 3,350,784</b>
Less: Residential Vacancy/Discounts	\$ (140,189)	\$ (142,993)	\$ (145,853)	\$ (148,770)	\$ (151,745)	\$ (154,780)	\$ (157,876)	\$ (161,033)	\$ (164,254)	\$ (167,539)
<b>Proforma Gross Income</b>	<b>\$ 2,663,597</b>	<b>\$ 2,716,869</b>	<b>\$ 2,771,206</b>	<b>\$ 2,826,630</b>	<b>\$ 2,883,163</b>	<b>\$ 2,940,826</b>	<b>\$ 2,999,643</b>	<b>\$ 3,059,636</b>	<b>\$ 3,120,828</b>	<b>\$ 3,183,245</b>

<b>EXPENSES</b>										
General Administrative	\$ 88,487	\$ 91,142	\$ 93,876	\$ 96,692	\$ 99,593	\$ 102,581	\$ 105,658	\$ 108,828	\$ 112,093	\$ 115,456
Operating & Maintenance	\$ 151,199	\$ 155,735	\$ 160,407	\$ 165,219	\$ 170,176	\$ 175,281	\$ 180,539	\$ 185,956	\$ 191,534	\$ 197,280
Utilities	\$ 228,096	\$ 234,938	\$ 241,987	\$ 249,246	\$ 256,724	\$ 264,425	\$ 272,358	\$ 280,529	\$ 288,945	\$ 297,613
Staff Payroll & Benefits	\$ 327,545	\$ 337,372	\$ 347,493	\$ 357,917	\$ 368,655	\$ 379,715	\$ 391,106	\$ 402,839	\$ 414,924	\$ 427,372
Taxes & Insurance	\$ 93,293	\$ 96,092	\$ 98,975	\$ 101,944	\$ 105,002	\$ 108,152	\$ 111,397	\$ 114,739	\$ 118,181	\$ 121,727
Property Management	\$ 164,832	\$ 169,777	\$ 174,870	\$ 180,116	\$ 185,520	\$ 191,085	\$ 196,818	\$ 202,723	\$ 208,804	\$ 215,068
Replacement Reserves	\$ 78,780	\$ 81,143	\$ 83,578	\$ 86,085	\$ 88,668	\$ 91,328	\$ 94,067	\$ 96,889	\$ 99,796	\$ 102,790
<b>Proforma Operating Expenses</b>	<b>\$ 1,132,232</b>	<b>\$ 1,166,199</b>	<b>\$ 1,201,185</b>	<b>\$ 1,237,221</b>	<b>\$ 1,274,337</b>	<b>\$ 1,312,567</b>	<b>\$ 1,351,944</b>	<b>\$ 1,392,503</b>	<b>\$ 1,434,278</b>	<b>\$ 1,477,306</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,531,365</b>	<b>\$ 1,550,670</b>	<b>\$ 1,570,021</b>	<b>\$ 1,589,410</b>	<b>\$ 1,608,826</b>	<b>\$ 1,628,259</b>	<b>\$ 1,647,698</b>	<b>\$ 1,667,133</b>	<b>\$ 1,686,550</b>	<b>\$ 1,705,939</b>

## Contribution to Project Budget

Senior Debt Service	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875
Debt Service Coverage	152%	154%	156%	158%	159%	161%	163%	165%	167%	169%
<b>Residual Receipts</b>	<b>\$ 522,490</b>	<b>\$ 541,795</b>	<b>\$ 561,146</b>	<b>\$ 580,534</b>	<b>\$ 599,950</b>	<b>\$ 619,384</b>	<b>\$ 638,823</b>	<b>\$ 658,258</b>	<b>\$ 677,675</b>	<b>\$ 697,064</b>
LP Asset Mgt Fee	\$ 20,200	\$ 20,806	\$ 21,430	\$ 22,073	\$ 22,735	\$ 23,417	\$ 24,120	\$ 24,843	\$ 25,589	\$ 26,356
DDF Payments	\$ 502,290	\$ 520,989	\$ 179,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 700,281	\$ 179,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ -</b>	<b>\$ 360,423</b>	<b>\$ 558,461</b>	<b>\$ 577,215</b>	<b>\$ 595,966</b>	<b>\$ 614,703</b>	<b>\$ 633,414</b>	<b>\$ 652,087</b>	<b>\$ 670,707</b>	

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	\$68/unit/month
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$1,202,571

Permanent Loan Amount	\$13,023,000
Loan Term	38
Core Loan Rate	6.90%
USDA Guarantee Fee	0.35%
Total Loan Rate	7.25%
Annual Debt Service	\$1,008,875

Nevada Housing Division  
Multifamily Housing Revenue Bonds  
Nevada Portfolio Project  
Series 2024

