

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

October 17, 2025

1:00 P.M.

Locations:

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

Governor's Office Conference Room
1 State of Nevada Way, Fourth Floor
Las Vegas, NV 89119

Videoconference Link: [Join the meeting now](#)

Meeting ID: 292 318 040 113

Dial-in by phone:

[+1 775-321-6111](#)

Phone conference ID: 348 025 936#

YouTube Livestream: <https://www.youtube.com/watch?v=tusTu7GRuS0>

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

3. **For discussion and for possible action:** For discussion and for possible action on the Board of Finance minutes from the meeting held on August 20, 2025.

Presenter: Joe Lombardo, Governor of the State of Nevada

4. **For discussion and for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$35,150,000 of Multi-Unit Housing Revenue Bonds (Serene Pines Apartments), for the purpose of new construction of a 231-unit affordable senior housing rental project in Clark County, Nevada. The project developer is Nevada HAND. The borrower/ownership entity will be Serene Pines LP. Wells Fargo Bank N.A. 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 for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$11,800,000 of Multi-Unit Housing Revenue Bonds (Silver Sky Apartments), for the purpose of acquisition and rehabilitation of a 92-unit senior affordable housing rental project in Las Vegas, Nevada. The project developer is Nevada HAND. The borrower/ownership entity is a to-be -created limited Partnership. The National Equity Fund 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 for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$16,530,000 of Multi-Unit Housing Revenue Bonds (Washoe Mill Apartments), for the purpose of acquisition and rehabilitation of a 115-unit senior affordable housing rental project in Reno, Nevada. The project developer is Lincoln Avenue Capital. The borrower/ownership entity will be Washoe Mill Apartments, LP. The NEF Assignment Corporation 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

7. **For discussion and for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$31,000,000 of Multi-Unit Housing Revenue Bonds (Marble Manor I Apartments), for the purpose of construction of a 138-unit affordable housing rental project in Las Vegas, Nevada. The project developers are Brinshore Development and Affordable Housing Program. The borrower/ownership entity will be Marble Manor 1, LLC. Enterprise Housing Credit Investments will be the equity investor limited partner. The Marble Manor 1 project was originally approved by the Board of Finance in October of 2023 for an amount up to \$29,000,000 in Multi-Unit Housing Revenue Bonds. 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 for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$28,670,000 of Multi-Unit Housing Revenue Bonds (The Prospector Apartments), for the purpose of new construction of a 136-unit family affordable housing rental project in Reno, Nevada. The project developer is the Ulysses Development Group. The borrower entity will be Prospector Owner LP. Wells Fargo will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4). The Prospector Apartments project was originally approved by the Board of Finance in August of 2025 for an amount of up to \$28.67 million in Multi-Unit Housing Revenue Bonds.

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

9. **For discussion and for possible action:** Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of Single-Family Mortgage Bonds, in an amount not to exceed \$150,000,000 to be issued in one or more series. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

10. **Informational Item:** regarding the State Treasurer's quarterly investment report for the quarter ended June 30, 2025.

Presenter: Steven Hale, Deputy Treasurer of Investments, Nevada State Treasurer's Office

11. **For discussion and for possible action:** For discussion and for 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.

Presenter: Steven Hale, Deputy Treasurer of Investments, Nevada State Treasurer's Office

12. 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, 1st & 2nd Floors, Carson City, Nevada
- 1 State of Nevada Way, Las Vegas, Nevada

Also online at: http://www.nevadatreasurer.gov/Finances/Board/BOF_Home/ and <https://notice.nv.gov/>

STATE BOARD OF FINANCE
August 20, 2025 – 10:00 am
Summary Minutes

Location:

Via videoconference at the following locations:

Old Assembly Chambers
Capitol Building, 2nd Floor
101 N. Carson Street
Carson City, NV 89701

Governor's Office Conference Room
1 State of Nevada Way, 4th Floor
Las Vegas, NV 89119

Governor Lombardo called the meeting to order at 10:02 am.

Board members present:

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

Others present:

Debi Reynolds:	Governor's Office
Nicole Ting:	Attorney General's Office
Lori Hoover:	Treasurer's Office
Steven Hale:	Treasurer's Office
Ryan Merchant:	Treasurer's Office
Emily Nagel:	Treasurer's Office
Kirsten Van Ry:	Treasurer's Office
Itzel Fausto:	Treasurer's Office
Stephen Aichroth:	Nevada Housing Division
Christine Hess:	Nevada Housing Division
Beth Dunning:	Nevada Rural Housing
Shawn Heusser:	Nevada Rural Housing
Mendy Elliot:	Nevada Rural Housing
Eric Novak:	Praxis Consulting
Ariel Estrada Parra:	Praxis Consulting
Mark O'Brien:	Raymond James
James C:	GLTC Development
Marty Johnson:	JNA Consulting Group
John Peterson:	JNA Consulting Group
Shawn Heusser:	Nevada Rural Housing
Kendra Follet:	Sherman & Howard
Ray Ritchie:	Nye County School
Shawn Heusser:	Nevada Rural Housing
Alex Pike:	Nevada Housing
Jeff Gertz:	JP Morgan
Mark Lambing:	Dominium
Tanner Nygren:	Dominium

Charles K: CFX
Sevrat Prakash: CFX
Jay Yadav : CFX
Maggie Marshall: PFM
Steve Likes

Agenda Item 2 – Public Comment.

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

Agenda Item 3 – For discussion and for possible action – on the Board of Finance minutes from the meeting held on April 16, 2025.

Treasurer Conine moved to approve the minutes. Motion passed unanimously.

Agenda Item 4 – For discussion and for possible action: Discussion and for possible action on the Nevada Housing Division’s request to approve the Administrator’s Findings of Fact pertaining to the issuance of up to \$23,000,000 of Multi-Unit Housing Revenue Bonds (Arthur McCants Senior Apartments), for the purpose of acquisition and rehabilitation of a 116-unit affordable senior housing rental project in Las Vegas, Nevada. The project developer is GLTC Partners. The borrower/ownership entity will be Arthur McCants TC GP, LLC. Boston Financial will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Administrator Stephen Aichroth with the Nevada Housing Division (NHD) presented a request to seek approval of the Administrator’s Findings of Fact pertaining to the issuance of up to \$23 million NHD multi-unit housing revenue bonds for the Arthur McCants Senior Apartments. These bonds will be used to provide for the acquisition and rehabilitation of a 116-unit affordable senior apartment complex. The rental housing will serve a hundred households at or below 60% of area median income, with 24 units serving 30% area median income households and 12 units serving 50% median income households. He noted that 115 units out of the 116 will receive project based rental assistance through a Section 8 contract where the residents will pay no more than 30% of their adjusted gross income towards rent. The developer is GLTC partners and since the year 2000 has purchased, preserved, and developed over 7,300 affordable housing units nationwide.