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>INCOME</b>										
Annual Gross Rental Income	\$ 3,388,145	\$ 3,455,908	\$ 3,525,026	\$ 3,595,527	\$ 3,667,437	\$ 3,740,786	\$ 3,815,602	\$ 3,891,914	\$ 3,969,752	\$ 4,049,147
Other: Ancillary Revenue	\$ 29,654	\$ 30,248	\$ 30,853	\$ 31,470	\$ 32,099	\$ 32,741	\$ 33,396	\$ 34,064	\$ 34,745	\$ 35,440
<b>Total Residential Income</b>	<b>\$ 3,417,800</b>	<b>\$ 3,486,156</b>	<b>\$ 3,555,879</b>	<b>\$ 3,626,996</b>	<b>\$ 3,699,536</b>	<b>\$ 3,773,527</b>	<b>\$ 3,848,998</b>	<b>\$ 3,925,978</b>	<b>\$ 4,004,497</b>	<b>\$ 4,084,587</b>
Less: Residential Vacancy/Discounts	\$ (170,890)	\$ (174,308)	\$ (177,794)	\$ (181,350)	\$ (184,977)	\$ (188,676)	\$ (192,450)	\$ (196,299)	\$ (200,225)	\$ (204,229)
<b>Proforma Gross Income</b>	<b>\$ 3,246,910</b>	<b>\$ 3,311,848</b>	<b>\$ 3,378,085</b>	<b>\$ 3,445,647</b>	<b>\$ 3,514,560</b>	<b>\$ 3,584,851</b>	<b>\$ 3,656,548</b>	<b>\$ 3,729,679</b>	<b>\$ 3,804,272</b>	<b>\$ 3,880,358</b>
<b>EXPENSES</b>										
General Administrative	\$ 118,920	\$ 122,487	\$ 126,162	\$ 129,947	\$ 133,845	\$ 137,860	\$ 141,996	\$ 146,256	\$ 150,644	\$ 155,163
Operating & Maintenance	\$ 203,199	\$ 209,295	\$ 215,573	\$ 222,041	\$ 228,702	\$ 235,563	\$ 242,630	\$ 249,909	\$ 257,406	\$ 265,128
Utilities	\$ 306,541	\$ 315,738	\$ 325,210	\$ 334,966	\$ 345,015	\$ 355,365	\$ 366,026	\$ 377,007	\$ 388,317	\$ 399,967
Staff Payroll & Benefits	\$ 440,193	\$ 453,399	\$ 467,001	\$ 481,011	\$ 495,441	\$ 510,305	\$ 525,614	\$ 541,382	\$ 557,624	\$ 574,352
Taxes & Insurance	\$ 125,378	\$ 129,140	\$ 133,014	\$ 137,004	\$ 141,114	\$ 145,348	\$ 149,708	\$ 154,200	\$ 158,826	\$ 163,590
Property Management	\$ 221,520	\$ 228,166	\$ 235,011	\$ 242,061	\$ 249,323	\$ 256,803	\$ 264,507	\$ 272,442	\$ 280,615	\$ 289,034
Replacement Reserves	\$ 105,874	\$ 109,050	\$ 112,321	\$ 115,691	\$ 119,162	\$ 122,737	\$ 126,419	\$ 130,211	\$ 134,118	\$ 138,141
<b>Proforma Operating Expenses</b>	<b>\$ 1,521,625</b>	<b>\$ 1,567,274</b>	<b>\$ 1,614,292</b>	<b>\$ 1,662,721</b>	<b>\$ 1,712,603</b>	<b>\$ 1,763,981</b>	<b>\$ 1,816,900</b>	<b>\$ 1,871,407</b>	<b>\$ 1,927,549</b>	<b>\$ 1,985,376</b>
<b>Effective Net Operating Income</b>	<b>\$ 1,725,284</b>	<b>\$ 1,744,574</b>	<b>\$ 1,763,793</b>	<b>\$ 1,782,926</b>	<b>\$ 1,801,957</b>	<b>\$ 1,820,870</b>	<b>\$ 1,839,648</b>	<b>\$ 1,858,271</b>	<b>\$ 1,876,723</b>	<b>\$ 1,894,982</b>
Contribution to Project Budget										
Senior Debt Service	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875	\$1,008,875
Debt Service Coverage	171%	173%	175%	177%	179%	180%	182%	184%	186%	188%
<b>Residual Receipts</b>	<b>\$ 716,409</b>	<b>\$ 735,699</b>	<b>\$ 754,917</b>	<b>\$ 774,050</b>	<b>\$ 793,082</b>	<b>\$ 811,995</b>	<b>\$ 830,772</b>	<b>\$ 849,396</b>	<b>\$ 867,848</b>	<b>\$ 886,107</b>
LP Asset Mgt Fee	\$ 27,147	\$ 27,962	\$ 28,800	\$ 29,664	\$ 30,554	\$ 31,471	\$ 32,415	\$ 33,388	\$ 34,389	\$ 35,421
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Surplus Cash</b>	<b>\$ 689,262</b>	<b>\$ 707,737</b>	<b>\$ 726,117</b>	<b>\$ 744,386</b>	<b>\$ 762,527</b>	<b>\$ 780,524</b>	<b>\$ 798,357</b>	<b>\$ 816,009</b>	<b>\$ 833,458</b>	<b>\$ 850,686</b>



**Borrower Financing Representation****Proposed Project:**

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

**☒ Option A**

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>
Churchill Mortgage Investment	6.9	See attached
CREA		
USDA 515	1%	None

**☐ Option B****Sponsor/Borrower Statement:**

By

Title

Firm

**We have attached:****Summary of financing elements**

USDA

538 Debt

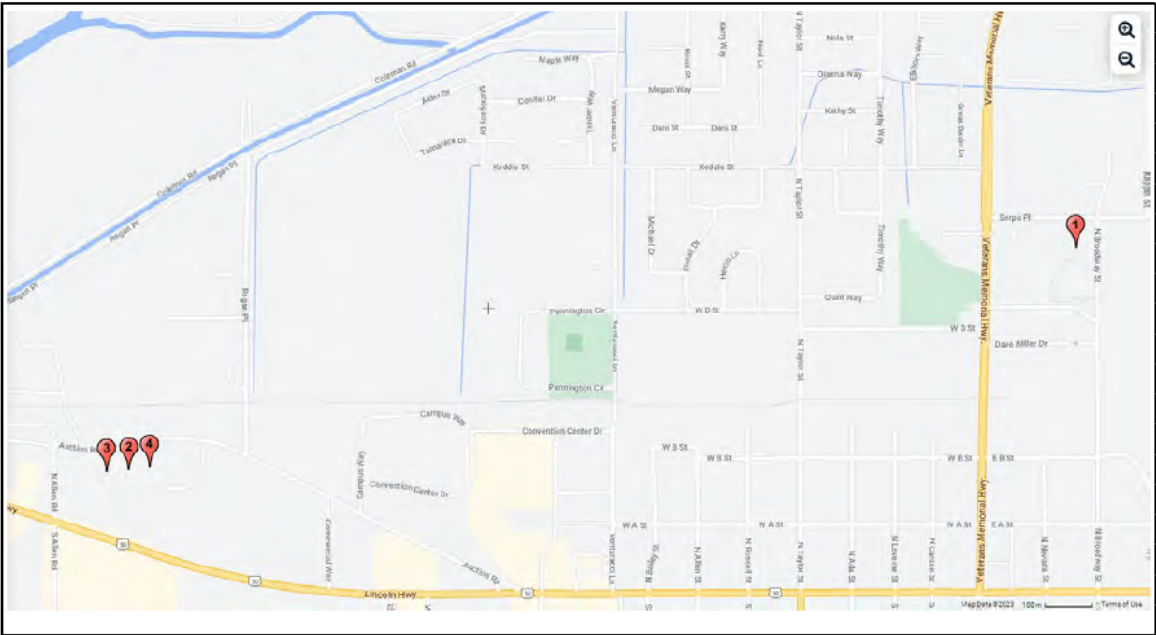
Grants

Deferred Developer Fees

**Fallon Senior Portfolio**

Site Location				
Site ID	Address	City	Zip Code	Parcel #
1	160 Serpa Place	Fallon	89406	001-051-20
2	1825 Auction Road	Fallon	89406	001-231-49
3	1885 Auction Road	Fallon	89406	001-231-48
4	1795 Auction Road	Fallon	89406	001-231-45

**Location Map:** The maps below illustrate the location of the Subject sites and outlines.





Kinetic Valuation Group





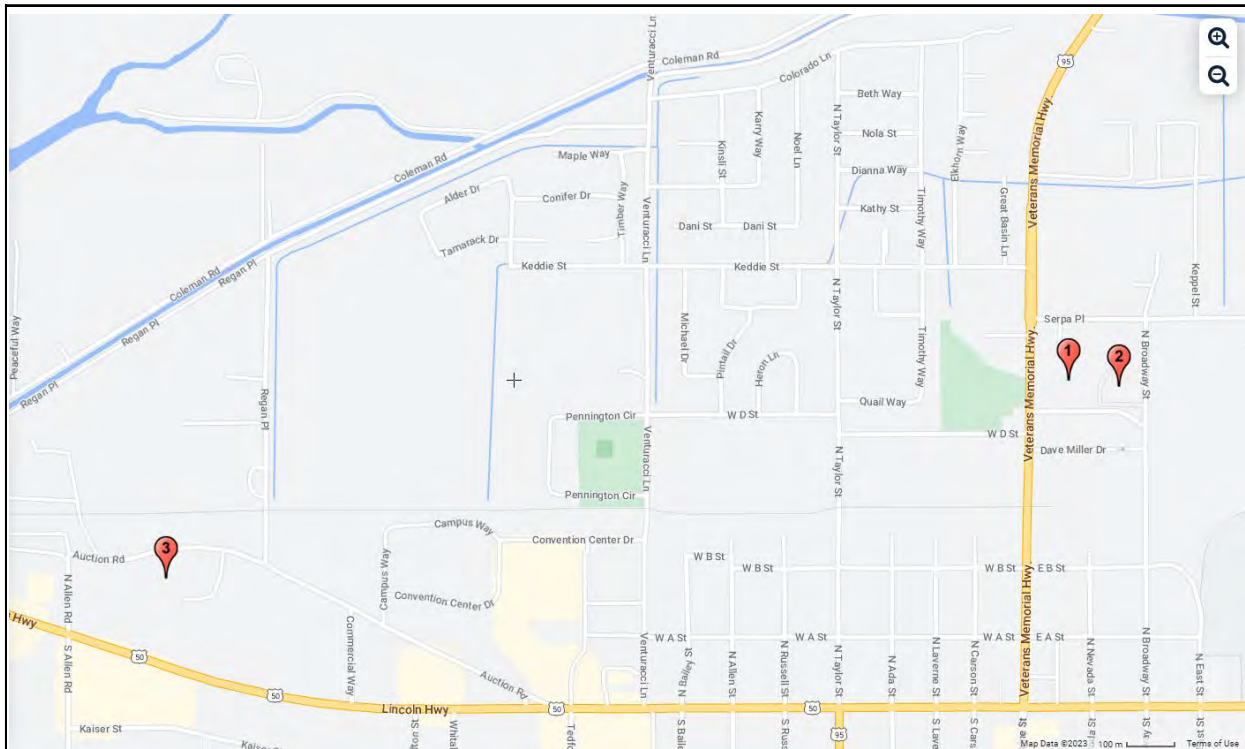


## Fallon Family Portfolio

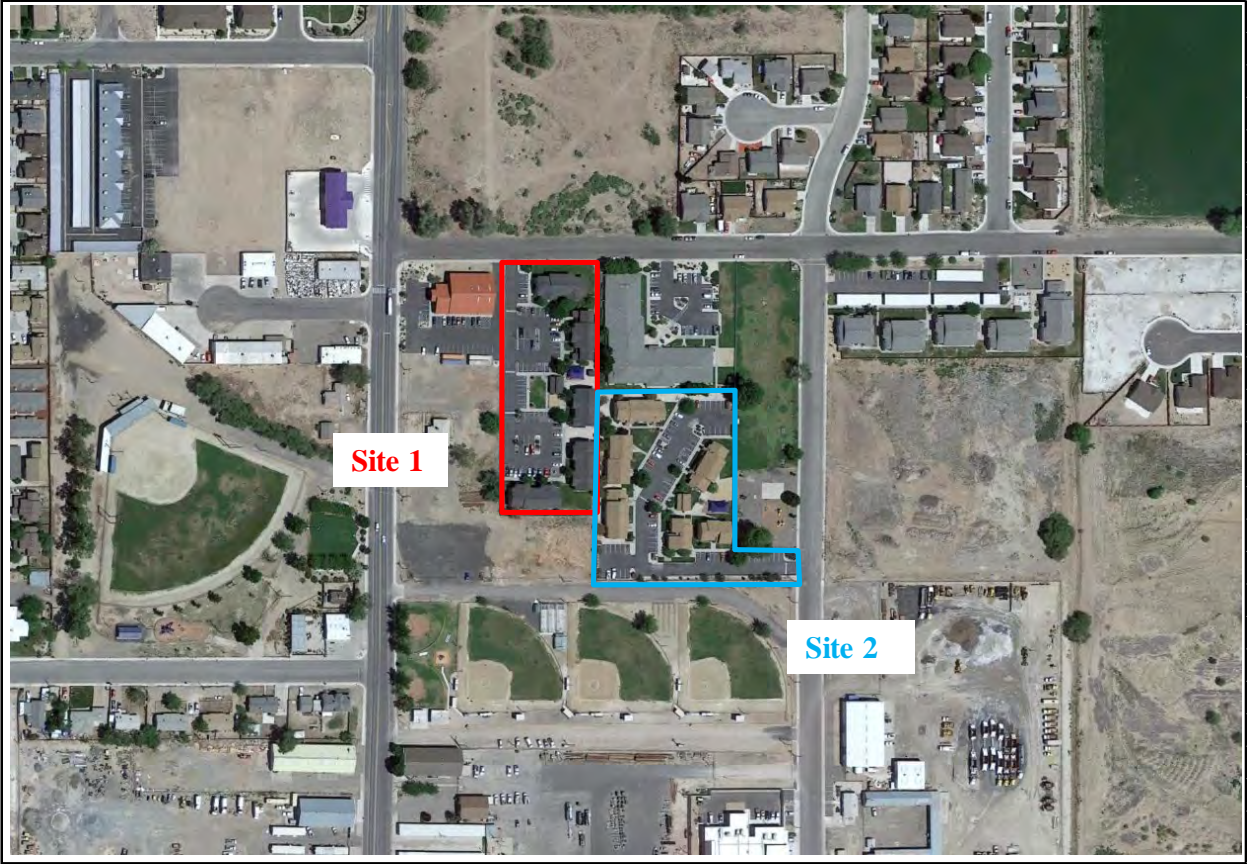
Site Location					
Site ID	Property Name	Address	City	Zip Code	Parcel #
1	Arborwood I	100 Serpa Place	Fallon	89406	001-051-15
2	Arborwood II	451 N Broadway Street	Fallon	89406	001-051-22
3	Desertwood	1775 Auction Road	Fallon	89406	001-231-46

## Location Map:

The maps below illustrate the location of the Subject sites and outlines.