Chief Financial Officer Christine Hess, with NHD, provided an overview of the financial structure. She introduced Maggie Marshall with PFM who is their financial advisor for their multifamily side who does the heavy lift for the underwriting and works hard with the developers to get these projects prepared. Ms. Marshall is the author of the memo in the Board of Finance materials for every project, and her support is appreciated. The plan for financing for this project includes up to \$23 million of tax-exempt bonds issued by the division. The tax-exempt construction phase loan will be a direct placement with Bridgewater Bank. Bridgewater will also provide a taxable construction loan of approximately \$1.5 million not issued by the division. The permanent phase loan will be a Freddie Mac tax exempt loan with underwriting managed by Lumet Real Estate Capital LLC. The Freddie TEL will initially be provided in the form of an unfunded loan commitment. Upon conversion, the short-term construction loan will be redeemed, and the Freddie TEL permanent loan will be funded. This project brings in approximately \$16.2 million in federal loan income housing tax credit equity investment by Boston Financial. Other funding sources include \$4 million of the Community Housing Fund from Clark County, \$1 million of Clark County HOME Funds, and \$1.5 million from the City of Las Vegas HOME Funds. She stated that this is a common theme for their projects today.

Ms. Hess noted the importance of the significant investment by the developer group themselves, and they are at the table to also introduce themselves should anyone have any questions. There will be a seller's note of \$4.47 million and they are deferring \$4.1 million of their developer fee.

Treasurer Conine asked if the seller's note gets paid off first and then the deferred fee or if this happens simultaneously.

James Crowder with GLTC Developers noted that the deferred developer fee would get paid first as that needs to be able to show that it's payable and it's put higher up in the capital stack to improve that out on a tax basis.

Motion to approve agenda item 4 from Member Navarro. Motion passed unanimously.

Agenda Item 5 – For discussion and for possible action: Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$35,000,000 of Multi-Unit Housing Revenue Bonds (Riverwood Village Apartments), for the purpose of acquisition and rehabilitation of a 207-unit family affordable housing rental project in Laughlin, Nevada. The project developer is the Nevada Rural Housing Authority. The borrower/ownership entity will be RW Associates, LLC. The Richman Group will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth presented the request for approval of the Board for the findings of fact pertaining to the issuance of up to \$35 million of NHD multi-unit housing revenue bonds for Riverwood Village Apartments. These bonds will be used to provide for the acquisition and rehabilitation of a 207-unit affordable family apartment complex in Laughlin. This rental housing unit will serve 206 households at or below 60% of area median income with 42 units serving 30% of area median income households and 21 units serving those below 50% AMI. This project is being redeveloped by Nevada Rural Housing, and they are in Carson City if any questions for them specifically. He noted that 191 of the 207 units receive USDA-RD Section 515 Rental Assistance. Similar to the previous project, those residents will not be paying more than 30% of their income towards rent.

Ms. Hess continued the presentation stating that it's important to note that this project did apply for a waiver and received approval. In the qualified allocation plan they require that projects be at least 20 years past their last placed in service date of receiving tax credits. In the case of this project a waiver can be requested, which is crucial in order to keep the project affordable and avoid having it to the open market. She reviewed the project also falls under the exception specified in the QAP for projects that may be at high risk of going to market rate. The division granted this waiver for this project. The plan of financing includes a direct placement of the debt issued with JP Morgan Chase not to exceed \$35 million issued by the division. The permanent phase financing will be initially provided as an unfunded loan commitment of approximately \$18.3 million and upon conversion, Chase will identify an institutional investor and proceeds of the permanent phase loan will be used to fully redeem the construction phase loan. As Administrator Aichroth noted, there is significant local support as Clark County provided \$9 million in Community Housing Funds. This project will generate approximately \$26.2 million in federal low-income housing tax credit equity investment by the Richmond Group.

Member Navarro inquired in the waiver about the amount previously used in tax exempt bonds

from the 2008 renovation.

Ms. Hess responded that occasionally they will have a project that is acquisition rehab and is not an affordable project where rents are not restricted. That's called naturally occurring affordable housing where they are bringing it into a rent restricted space. Most often what they find is the acquisition rehab projects are previous low-income housing tax credit projects and it's now time to get them rehabbed. There are projects that sometimes come in at 15 years, but the division has limited resources and volume cap, so they are trying to take care and steward their resources accordingly.

Treasurer Conine commented that this project is super important for Laughlin and that is shown in Clark County's commitment. He stated he is a former resident of Laughlin and expressed his appreciation towards Bill Brewer and the team at Nevada Rural Housing as he can't say enough good things about them.

Motion to approve agenda item 5 from Treasurer Conine. Motion passed unanimously.

Agenda Item 6 – For discussion and possible action: Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$28,670,000 of Multi-Unit Housing Revenue Bonds (The Prospector Apartments), for the purpose of new construction of a 136-unit family affordable housing rental project in Reno, Nevada. The project developer is the Ulysses Development Group. The borrower entity will be Prospector Owner LP. US Bank will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth presented the request to seek the approval of the Board for the findings of facts pertaining to the issuance in an amount not to exceed \$28.67 million in NHD revenue bonds for The Prospector Apartments. These bonds will be used to provide for the new construction of a 136-unit affordable family apartment complex in Reno. The rental housing will provide affordability restrictions for 136 households, 11 units will be at 30% AMI, 107 units at 60% AMI, and 18 units at 70% AMI. This project will be both using state tax credits and division GAHP loans. The development group is led by Ulysses Development, and this is their second project before the Board of Finance.

Ms. Hess went over the financing structure for this project which includes a direct bond purchase by Citibank. The division will issue up to \$28.67 million in tax exempt bonds which will be reduced to approximately \$18.5 million following construction completion and conversion to the permanent phase. Citibank will also provide approximately \$5.9 million as a taxable construction loan. The project's estimated to generate approximately \$20.78 million in federal low-income housing tax credit equity investment by U.S. Bank. Other funding sources such as Administrator Aichroth noted include \$2 million in Nevada transferable state tax credits. That is the amount that this project qualifies for, and they authorize the state tax credits based on unit count, so they were able to qualify for \$2 million in state tax credits. With a GAHP still in their capital stack, the division came forward with \$5 million of their GAHP loan. Additionally, the City of Reno is also very invested in this project as it has a \$2.775 million seller note and the developer is deferring \$6 million of their developer fee which is significant equity investment by the developer. She noted that Ulysses is in the room in Las Vegas if there are further questions.

Treasurer Conine thanked them for continuing to do work in Nevada as the first project they picked up in Reno was probably the hardest piece of geographic work he has ever seen but they hustled

through it. He expressed his excitement and hopes this one goes a little bit less expensively for them and appreciates that they're still here.

Governor Lombardo congratulated Ulysses and wished them good luck on the next project and hope for it to not be as difficult.

Motion to approve agenda item 6 from Treasurer Conine. Motion passed unanimously.

Agenda Item 7 – For discussion and possible action: Discussion and for possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$95,600,000 of Multi-Unit Housing Revenue Bonds (Skyline Flats Apartments), for the purpose of new construction of a 402-unit family affordable housing rental project in Reno, Nevada. The project developer is Dominion Development. The borrower entity will be Reno Leased Housing Associates I, LLLP. US Bank will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4). The Skyline Flats Apartments project was originally approved by the Board of Finance in December of 2024 for an amount of up to \$90.6 million in Multi-Unit Housing Revenue Bonds.