Kinetic Valuation Group





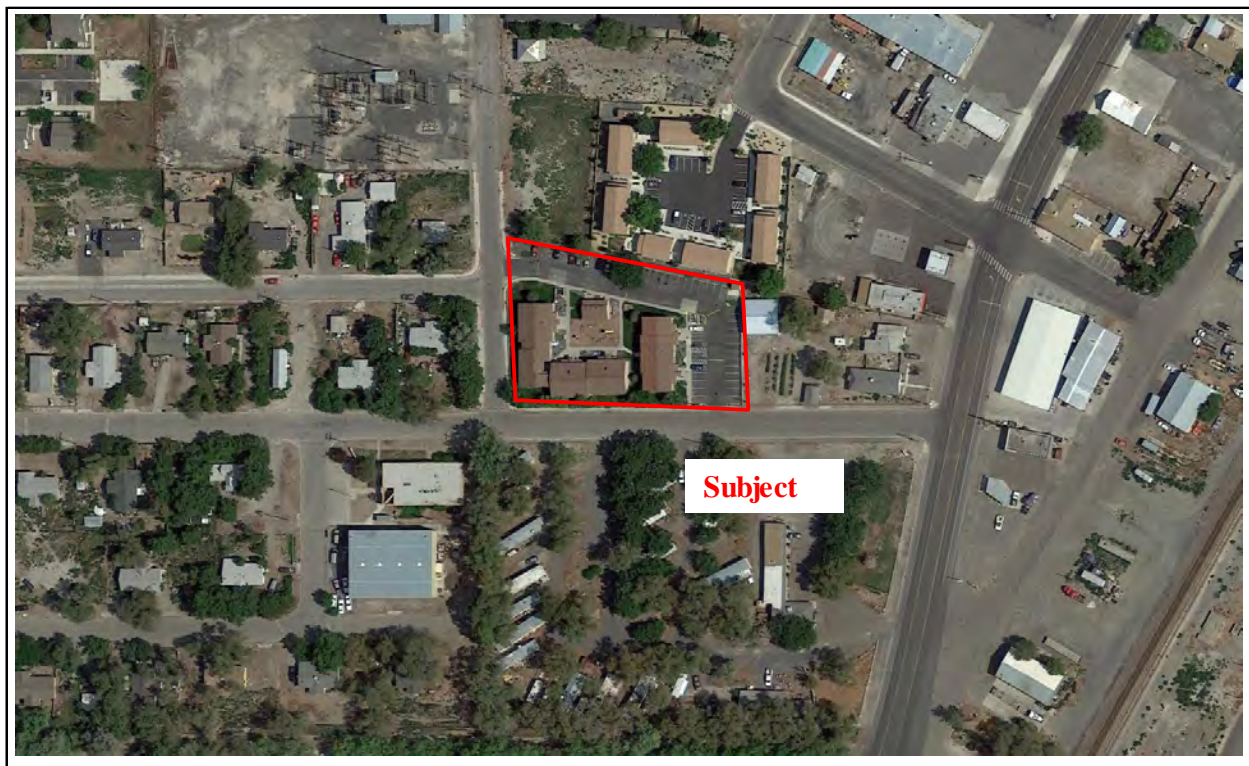


Kinetic Valuation Group

## Sunwood Apartments

**150 Bowean Street  
Lovelock, Nevada 89419**

### Location Map:



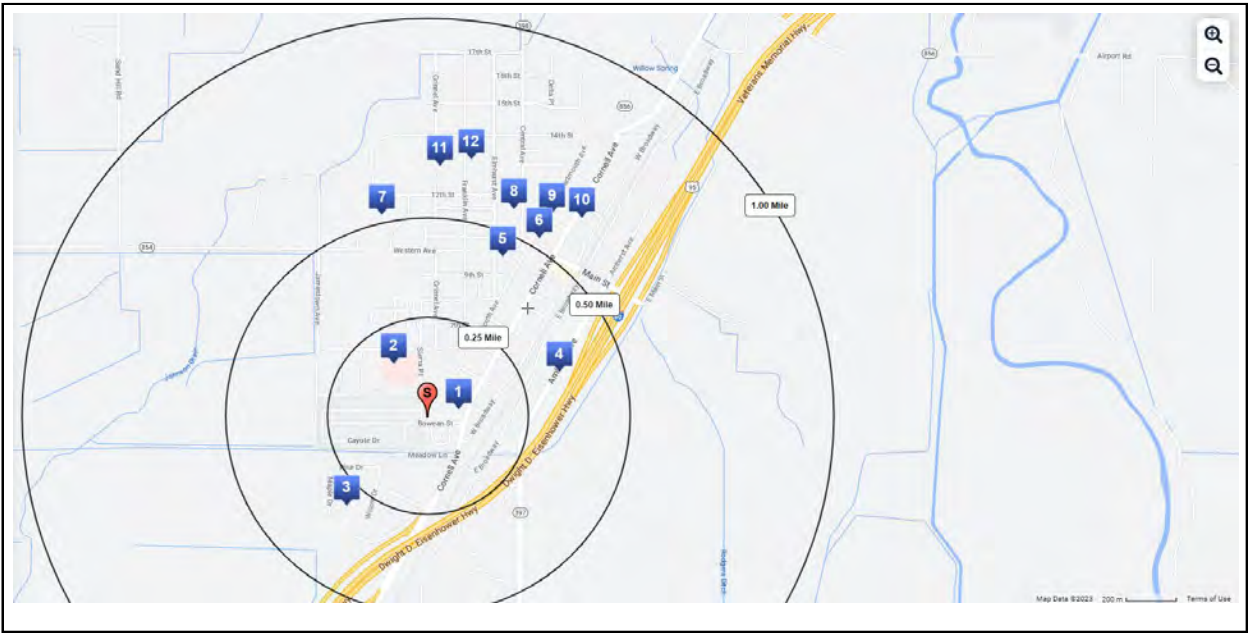




Kinetic Valuation Group

Locational Amenities & Map – Overview

The map and table below illustrate the location amenities in relation to the Subject site.