Mr. Aichroth presented the request to seek the approval of the Board for the findings of facts pertaining to the issuance in an amount not to exceed \$90.6 million in NHD revenue bonds for the Skyline Flats Apartments. These bonds will be used to provide for the new construction of a 402-unit affordable family apartment complex in Reno near the Truckee Meadows Community College. The rental housing will provide affordability restrictions for 402 households all at 60%, has 129 3-bedroom units, and 156 4-bedroom units. The project is located on a 58-acre site so there are some challenges with the landscape up there. They'll also be using state tax credits in a division GAHP loan. The development group is led by Dominion Development. He noted this is a familiar item as it was approved previously at the Board of Finance in December of 2024 but because of modifications to that plan of finance and a \$5 million increase in the bond they are seeking reapproval.

Ms. Hess discussed the changes and the new financial structure. She reviewed that the original plan of financing for this project had only \$3 million in Nevada transferable state tax credit. It is a complex project, but it is certainly a priority for the division to get it moving and they are happy to have an additional 402 units come in Nevada. Unfortunately, due to a \$9.6 million increase in total development costs, a decrease in federal low-income housing tax credit equity generated, and some complexity surrounding updated conversations for the subordinate debt, this project had to pivot in terms of how they put together the financials. The project is anticipated to close in November and closing calls are ready to commence upon Board of Finance approval. The updated plan of finance proposes a separate construction and permanent loan. The construction phase loan will be issued as a public offering underwritten by Barclays. The division will issue \$95.6 million of variable rate demand bonds which will be secured by a letter of credit from Barclays. Permanent project financing will be issued as a Freddie Mac tax exempt loan through a direct placement with KeyBank National Association. This project will generate approximately \$71.7 million in LITEC equity by U.S. Bank. As she mentioned before other sources of funds include Nevada's Transferable State Tax Credits and they have increased their award to \$4 million which was a change in the 2025 QAP. Due to the project size, they would qualify now for \$4 million in state tax credits. They are also pairing those tax credits with \$5 million of a division GAHP loan and the developer is deferring \$16.6 million. She pointed out the significant bond ask of \$95.6 million. It's not lost on the division that it's a big ask but it is a big project. She utilized the opportunity to discuss the recent changes at the federal level and what that will mean in the future. These changes provided the opportunity for the project to qualify for the

same amount of federal loan income housing tax credits with half the amount of tax-exempt bonds going forward. The housing division, however, is not rushing with the legislation that was passed with the Budget Reconciliation Act that allowed for this change and they're anticipating implementation in 2026 as they don't want to jeopardize any projects. Additionally, this project will close before the end of this year so they will not be able to utilize less tax-exempt bonds. She expressed to the Board members that they think the legislation that was passed was very significant in the affordable housing world. In some ways this could mean they're going to see twice the amount of multifamily projects come before the Board, which would be amazing in Nevada because there is such a shortage of affordable housing. She stated that likely that's not the case because they have limited resources to close the GAHP and they also want to make sure they invest in their single-family program and bring first time home buyer interest rates as low as could be.

Ms. Marshall provided a quick high-level overview of the change of 50% to the 25% test and how they're thinking about recycled bonds. Currently there are discussions about the 50% test which essentially means that 50% of the eligible basis of the project must be financed with tax exempt bonds which is a requirement that is looked at in the construction phase. The change starting next year is that requirement is now only 25%. This opens up the ability to finance or bring more projects through with keeping the amount of private activity bond volume cap the same. She went over a recycled bond program where if certain requirements are met, they would be able to put the loan into another project if the timing aligns within a 4-year period from the initial bond issuance of the project. She noted there are a lot of moving parts as they must be recycled within 6 months of the prepayment date.

Ms. Hess stated they have had huge support from PFM and CFX within their financial advisor on the single-family side. They have the expertise and are also working around the country with other housing finance agencies and they'll be supporting them to stand up this new program as there are many complexities.

Treasurer Conine asked if they can go from multifamily recycling to single-family side or if it's based all the way through the initial decision and if there is any sort of priority of dollars.

Mr. Aichroth noted it needs to stay within the same bucket but have the ability to work on either side. Another important factor is that they only get one shot to recycle once and then they are extinguished

Ms. Hess added as they consider moving forward with this recycled bond project in the 30% test, they know that they're still going to need debt. They think it will be developer driven and functionally there is still plenty to be determined which is why there are also going with CFX for a framework and program implementation perspective to learn how others are also implementing.

Governor Lombardo appreciated Dominion Development for being there and continuing with this project but stated he will not give out another chance. He is hopeful that they are able to get to the finish line and get this done as he will not entertain another option.

A representative from Dominion stated they are at the point in the process where they have construction pricing fully locked in and that's the biggest sway in the numbers. Their original pricing was based off of their 30% test so there were some unknowns in terms of off-site infrastructure that needed to be done. However, they are confident they will close by the end of the year. U.S. bank is the investor, and the fund needs to close. They have already locked their index so they have a lot of deadlines and for those reasons they will not be back for a third time. He expressed this has been a little bit of a learning curve with their first project in the state but they're grateful for the Housing Division as they help guide through the process and learning curves on their end.

Governor Lombardo gave recognition to Ms. Marshall and expressed his thank you for having the proverbial back and watching out for them to ensure that they are on track.

Governor Lombardo had an additional question and inquired as to why they are not able to intermingle single family and multifamily bonds.

Mr. Aichroth stated these are basically IRS rules as Congress has appropriated these dollars and they cannot move within each other once the bonds are identified. Annually they have to identify private activity bonds for their use and then they can be used for three years but once they identify that use, that's the only place they can stay. In the housing space they need to identify for single family or multifamily and have a Carry Forward Allocation form that they fill out with the IRS where they have to identify the criteria. There is consideration on Capitol Hill about allowing those transfers but to date that has not come to fruition.

Ms. Hess expressed to the Governor that if he happens to have these conversations with their federal delegation, the opportunity certainly to adjust the carry forward designation would give states more flexibility over private activity bonds and volume cap which allows them to pivot in the time necessary. She noted there is a need for congressional action but it's certainly a straightforward ask of Congress as they have housing considerations.

Governor Lombardo appreciated the comments and clarification.

Motion to approve agenda item 7 from Member Navarro. Motion passed unanimously.

Agenda Item 8 – **For discussion and possible action:** Discussion and for 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 Nye County School District (District), Nevada, General Obligation (Limited Tax) School Improvement Bonds (PSF Guaranteed) Series 2025, in maximum aggregate principal amount of \$10,000,000.

Deputy Treasurer Cari Eaton with Debt Management presented this agenda item. She stated that the Nye County School District will issue bonds in the amount of \$10 million to improve various facilities throughout the district and is requesting a guarantee from the permanent school fund. By utilizing the PSF program, they expect savings of \$170,000. The district has \$38.7 million in outstanding PSF guaranteed debt and if the board approves this guarantee the district will have approximately \$11.3 million remaining available under the PSFG program's \$60 million authorization. The Department of Taxation performed its analysis of the district's application and concluded that they have the ability to make timely debt service payments of the bonds without the need to increase the current debt rate. She introduced Marty Johnson, the Municipal Advisor for this transaction and Ray Ritchie Nye County School District's Chief Financial Officer available for questions.