Distance From Local Services			
Map #	Name	Service	Distance
1	Shop-N-Go	Gas Station	0.08 miles
2	Pershing General Hospital	Hospital	0.15 miles
3	The Church of Jesus Christ of Latter-day Saints	Church	0.30 miles
4	Lovelock City Park	Recreation	0.34 miles
5	Safeway	Grocery Store	0.44 miles
6	U.S. Post Office	Post Office	0.52 miles
7	Lovelock Elementary School	School	0.52 miles
8	Pershing County Library	Library	0.56 miles
9	Lovelock Pharmacy	Pharmacy	0.59 miles
10	Pershing County High School	School	0.62 miles
11	Nevada State Bank	Bank	0.63 miles
12	Pershing County Middle School	School	0.65 miles

Nevada Housing Division Multi-family Tax-Exempt Bond Program  
Development Executive Summary

**Development:** Nevada Portfolio  
**Development Type:** Acquisition and Rehabilitation  
**BoF Meeting Date:** 4.25.24

**Administrator's Summary**

This bond issuance will be used to provide for the acquisition and rehabilitation of 202 units of affordable senior and family apartments in Lovelock and Fallon. The rental housing will serve 99 households at 60% of area median income (AMI), 47 at or below 50% AMI, 24 at or below 40% AMI, and 32 units serving those households at or below 30% AMI. 200 households will receive a USDA RD subsidy to lower their portion of the monthly rent. This project consists of 3 scattered sites, one in Lovelock (Sunwood Apartments) and 2 in Fallon (Fallon Family Apartments and Fallon Senior Apartments). This project will preserve affordable units which will retain the rent restrictions for 30 years.

- 202 Family and Senior Units
- Acquisition and Rehabilitation
- 100% Affordable Rents
- 99 units at <60% AMI, 47 units at <50% AMI, 24 units at <40% AMI, 32 units @ <30% AMI
- 1 bedroom units = 116, 2 bedroom units = 78, 3 bedroom units = 8
- 1 bedroom rents \$0 less than market rate (USDA RD Subsidy lessens the rent up to \$657/month)
- 2 bedroom rents \$0 less than market rate (USDA RD Subsidy lessens the rent up to \$724/month)
- 3 bedroom rents \$486.00 less than market rate (USDA RD Subsidy lessens the rent up to \$821/month)
- Cost per unit = \$197,152
- Cost per bond cap allocation = \$103,960
- Developer – Affiliated developers Inc
- Equity Investor – CREA, LLC
- Loan – USDA 538/515
- \$21.0 M in Bond Proceeds trips \$11.3 M in LIHTC Equity (28.4% of total development cost)

	Nevada Portfolio Program Average		Notes
Total Tax-exempt Bond ask	\$ 21,000,000	\$ 29,345,000	
Total Development Cost	\$ 39,824,754	\$ 55,573,567	Average of last 10 Acquisition and Rehabilitation projects previously approved
Size of site	N/A	7.08	
Total # of Units	202	199	Average of last 10 Acquisition and Rehabilitation projects previously approved
Cost Per Unit	\$ 197,152	\$ 273,211	Average of last 10 Acquisition and Rehabilitation projects previously approved
Bond Cap used Per Unit	\$ 103,960	\$ 144,406	Average of last 10 Acquisition and Rehabilitation projects previously approved
Percentage of Units above 60% AMI	0.00%	n/a	0 units in this project
Percentage of Units at 60% AMI	49.00%	61.0%	99 Units in this project
Percentage of Units at 50% AMI	23.00%	36.0%	47 units in this project
Percentage of Units at 40% AMI	12.00%	1.0%	24 units in this project
Percentage of Units at 30% AMI	16.00%	2.0%	32 units in this project
Veteran's Preference	n/a	n/a	

	Estimated Market Rate		Notes
	Nevada Portfolio	Rate	
Average Studio Rent	n/a	n/a	
Average 1 Bedroom Rent	\$ 1,052	\$ 841	Elko Zumper.com 4/4/2024
Average 2 Bedroom Rent	\$ 1,206	\$ 1,036	Fallon Zumper.com 4/4/2024
Average 3 Bedroom Rent	\$ 1,369	\$ 1,855	Fallon Zumper.com 4/4/2024
Average Vacancy Rate	n/a	n/a	



**STATE OF NEVADA**  
**OFFICE OF THE STATE TREASURER**

**TO:** Board of Finance (Board) Members

**FROM:** Cari Eaton, Deputy Treasurer - Debt Management

**SUBJECT:** April 24, 2024 Agenda Item #9 - Resolution approving the Department of Taxation Permanent School Fund Report and the State Permanent School Fund Guarantee Agreement for Storey County School District

**DATE:** April 4, 2024

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***Agenda Item #9:***

**For possible action** – Discussion and possible action on a Resolution approving the report submitted by the Executive Director of the Department of Taxation and the State Permanent School Fund (PSF) Guarantee Agreement pertaining to the Storey County School District (District), Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2024, in maximum aggregate principal amount of \$28,000,000.

**Summary:** The State Treasurer and the Executive Director of the Department of Taxation are seeking the State Board of Finance's approval on the resolution pertaining to the Storey County School District, Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2024, in the aggregate principal amount not to exceed \$28,000,000. The District is requesting to enter into a guarantee agreement with the State Treasurer to use the PSF to guarantee the payment of the debt service on the bonds. By utilizing the Permanent School Fund Guarantee Program (PSFG), the District anticipates realizing approximately \$800,000 in interest cost savings over the life of the bonds. The State Board of Finance's approval is required under Nevada Revised Statute (NRS) 387.513 to 387.528, inclusive.

**Background:** The PSFG allows Nevada school districts to apply to the State Treasurer for a guarantee agreement through which money in the PSF is used to guarantee the payment of the debt service on the bonds that the school district will issue. The amount of the guarantee for bonds of each school district outstanding at any one time must not exceed \$60 million.