Treasurer Conine commented that he is happy that they can once again use the financial credit largesse of the state to save one of their friends in government \$170,000 over the life of this issuance.

Motion to approve agenda item 8 from Member Navarro. Motion passed unanimously.

Agenda Item 9 – For discussion and possible action: Discussion and for possible action on a resolution designated as the “2025B Capital Improvement Bond Resolution”; authorizing the issuance and sale of the State of Nevada General Obligation (Limited Tax) Capital Improvement Bond, Series 2025B, in the aggregate principal amount not to exceed \$9,000,000; providing the purpose for which such bond is issued, the form, terms, and conditions of such bond and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bond; approving the investment of moneys in the Consolidated Bond Interest and Redemption Fund of the State in such bond; and providing other related matters.

Deputy Treasurer Eaton presented this agenda item as they are requesting the Board’s approval for the 2025B bond issuance and investment in the Bond Interest and Redemption Fund. The 2025B bond is a \$9 million bond to be issued for the acquisition of the Nevada Supreme Court building in Las Vegas as authorized by Section 3.5 of Senate Bill 478 in the 2025 Legislative Session. This bond resolution includes the element of the BIRF purchasing the 2025B bond as an investment rather than the bond being sold through a public competitive sale or a bank private placement. This method of financing is estimated to produce overall savings of approximately \$102,500 to the BIRF as a result to the estimated cost of capital using this method being 4.38% compared to the estimated cost of capital of a publicly offered bond being 5.44%.

Motion to approve agenda item 9 from Member Navarro. Motion passed unanimously.

Agenda Item 10 – Informational Item: regarding the State Treasurer’s quarterly investment report for the quarter ended March 31, 2025.

Deputy Treasurer of Investments Steven Hale presented the quarterly investment report for this agenda item. They are seeking the Board’s review and approval of the State Treasurer’s quarterly investment report. He provided an overview of the general portfolio assets under management as of March 31st, 2025, beginning on page 154 of the meeting materials. Interest revenue for the general portfolio was \$100 million. Page 155 shows the historical quarterly interest distributions from fiscal year 2022 to March 31st, 2025. The \$100 million distributed is an \$18 million improvement sequentially and a \$2 million increase year over year. Skipping to page 157 of the materials, the top chart shows the general portfolio remains a well-diversified portfolio of high-quality assets with almost 50% combined in U.S. Treasury or US agency securities. The bottom chart shows the portfolio was a little more weighted toward shorter maturities, however, they also took advantage of market volatility in the quarter which led to attractive rates. These will help performance if or when rates decline in the future. He reviewed page 158 showing their external manager slightly underperformed versus the benchmark by 5 basis points in the March quarter, but the performance inception remains very good. Since inception, this segment of the portfolio has outperformed its benchmark by 1.07% on annualized basis. Page 160 shows the LGIP assets under management through March 31st were \$2.9 billion while the earned income return for the quarter was 4.43%. This was 18 basis points better than the blended benchmark yield of 4.25%.

Treasurer Conine commented that this was the quarter where they broke \$1.1 billion of investment returns since 2019 which is approximately 4.5 times greater than the sum of the state 's performance life to date since the 1860s. They feel pretty good about that and it's all a credit to Deputy Treasurer Hale and his fantastic team of investment professionals.

This is an informational item only and therefore does not require a vote of members.

Agenda Item 11 – **For discussion and possible action:** For discussion and possible action on the Treasurer’s investment policies for the General Portfolio and the Local Government Investment Pool date July 2022. Approval of the Board of Finance is required pursuant to NRS 355.045

Mr. Hale presented this agenda item seeking the approval of the investment policy statements for the general portfolio and the local government investment pool (LGIP). There has been no update to either the general pool or LGIP investment policies.

Motion to approve agenda item 8 from Member Navarro. Motion passed unanimously.

Agenda Item 12 – **Public Comment**

No public comment in Carson City or Las Vegas.

Meeting adjourned at 10:51am

DRAFT

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

DATE: September 26, 2025

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 (Serene Pines)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

- A. Time and Place of Meeting:
- 1:00 p.m., Friday, October 17, 2025, 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 (Serene Pines).
- C. The Findings relate to the issuance of up to \$35,150,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 231-unit senior apartment complex located Serene Avenue between I-15 and Las Vegas Blvd. in Clark County, Nevada (the “Project”).
- D. The proposed plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program. The Freddie Mac TEL will be initially provided in the form of an unfunded loan commitment. During the construction phase, the Division will issue up to \$35,150,000 in tax exempt bonds via public offering. The construction phase bonds will be collateralized with proceeds of a taxable loan provided by Wells Fargo (not issued by the Division). At conversion, the permanent phase Freddie TEL will be funded, and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds. The borrower entity will be Serene Pines LP, a limited partnership consisting of Serene Pines TEB LLC serving as a 0.01% General Partner and Wells Fargo Bank, N.A. (“Wells Fargo”) as a 99.99% investor limited partner. Wells Fargo will provide an equity investment of approximately \$26,290,617 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 to be allocated for the Project. The proposed 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 (Serene Pines)."

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
Serene Pines 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: _____



September 26, 2025

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

Re: Serene Pines Apartments 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 Serene Pines Apartments project (the “Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue note in an amount up to \$35,150,000 to fund construction of this new affordable senior community in unincorporated Clark County.

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, equity investor and Division staff.

The proposed financing is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program, and construction phase bonds issued by the Division as a public offering. The 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 construction of the 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 affordable senior apartment community located along East Serene Avenue, between I-15 and Las Vegas Boulevard in unincorporated Clark County. The Project is Phase 1 of a two-phase project, and includes 231 units on a site of approximately 6.47 acres. The four-story residential building will contain one- and two- bedroom units served by elevators. 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 ¹	Utility Allowance ³	Tenant Share Monthly Rent	Total Monthly Revenue	Total Annual Revenue
1 Bedroom	30%	24	550	\$573	\$0	\$573	\$13,752	\$165,024
1 Bedroom	50%	32	550	\$956	\$0	\$956	\$30,592	\$367,104
1 Bedroom	60%	70	550	\$1,147	\$0	\$1,147	\$80,290	\$963,480
1 Bedroom	70%	43	550	\$1,235 ⁽²⁾	\$0	\$1,235	\$53,105	\$637,260
1 Bedroom	80%	30	550	\$1,300	\$0	\$1,300	\$39,000	\$468,000
2 Bedroom	30%	4	750	\$688	\$0	\$688	\$2,752	\$33,024
2 Bedroom	50%	4	750	\$1,147	\$0	\$1,147	\$4,588	\$55,056
2 Bedroom	60%	12	750	\$1,377	\$0	\$1,377	\$16,524	\$198,288
2 Bedroom	70%	7	750	\$1,606 ⁽²⁾	\$0	\$1,606	\$11,242	\$134,904
2 Bedroom	80%	5	750	\$1,698 ⁽²⁾	\$0	\$1,698	\$8,492	\$101,898
Total Units		231				Total Revenue	\$260,337	\$3,124,038

¹ 2025 Income Limits (Las Vegas-Henderson-North Las Vegas, NV MSA)

² These rents reflect lower than the LIHTC maximum due to market conditions (per the borrower)

³ 100% owner-paid utilities

Project Developers

Nevada H.A.N.D., Inc.

295 E. Warm Springs Rd, #101

Las Vegas, NV 89119

Nevada H.A.N.D, Inc is a real estate development firm whose primary mission is to provide development services for low-income housing projects. Their focus is primarily on the development and management of properties throughout Clark County and the cities of Las Vegas, North Las Vegas, and Henderson. Their portfolio includes 36 affordable housing communities with over 5,000 units serving over 8,200 low-income residents. Nevada H.A.N.D. currently has over 1,500 new affordable housing units currently under development.

Contractor

HAND Construction Company
295 East Warm Springs Road, Suite 101
Las Vegas, NV 89119

HAND Construction Company is a not-for-profit subsidiary of Nevada HAND Inc. and specializes in new residential and commercial construction, and rehabilitation of low-income housing.

Property Management

HAND Property Management Company
295 East Warm Springs Road, Suite 101
Las Vegas, NV 89119

HAND Property Management Company is an affiliated non-profit company of Nevada HAND, Inc. and provides management services for low-income family and senior housing projects. They are a HUD-approved management agent, and currently have over 5,300 units under management.

Borrower Entity

The borrower entity will Serene Pines LP, a limited partnership consisting of Serene Pines TEB LLC as a 0.01% General Partner and Wells Fargo Bank, N.A. (“Wells Fargo”) as 99.99% investor limited partner. Wells Fargo will provide an equity investment of approximately \$26,290,617 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 periodic advances of the equity investment by Wells Fargo are expected to occur as follows (subject to adjustment):

- 1st Installment: \$3,943,593 at Closing (March 2026)
- 2nd Installment: \$22,202,779 at Stabilization (September 2028)
- 3rd Installment: \$144,245 at Conversion (January 2029)

Plan of Finance:

The proposed plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program. The Freddie Mac TEL will be initially provided in the form of an unfunded loan commitment. During the construction phase, the Division will issue up to \$35,150,000 in tax-exempt bonds via public offering. The construction phase bonds will be collateralized with proceeds of a taxable loan provided by Wells Fargo (not issued by the Division). At conversion, the permanent phase Freddie TEL will be funded and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds. Greater detail regarding the financing structure is provided in the Bond/Loan Term section.

Reserves:

The Borrower will be required to fund deposits to a Replacement Reserve initially set at \$250/unit/year for years 1 - 5. 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 approximately \$612,500.

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	\$35,150,000	\$17,800,000	
LIHTC Equity	\$3,943,593	\$26,290,617	
State Tax Credit Equity	\$3,199,680	\$3,199,680	
Clark County CHF Funds	\$16,830,000	\$17,000,000	
General Partner Capital	\$100	\$100	
Deferred Developer Fee		\$3,335,805	
Total Sources	\$59,123,373	\$67,626,202	

Uses of Funds			\$/Unit
Land Acquisition	\$6,435,490	\$6,435,490	\$27,859
Construction Hard Costs	\$40,399,508	\$40,399,508	\$174,890
Soft Costs	\$5,391,345	\$5,391,345	\$23,339
Construction Phase Interest	\$3,036,431	\$3,036,431	\$13,145
Contingencies	\$2,199,975	\$2,199,975	\$9,524
Operating Reserve		\$1,351,605	\$5,851
Developer Fee	\$1,660,624	\$8,811,847	\$38,147
Total Uses	\$59,123,373	\$67,626,202	\$292,754

Bond/Loan Term Summary:

Bond Dated: As of Closing Date

Lender/Underwriter:

Construction Phase: Underwriter to be determined

Permanent Phase: Freddie Mac (via Wells Fargo)

Loan Summary: **Construction Phase**

The Construction Loan will provide funding of an interim tax-exempt construction bond issue. Bond proceeds will periodically be advanced to the Borrower by the Division pursuant to the Loan Agreement and used to pay a portion of the costs of construction of the project. The bonds will be collateralized by Wells Fargo loan proceeds deposited into an escrow account with Zions Bank.

- Not to exceed \$35,150,000
- Interest Rate: The rate will be fixed at bond pricing.
- Maturity: 31 months following closing (estimated)
- Optional Redemption: Subject to redemption prior to maturity in connection with Freddie Mac permanent financing take-out

Permanent Loan

Permanent phase financing will be provided by Freddie Mac as an unfunded permanent loan commitment. At conversion, the Permanent Loan will be funded and proceeds will be applied to redeem the Construction Loan.

- Estimated at \$17,800,000
- Interest Rate fixed at 10-year U.S. Treasury plus 2.00%; estimated at 6.45% (including Division/Trustee fees) as of September 24, 2025
- Amortization factor: 40 years
- Maturity: 16 years from conversion
- Prepayment: 10-year lockout, followed by Yield Maintenance until 6 months prior to maturity. The loan is then prepayable at 1%, six months before maturity and open at par for the last 90 days
- Debt Service Coverage: Minimum of 1.15 to 1.00

Fees:

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

Method of Sale:

Construction Phase: Public offering

Permanent Phase: Private placement

Nevada Housing Division
Multifamily Housing Revenue Bonds
Serene Pines
Series 2026