**CARSON CITY OFFICE**

State Treasurer  
101 N. Carson Street, Suite 4  
Carson City, Nevada 89701-4786  
(775) 684-5600 Telephone  
(775) 684-5623 Fax

**STATE TREASURER PROGRAMS**

Guinn Millennium Scholarship Program  
Nevada Prepaid Tuition Program  
Nevada College Savings Plans  
Nevada College Kick Start Program  
Unclaimed Property

**LAS VEGAS OFFICE**

State Treasurer  
555 E. Washington Avenue, Suite 4600  
Las Vegas, Nevada 89101-1074  
(702) 486-2025 Telephone  
(702) 486-3246 Fax

Pursuant to NRS 387.513 to 387.528, inclusive, the State Treasurer may enter into a guarantee agreement with the school district if:

1. The State Board of Finance approves the resolution approving the report submitted by the executive director of the Department of Taxation and the State Permanent School Fund Guarantee Agreement (Reference Attachment A - Board of Finance Storey County PSFG Resolution and Attachment D – Storey County Guarantee Agreement);
2. The report submitted by the Executive Director of the Department of Taxation indicates the District has the ability to make timely payments of the debt service of the bonds and does not anticipate the need to increase its current tax rate in order to fund re-payment (Reference Attachment B - Report of Executive Director); and
3. The State Treasurer has determined that the amount of bonds to be guaranteed under the PSFG, in addition to the total amount of outstanding PSFG bonds, will not exceed 250% of the lower of the cost or fair market value of the assets in the PSF (Reference Attachment C - Certificate of Treasurer).

The PSFG Program is currently rated “AAA” by S&P Global Ratings and “Aaa” by Moody’s Investor Service. The PSFG provides an opportunity for school districts to gain the benefits of a “AAA/Aaa” rating in the issuance of PSFG debt which results in greater marketability/access to investors and ultimately, interest cost savings. In some circumstances, it may not be financially feasible for a school district to issue debt without the benefits of the guarantee provided by the PSFG program.

**Purpose of Bonds:** The District will utilize the \$28,000,000 authorization granted upon approval of this Resolution to be used for improvements to various District facilities. The proceeds from the issuance, to occur in August 2024 in the par amount of \$28,000,000, will finance the acquisition, construction, improvement and equipping of school facilities. The District anticipates a savings in excess of \$800,000 by utilizing the Permanent School Fund guarantee.

**PSFG Details:** As of April 24, 2024, the District has \$0 of outstanding principal guaranteed by the Permanent School Fund (PSF), or \$60,000,000 below the statutory maximum PSFG authorization of \$60,000,000.

**Recommendation:** State Treasurer Zach Conine and Shellie Hughes, Executive Director of the Nevada Department of Taxation respectfully request the State Board of Finance’s approval of the resolution pertaining to the Storey County School District, Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2024, in the maximum aggregate principal amount of \$28,000,000.

## ATTACHMENT A

Resolution Approving the Report Submitted by the Executive Director of the Department of  
Taxation and the State Permanent School Fund Guarantee Agreement

## **RESOLUTION**

**A RESOLUTION APPROVING THE REPORT SUBMITTED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TAXATION AND THE STATE PERMANENT SCHOOL FUND GUARANTEE AGREEMENT PERTAINING TO THE STOREY COUNTY SCHOOL DISTRICT, NEVADA, GENERAL OBLIGATION (LIMITED TAX) SCHOOL IMPROVEMENT BONDS (PSF GUARANTEED) SERIES 2024, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$28,000,000.**

**WHEREAS**, the provisions of NRS 387.513 to 387.528, inclusive (the "Guarantee Act") authorize the use of money in the State Permanent School Fund to guarantee certain bonds (the "Guarantee") issued by the school districts in the State of Nevada (the "State"); and

**WHEREAS**, Storey County School District, Nevada (the "District") has submitted its application to the State Treasurer for a Guarantee of its Storey County School District, Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2024, in maximum aggregate principal amount of \$28,000,000 (the "Bonds"); and

**WHEREAS**, the State Treasurer has provided a copy of the District's application to the Executive Director of the Department of Taxation (the "Executive Director") for investigation of the District's ability to make timely payments on the debt service of the Bonds; and

**WHEREAS**, the State Board of Finance (the "Board") has received a written report of the investigation by the Executive Director indicating her opinion that the District has the ability to make timely payments on the debt service of the Bonds (the "Report"); and

**WHEREAS**, the State Treasurer has determined that the amount of the Bonds subject to the Guarantee under the State Permanent School Fund Guarantee Agreement (the "Guarantee Agreement") to be entered into between the State Treasurer and the District for the Bonds, in addition to any other outstanding bonds of the District guaranteed pursuant to the Guarantee Act, does not exceed the limitations established by the Guarantee Act; and

**WHEREAS**, the Guarantee Act requires that the Report and the Guarantee Agreement be approved by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF FINANCE  
OF THE STATE OF NEVADA:**

Section 1. All action previously taken by the Board, the Treasurer, the Executive Director and other officers of the State directed toward the Guarantee of the Bonds pursuant to the Guarantee Act are hereby ratified, approved and confirmed.

Section 2. The Report is hereby approved, and the Guarantee Agreement in substantially the form currently on file with the Secretary to the Board with such changes, modifications or amendments deemed necessary by the State Treasurer is hereby approved pursuant to the Guarantee Act which approval shall be valid for a period of one year following the date of this resolution.

Section 3. The Board, the Treasurer and other officers of the State and the Board are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this resolution, including without limitation, the execution and delivery of the Guarantee Agreement and Continuing Disclosure Agreement relating to the Bonds.

Section 4. The State covenants for the benefit of the District to comply with the provisions of the final Continuing Disclosure Agreement relating to the Bonds in substantially the form now on file with the Secretary to the Board, to be executed and delivered in connection with the Bonds.

PASSED, ADOPTED AND APPROVED on April 24, 2024.

Attest:

---

Joe Lombardo, Governor, Chairman  
State Board of Finance

---

Lori Hoover, Secretary  
State Board of Finance

STATE OF NEVADA            )  
  )  
CARSON CITY                 )       ss.

I am the duly chosen and qualified Chief Deputy Treasurer of the State of Nevada (the "State"), and ex officio secretary of the State Board of Finance (the "Board"), and do hereby certify that:

1.       The foregoing pages constitute a true, correct, complete resolution (the "Resolution") which was passed and adopted by the Board at the duly held meeting of April 25, 2024, in the Old Assembly Chambers of the Capitol Building, Second Floor, 101 N. Carson Street, Carson City, Nevada 89701 and at 555 E. Washington Avenue, Las Vegas, Nevada (the "Resolution").

2.       The original of the Resolution was signed by the Chairman of the Board and authenticated by me as ex officio Secretary of the Board and was recorded in the minutes of the Board kept for that purpose in my office.

3.       Members of the Board, i.e.,

Governor:	Joe Lombardo
Treasurer:	Zachary B. Conine
Controller:	Andy Matthews
Other Members:	Benjamin Edwards
	David R. Navarro

attended such meeting and voted in favor of the passage of the Resolution.

4.       All members of the Board were given due and proper notice of such meeting.

5.       Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020.