	2029	2030	2031	2032	2033	2034	2035	2036	2037
INCOME									
Annual Gross Rental Income	\$ 3,186,519	\$ 3,250,249	\$ 3,315,254	\$ 3,381,559	\$ 3,449,190	\$ 3,518,174	\$ 3,588,538	\$ 3,660,308	\$ 3,733,515
Other: Ancillary Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	\$ 3,186,519	\$ 3,250,249	\$ 3,315,254	\$ 3,381,559	\$ 3,449,190	\$ 3,518,174	\$ 3,588,538	\$ 3,660,308	\$ 3,733,515
Less: Residential Vacancy/Discounts	\$ (159,326)	\$ (162,512)	\$ (165,763)	\$ (169,078)	\$ (172,460)	\$ (175,909)	\$ (179,427)	\$ (183,015)	\$ (186,676)
Proforma Gross Income	\$ 3,027,193	\$ 3,087,737	\$ 3,149,491	\$ 3,212,481	\$ 3,276,731	\$ 3,342,265	\$ 3,409,111	\$ 3,477,293	\$ 3,546,839
EXPENSES									
General Administrative	\$ 128,781	\$ 132,644	\$ 136,623	\$ 140,722	\$ 144,944	\$ 149,292	\$ 153,771	\$ 158,384	\$ 163,136
Operating & Maintenance	\$ 213,948	\$ 220,366	\$ 226,977	\$ 233,787	\$ 240,800	\$ 248,024	\$ 255,465	\$ 263,129	\$ 271,023
Utilities	\$ 259,993	\$ 267,792	\$ 275,826	\$ 284,101	\$ 292,624	\$ 301,403	\$ 310,445	\$ 319,758	\$ 329,351
Staff Payroll & Benefits	\$ 443,807	\$ 457,121	\$ 470,835	\$ 484,960	\$ 499,509	\$ 514,494	\$ 529,929	\$ 545,827	\$ 562,202
Taxes & Insurance	\$ 259,993	\$ 267,792	\$ 275,826	\$ 284,101	\$ 292,624	\$ 301,403	\$ 310,445	\$ 319,758	\$ 329,351
Property Management	\$ 163,726	\$ 168,638	\$ 173,697	\$ 178,908	\$ 184,275	\$ 189,803	\$ 195,497	\$ 201,362	\$ 207,403
Replacement Reserves	\$ 59,483	\$ 61,267	\$ 63,105	\$ 64,998	\$ 66,948	\$ 68,957	\$ 71,025	\$ 73,156	\$ 75,351
Proforma Operating Expenses	\$ 1,529,730	\$ 1,575,621	\$ 1,622,890	\$ 1,671,577	\$ 1,721,724	\$ 1,773,376	\$ 1,826,577	\$ 1,881,374	\$ 1,937,816
Effective Net Operating Income	\$ 1,497,463	\$ 1,512,115	\$ 1,526,601	\$ 1,540,904	\$ 1,555,007	\$ 1,568,890	\$ 1,582,534	\$ 1,595,919	\$ 1,609,023
Contribution to Project Budget									
Senior Debt Service	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058
Debt Service Coverage	120%	121%	122%	123%	124%	125%	126%	127%	129%
Residual Receipts	\$ 245,406	\$ 260,058	\$ 274,544	\$ 288,847	\$ 302,949	\$ 316,832	\$ 330,476	\$ 343,861	\$ 356,966
LP Asset Mgt Fee	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
DDF Payments	\$ 240,256	\$ 254,753	\$ 269,080	\$ 283,219	\$ 297,153	\$ 310,862	\$ 324,327	\$ 337,527	\$ 350,442
DDF Balance	\$ 3,095,549	\$ 2,840,796	\$ 2,571,716	\$ 2,288,497	\$ 1,991,345	\$ 1,680,483	\$ 1,356,156	\$ 1,018,629	\$ 668,188
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	5.20%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$3,335,805

Permanent Loan Amount	\$17,800,000
Loan Term	40
Core Loan Rate	6.21%
NHD & Trustee Factor	<u>0.30%</u>
Total Loan Rate	6.51%
Annual Debt Service	\$1,252,058

Nevada Housing Division
Multifamily Housing Revenue Bonds
Serene Pines
Series 2026

	2038	2039	2040	2041	2042	2043	2044	2045	2046
INCOME									
Annual Gross Rental Income	\$ 3,808,185	\$ 3,884,349	\$ 3,962,036	\$ 4,041,276	\$ 4,122,102	\$ 4,204,544	\$ 4,288,635	\$ 4,374,407	\$ 4,461,896
Other: Ancillary Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	\$ 3,808,185	\$ 3,884,349	\$ 3,962,036	\$ 4,041,276	\$ 4,122,102	\$ 4,204,544	\$ 4,288,635	\$ 4,374,407	\$ 4,461,896
Less: Residential Vacancy/Discounts	\$ (190,409)	\$ (194,217)	\$ (198,102)	\$ (202,064)	\$ (206,105)	\$ (210,227)	\$ (214,432)	\$ (218,720)	\$ (223,095)
Proforma Gross Income	\$ 3,617,776	\$ 3,690,131	\$ 3,763,934	\$ 3,839,212	\$ 3,915,997	\$ 3,994,317	\$ 4,074,203	\$ 4,155,687	\$ 4,238,801
EXPENSES									
General Administrative	\$ 168,030	\$ 173,071	\$ 178,263	\$ 183,611	\$ 189,119	\$ 194,792	\$ 200,636	\$ 206,655	\$ 212,855
Operating & Maintenance	\$ 279,154	\$ 287,528	\$ 296,154	\$ 305,039	\$ 314,190	\$ 323,616	\$ 333,324	\$ 343,324	\$ 353,623
Utilities	\$ 339,231	\$ 349,408	\$ 359,890	\$ 370,687	\$ 381,808	\$ 393,262	\$ 405,060	\$ 417,212	\$ 429,728
Staff Payroll & Benefits	\$ 579,068	\$ 596,440	\$ 614,333	\$ 632,763	\$ 651,746	\$ 671,298	\$ 691,437	\$ 712,180	\$ 733,546
Taxes & Insurance	\$ 339,231	\$ 349,408	\$ 359,890	\$ 370,687	\$ 381,808	\$ 393,262	\$ 405,060	\$ 417,212	\$ 429,728
Property Management	\$ 213,625	\$ 220,034	\$ 226,635	\$ 233,434	\$ 240,437	\$ 247,650	\$ 255,080	\$ 262,732	\$ 270,614
Replacement Reserves	\$ 77,611	\$ 79,940	\$ 82,338	\$ 84,808	\$ 87,352	\$ 89,973	\$ 92,672	\$ 95,452	\$ 98,316
Proforma Operating Expenses	\$ 1,995,950	\$ 2,055,829	\$ 2,117,503	\$ 2,181,029	\$ 2,246,459	\$ 2,313,853	\$ 2,383,269	\$ 2,454,767	\$ 2,528,410
Effective Net Operating Income	\$ 1,621,826	\$ 1,634,303	\$ 1,646,430	\$ 1,658,184	\$ 1,669,537	\$ 1,680,463	\$ 1,690,934	\$ 1,700,920	\$ 1,710,391
Contribution to Project Budget									
Senior Debt Service	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058	\$1,252,058
Debt Service Coverage	130%	131%	131%	132%	133%	134%	135%	136%	137%
Residual Receipts	\$ 369,768	\$ 382,245	\$ 394,373	\$ 406,126	\$ 417,480	\$ 428,406	\$ 438,876	\$ 448,862	\$ 458,333
LP Asset Mgt Fee	\$ 6,720	\$ 6,921	\$ 7,129	\$ 7,343	\$ 7,563	\$ 7,790	\$ 8,024	\$ 8,264	\$ 8,512
DDF Payments	\$ 363,048	\$ 305,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 305,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ -	\$ 70,184	\$ 387,244	\$ 398,784	\$ 409,917	\$ 420,616	\$ 430,853	\$ 440,598	\$ 449,821

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:

Nevada HAND will select Wells Fargo Bank, N.A. as our tax-exempt construction-to-permanent lender for several strategic and practical reasons:

1. Competitive Terms

Wells Fargo’s permanent loan terms — including rate, amortization, and loan-to-value — were highly competitive compared to other proposals.

2. Ease of Execution

Wells Fargo has financed numerous Nevada HAND projects, and we are familiar with their forms, processes, and expectations. This familiarity allows us to streamline execution, minimize legal and diligence costs, and avoid inefficiencies associated with onboarding a new lending partner.