6.       A copy of the notice so given is attached to this certificate as Exhibit A; a copy of the report of the Executive Director of the Department of Taxation is attached to this certificate as Exhibit B; and the Certificate of the State Treasurer making the determinations required by subsection 1 of NRS 387.522 is attached to this certificate as Exhibit C.

8.       No other proceedings were adopted and no other action was taken or considered at such meeting relating to the subject matter of the Resolution.



IN WITNESS WHEREOF, I have hereunto set my hand on April 24, 2024.

---

Lori Hoover, Secretary  
State Board of Finance

EXHIBIT A

(Attach Copy of Notice of Meeting)

## EXHIBIT B

(Attach Report of Executive Director)

## EXHIBIT C

(Attach Certificate of State Treasurer)

## ATTACHMENT B

Report Submitted by the Executive Director of the Department of Taxation



STATE OF NEVADA  
DEPARTMENT OF TAXATION

Web Site: <https://tax.nv.gov>  
Call Center: (866) 962-3707

LAS VEGAS OFFICE  
700 E. Warm Springs Rd, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 486-2300  
Fax (702) 486-2373

JOE LOMBARDO  
*Governor*  
GEORGE KELESIS  
*Chair, Nevada Tax Commission*  
SHELLIE HUGHES  
*Executive Director*

CARSON CITY OFFICE  
3850 Arrowhead Dr., 2<sup>nd</sup> Floor  
Carson City, Nevada 89706  
Phone: (775) 684-2000  
Fax: (775) 684-2020

RENO OFFICE  
4600 Kietzke Lane, Suite L235  
Reno, NV 89502  
Phone: (775) 687-9999  
Fax: (775) 688-1303

March 27, 2024

Lori Hoover  
Chief Deputy Treasurer  
Office of the Treasurer  
State of Nevada  
101 North Carson Street, #4  
Carson City, NV 89701-4786

**Re: Permanent School Fund Guaranty Request  
Storey County School District**

Dear Ms. Hoover:

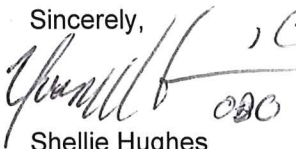
The Department of Taxation ("Department") has reviewed the materials submitted on behalf of the Storey County School District ("District") pursuant to NRS 387.516. The District requests authorization for a guaranty from the Permanent School Fund for a proposed bond issue. During the 2012 election, the District received approval from the voters to issue general obligation bonds to finance the acquisition, construction, improvement and equipping of school facilities as long as the issuance does not result in an increase of the existing school bond property debt rate of \$0.1447. The District proposes to issue bonds in August 2024.

The estimated savings for utilizing the Permanent School Fund guaranty will be in excess of \$800,000. The District anticipates the use of the bond proceeds to construct a new facility near the high school to house K- 8 grade.

The Department has analyzed the documents contained in the guaranty application and financial information submitted by the District. The District has the ability to make timely payment of the debt service of the bonds and does not anticipate the need to increase its current debt rate of \$0.1447 to fund the re-payment.

The Department recommends that the approval be rendered by the Board of Finance to facilitate the issuance of the Storey County School District School Building Bonds in an amount not to exceed \$28,000,000.

Sincerely,

 *Chief Deputy  
Executive Director*

Shellie Hughes  
Executive Director

cc: Marty Johnson  
Kendra Follett  
Kristen Chandler

## ATTACHMENT C

### Certificate of State Treasurer

## CERTIFICATE OF STATE TREASURER

**IT IS HEREBY CERTIFIED** and determined by the undersigned, State Treasurer of the State of Nevada (the "Treasurer") that:

1. The Storey County School District, Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed), Series 2024 (the "Bonds") to be guaranteed by the State of Nevada under the Guarantee Agreement between the Storey County School District and the Treasurer will not exceed the aggregate principal amount of \$\_\_\_\_\_,000.

2. The maximum principal amount of the Bonds (i.e., \$\_\_\_\_\_,000), plus the total amount of outstanding bonds guaranteed pursuant to NRS 387.513 to 387.528, inclusive, on the date of delivery of the Bonds will not exceed the limitation established by subsection 1 of NRS 387.522.

DATED \_\_\_\_\_, 2024.

STATE OF NEVADA

By \_\_\_\_\_  
Zachary B. Conine, State Treasurer



## ATTACHMENT D

### Guarantee Agreement

## **STATE PERMANENT SCHOOL FUND GUARANTEE AGREEMENT**

DATED as of \_\_\_\_\_, 2024, by and between STOREY COUNTY SCHOOL DISTRICT, NEVADA (the "District"), a school district duly organized and created under the laws of the State of Nevada and THE STATE TREASURER OF THE STATE OF NEVADA (the "Treasurer").

WHEREAS, the District is duly organized, created and existing under the laws of the State of Nevada (the "State"); and

WHEREAS, the District, as of the date hereof, will be issuing its General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed), Series 2024 (the "Bonds"), in the aggregate principal amount of \$28,000,000 to finance the acquisition, construction, improvement and equipping of school facilities; and

WHEREAS, pursuant to Chapter 387, Nevada Revised Statutes (the "Act"), the Board of Trustees of the District (the "Board") may apply to the Treasurer for a guarantee agreement whereby money in the State Permanent School Fund (the "Permanent Fund") is used to guarantee the payment of debt service on the Bonds; and

WHEREAS, the Board has applied to the Treasurer for a guarantee agreement; and

WHEREAS, pursuant to the Act, the Treasurer has provided a copy of the application and the supporting documentation to the Executive Director of the State Department of Taxation (the "Executive Director") and the Executive Director has submitted a report to the State Board of Finance indicating that the District has the ability to make timely payment of the debt service on the Bonds; and

WHEREAS, the Treasurer has determined that the total principal amount of the Bonds, together with the total amount of outstanding bonds guaranteed by the Permanent Fund, does not exceed the limitations established by the Act; and

WHEREAS, on April 24, 2024, the State Board of Finance adopted a resolution approving the report submitted by the Executive Director and the form of this guarantee agreement (the "Guarantee Agreement"); and

WHEREAS, the Bonds are authorized to be issued by a resolution of the Board (the "Bond Resolution") adopted on June 5, 2024; and

WHEREAS, the District and the Treasurer wish to enter into this Guarantee Agreement in order to set forth the respective responsibilities of each party with respect to the Permanent Fund guarantee of the payment of debt service on the Bonds.