3. Certainty of Execution

Affordable housing transactions are complex and often unpredictable. Our track record with Wells Fargo gives us strong confidence in their ability to deliver reliably without re-trading or unexpected changes. Their creativity and responsiveness have helped us navigate difficult financing moments, saving both time and money. In today’s volatile market — especially with recent GSE spread increases and shifting credit standards — Wells Fargo’s execution offers a more stable and predictable alternative.

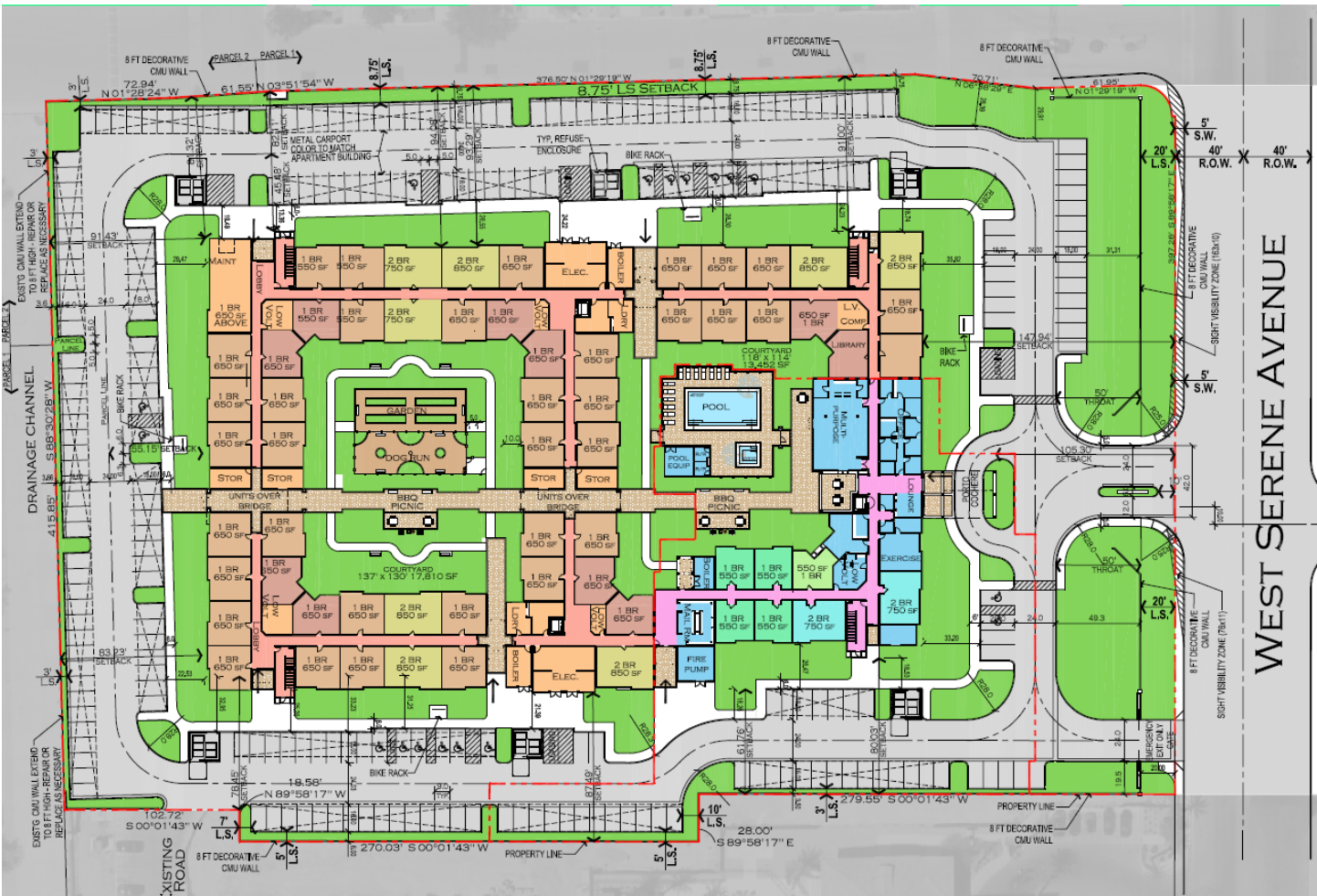


THE DEVELOPMENT

The Serene Pines project will deliver 281 high-quality affordable housing units, designed to support senior living, in two phases. Phase One will add 231 units financed through the Tax-Exempt Bond/4% LIHTC program, while Phase Two will feature 50 units financed through the 9% Low-Income Housing Tax Credit (LIHTC) program.

The 6.47-acre property, with APN 17720701014, is located along East Serene Avenue, between I-15 and Las Vegas Boulevard in unincorporated Clark County. It will be subdivided to accommodate the 9% and 4% phases of the project. Originally part of a larger 13-acre parcel planned for a second Boca Raton Condominium tower, the site was officially subdivided on November 6, 2023. The project will proceed as a four-story development.

The initial closing is targeted for Q1 2026, with an estimated 22-month construction timeline.



Site plan for Serene Pines, with the 4% parcel outlined in red in the upper left corner



NEIGHBORHOOD DESCRIPTION

The Serene Pines project is located on Las Vegas Boulevard, just south of the Las Vegas Strip, in an area experiencing significant residential and commercial development. The surrounding neighborhood includes several key developments:

- **East:** Boca Raton Condominiums, a seven-story multifamily community.
- **North:** Vegas Pointe Plaza, a 28-acre commercial shopping and retail center, and the Jovanna Apartment community.
- **West and South:** Cactus Ridge mobile-home community, which is currently undergoing redevelopment.

The property is situated within the Commercial Resort (CR) zoning district and aligns with Clark County's land use standards. Nevada HAND has secured the necessary entitlements to develop the community. The area continues to see growth, with numerous commercial facilities nearby and additional retail stores expected as higher-density projects move forward.

According to the National Low Income Housing Coalition, Nevada faces a severe shortage of affordable housing, particularly for extremely low-income renters, including seniors. Serene Pines aims to address this critical need by providing high-quality, affordable housing options for the senior population.

THE SPONSOR / DEVELOPMENT TEAM

The **project sponsor** is Nevada H.A.N.D., Inc., a 501(c)3 non-profit Community Housing Development Organization (CHDO).

The **property owner** of each project phase will be a to be formed Limited Partnership, a Nevada limited partnership

The **general partner** will be HAND Enterprises, Inc., a Board-controlled, non-profit affiliate of Nevada H.A.N.D., Inc.

The **developer** will be HAND Development Company, a Board-controlled, non-profit affiliate of Nevada H.A.N.D., Inc.

The **general contractor** will be HAND Construction Company, a Board-controlled, non-profit affiliate of Nevada H.A.N.D., Inc.

The **architect** is PAZ Design Group who is located in Las Vegas, Nevada.

The **civil engineer** is Lochsa Engineering who is located in Las Vegas, Nevada

The **property manager** is HAND Property Management Company, a Board-controlled, non-profit affiliate of Nevada H.A.N.D., Inc.