NOW, THEREFORE, the District and the Treasurer, in consideration of the mutual covenants herein contained, agree as follows:

Section 1. The Board hereby appoints the Treasurer, or U.S. Bank Trust Company, National Association, a commercial bank hereby designated by the Treasurer, as the paying agent (the "Paying Agent") for the Bonds. The Paying Agent may be replaced on the terms set forth in the Bond Resolution with the prior written approval of the Treasurer.

Section 2. No later than 5 business days prior to each date scheduled for the payment of principal and/or interest on the Bonds as set forth in the Bond Resolution, the District shall transfer to the Paying Agent sufficient moneys to pay the debt service coming due on the Bonds. The Board hereby agrees to deposit the amount of money due for each scheduled debt service payment with the Paying Agent no later than 5 business days prior to each scheduled debt service payment date, as set forth in the Bond Resolution. The District shall provide in the Bond Resolution that:

A. the Paying Agent must immediately notify the Treasurer if the Paying Agent has not received from the District the debt service payment on the fifth business day prior to the scheduled debt service payment date; and

B. the Paying Agent must give notice to the Treasurer of any optional redemption or defeasance of the Bonds.

Section 3. In the event the District determines that it will be unable to make a deposit with the Paying Agent as required in Section 2 hereof, the Superintendent of the District shall provide written notice to the Treasurer and the Paying Agent at least 60 days before such payment is due.

Section 4. In the event the District for any reason fails to make a timely payment of debt service on the Bonds as required by Section 2 hereof, the Treasurer shall withdraw a sufficient amount of money from the Permanent Fund to make the debt service payment on the Bonds, transfer to the Paying Agent no later than 1 business day prior to the scheduled debt service payment date a sufficient amount of money to make the debt service payment when due, and promptly notify the Executive Director of the payment. Such payment shall be made by the

Treasurer regardless of whether the District provides written notice to the Treasurer pursuant to Section 3 hereof. Such withdrawal from the Permanent Fund and payment of debt service on the Bonds shall constitute a loan to the District in the amount of the debt service paid on the Bonds. The loan shall be a special obligation of the District payable only from the sources set forth in Section 5 below. The loan shall bear interest at a rate determined by the Treasurer, which rate shall not exceed 1% above the average rate of interest yielded on investments in the Permanent Fund on the date the loan is made.

Section 5. In the event the Treasurer makes a loan to the District pursuant to Section 4 hereof, the District agrees to repay the loan from the following sources and in the following order of priority:

A. As soon as they are available, from District moneys available to pay debt service on the Bonds, unless payment from that money would cause the District to default on other outstanding bonds or medium-term obligations entered into pursuant to the provisions of Sections 350.087 to 350.095, inclusive, Nevada Revised Statutes ("NRS"); and

B. Immediately, until the loan is fully repaid (including any accrued interest on the loan), the Treasurer shall withhold payments of money that would otherwise be distributed to the District from:

(a) the interest earned on the Permanent Fund that is distributed among the various school districts pursuant to State law; and

(b) distributions from the State Education Fund.

C. The Treasurer shall apply the moneys received or withheld from the District pursuant to paragraphs (A) and (B) above first to the interest due on the loan and, when the interest is paid in full, then to the principal balance. When the interest and balance on the loan are repaid, the Treasurer shall resume making the distributions set forth in (a) through (b) above that would otherwise be due to the District.

D. The Treasurer shall notify the District of amounts withheld pursuant to paragraph (B) above and also shall notify the District when the loan is paid in full.

Section 6. The District shall not enter into any medium-term obligations pursuant to the provisions of NRS 350.087 to 350.095, inclusive, or otherwise borrow money during the period in which the loan remains unpaid unless the District obtains the prior written approval of the Executive Director.

Section 7. This Guarantee Agreement shall be effective upon issuance of the Bonds and shall remain in effect until the Bonds are retired and all amounts owed by the District hereunder have been paid in full or otherwise discharged. Any amount owed by the District hereunder shall not be deemed paid in full or otherwise discharged if such amount has been recovered from the State or a Bondholder pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction.

Section 8. The holders of the Bonds are third party beneficiaries of this Guarantee Agreement and are entitled to enforce the provisions of this Guarantee Agreement. Nothing in this Guarantee Agreement is intended or shall be construed to confer upon, or give to any person or entity, other than the District, the State of Nevada, acting by and through the State Board of Finance or the State Treasurer, and the holders of the Bonds, any right, remedy or claim under or by reason of this Guarantee Agreement or any covenant, condition or stipulation hereof, and all covenants, stipulations and agreements in this Guarantee Agreement shall be for the sole and exclusive benefit of the District, the State of Nevada and the holders of the Bonds.

Section 9. This Guarantee Agreement may not be modified or amended in any manner after the Bonds are issued if the amendment or modification would materially or adversely affect the holders of the Bonds. This Guarantee Agreement may only be amended or modified by a written amendment signed by the parties and approved by the State Board of Finance and the Board of the District. Notice of any such amendment must be sent to: Moody's Investors Services and S&P Global Ratings.

Section 10. It is mutually understood and agreed that this Guarantee Agreement shall be governed by the laws of the State of Nevada.

Section 11. If any section, paragraph, clause or provision of this Guarantee Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Guarantee Agreement.

Section 12. Nothing in this Agreement prohibits or otherwise limits or inhibits the reasonable exercise in the future by the State and its governmental bodies of the police powers and powers of taxation inherent in the sovereignty of the State or the exercise by the United States of the powers delegated to it by the United States Constitution.

Section 13. Notices sent pursuant to the provisions of this Guarantee Agreement shall be sent to:

The District:

Storey County School District  
124 South E Street  
P.O. Box C  
Virginia City, Nevada 89440  
Attn: Superintendent

The State:

Office of the State Treasurer  
Capitol Building  
101 N. Carson St., Suite 4  
Carson City, Nevada 89701  
Attn: Chief Deputy State Treasurer

The Paying Agent:

U.S. Bank Trust Company, National Association  
2222 E. Camelback Road, Suite 110  
Phoenix, AZ 85016

Moody's:

Moody's Investors Service  
99 Church Street  
New York, New York 10007  
Attn: Public Finance Rating Desk

S&P Global Ratings:

S&P Global Ratings  
25 Broadway, 21st Floor  
New York, New York 10004  
Attn: Public Finance Rating Desk

IN WITNESS WHEREOF, the Treasurer and the District have caused this Guarantee Agreement to be duly executed and delivered as of the day and year first above written.

STOREY COUNTY SCHOOL DISTRICT,  
NEVADA

By: \_\_\_\_\_  
President, Board of Trustees

STATE OF NEVADA

By: \_\_\_\_\_  
Zachary B. Conine, State Treasurer