PROJECT FINANCING – 9% LIHTC – Parcel 2

State of Nevada Housing Division – Low-Income Housing Tax Credits (LIHTCs)

Nevada H.A.N.D., Inc. was awarded 9% Low-Income Housing Tax Credits (LIHTC) in July 2025, estimated to generate approximately \$10,998,900 in equity.

Construction/Permanent Financing – TBD.

Nevada H.A.N.D., Inc. will apply for a construction loan of approximately \$11,300,000, which will convert to a permanent loan of approximately \$3,200,000 for the development.

Federal Home Loan Bank – Affordable Housing Program (AHP)

Nevada H.A.N.D., Inc. will apply for \$1,200,000 from the Federal Home Loan Bank's Affordable Housing Program in March 2026, with results expected in the second quarter of 2026.

Developer Financing

Nevada H.A.N.D., Inc. intends to contribute approximately \$754,144 in developer financing to the project.

PROJECT FINANCING – 4% LIHTC – Parcel 1

State of Nevada Housing Division – Low-Income Housing Tax Credits (LIHTCs)

Nevada H.A.N.D., Inc. will apply for Tax-Exempt Bonds through the Nevada Housing Division, estimated to generate approximately \$26,290,617 in equity.

State of Nevada Housing Division – State Tax Credit or Growing Affordable Housing Program

Nevada H.A.N.D., Inc. will apply for approximately \$3,199,680 in State Tax Credits.

Construction/Permanent Financing – TBD.

Nevada H.A.N.D., Inc. will apply for a construction loan of approximately \$35,800,000, which is expected to convert to a permanent loan of approximately \$17,800,000 for the development.

Clark County – Community Housing Funds

Nevada H.A.N.D., Inc. was awarded \$17,000,000 in Community Housing Funds by Clark County in 2025.

Developer Financing

Nevada H.A.N.D., Inc. intends to contribute approximately \$3,335,805 in developer financing to the project.



AFFORDABILITY

Long-term affordability will be governed by a regulatory agreement, which will provide affordability assurances for 30 years. Post-closing, the rent and income structure will be as follows:

Serene Pines Apartments

PHASE 2 (4%)						
Floor Plan	AMI	Units	Livable SF	Gross Rent	UA	Net Rent
1 Bd. 1 Ba.	30%	24	550	\$573	N/A	\$573
1 Bd. 1 Ba.	50%	32	550	\$956	N/A	\$956
1 Bd. 1 Ba.	60%	70	550	\$1,147	N/A	\$1,147
1 Bd. 1 Ba.	70%	43	550	\$1,235	N/A	\$1,235
1 Bd. 1 Ba.	80%	30	550	\$1,300	N/A	\$1,300
2 Bd. 1 Ba	30%	4	750	\$688	N/A	\$688
2 Bd. 1 Ba	50%	4	750	\$1,147	N/A	\$1,147
2 Bd. 1 Ba	60%	12	750	\$1,377	N/A	\$1,377
2 Bd. 1 Ba	70%	7	750	\$1,606	N/A	\$1,606
2 Bd. 1 Ba	80%	5	750	\$1,698	N/A	\$1,698
Total		231	133,450	\$260,337		\$260,337

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

Development: Serene Pines Apartments
Development Type: New Construction
BoF Meeting Date: 10.17.25

Administrator's Summary

This bond issuance will be used to provide for the construction of a 231-unit affordable senior apartment complex in Clark County. The rental housing will serve 231 households at or below 80% of area median income, with 28 units at or below 30% AMI and 36 units at or below 50% AMI. The site is located south of I-215 alongside Las Vegas Blvd. and will be the first of 2 phases, wherein the second phase is proposed to be developed through the Division's 9% program. This project will create new affordable units which will retain the rent restrictions for 30 years. Nevada Hand's portfolio includes 36 affordable housing communities with over 5,000 units serving over 8,200 residents.

- 231 Senior Units
- New construction
- 100% Affordable Rents
- 35 units at <80% AMI, 50 units at <70% AMI, 82 units at <60% AMI, 36 units at < 50% AMI, 28 units at <30% AMI
- 1 bedroom units = 199, 2 bedroom units = 32
- 1 bedroom rents \$36.00 less than market rate
- 2 bedroom rents \$233.00 less than market rate
- Cost per unit = \$292,754
- Cost per bond cap allocation = \$152,165
- Developer –Nevada H.A.N.D. Inc.
- Equity Investor – Wells Fargo
- Loan – Freddie Mac
- \$35.15M in Bond Proceeds trips \$26.3M in LIHTC Equity (38.9% of total development cost)

	Serene Pines	Program Average	Notes
Total Tax-exempt Bond ask	\$ 35,150,000	\$ 38,766,500	
Total Development Cost	\$ 67,626,202	\$ 76,521,667	Average of last 10 New Construction projects previously approved
Size of site	6.47 Acres	11.13 Acres	
Total # of Units	231	190	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 292,754	\$ 405,233	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 152,165	\$ 205,149	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	36.80%	n/a	85 units in this project
Percentage of Units at 60% AMI	35.50%	86.0%	82 Units in this project
Percentage of Units at 50% AMI	15.58%	11.0%	36 units in this project
Percentage of Units at 40% AMI	0.00%	0.0%	0 units in this project
Percentage of Units at 30% AMI	12.12%	3.0%	28 units in this project
Veteran's Preference	Yes	Yes	

	Serene Pines	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,089	\$ 1,125	Renthop.com 9.2025
Average 2 Bedroom Rent	\$ 1,362	\$ 1,595	Renthop.com 9.2025
Average 3 Bedroom Rent	N/A	\$ 2,100	Renthop.com 9.2025
Average Vacancy Rate	N/A	9.30%	Avison Young Q1 2025

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

DATE: September 26, 2025

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 (Silver Sky Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

A. Time and Place of Meeting:

1:00 p.m., Friday, October 17, 2025, 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 (Silver Sky Apartments).

C. The Findings relate to the issuance of up to \$11,800,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of a 92-unit senior apartment complex located at 8220 Silver Sky Dr., Las Vegas, Nevada (the “Project”).

D. The proposed plan of finance is a direct bond purchase by Citibank N.A. Tax-exempt bonds in an amount not to exceed \$11,800,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$4,800,000 following completion of the construction and permanent loan conversion. The borrower entity will be a to-be-created limited partnership consisting of Silver Sky TEB LLC as a 0.01% General Partner and an equity fund sponsored by National Equity Fund (“NEF”) as a 99.99% investor limited partner. NEF will provide an equity investment of approximately \$6,469,129 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 to be allocated for the Project. The proposed 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 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 (Silver Sky 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
Silver Sky 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 Las Vegas, 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 Las Vegas, 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: _____



September 26, 2025

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

Re: Silver Sky Apartments 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 Silver Sky Apartments project (the “Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue note in an amount up to \$11,800,000 to fund the acquisition and rehabilitation of this affordable senior community in Las Vegas.

PFM Financial Advisors LLC (“PFM”) has reviewed the Bond 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 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 has been endorsed by the City of Las Vegas. 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 the 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 acquisition and rehabilitation of an existing 92-unit senior assisted living community into an independent senior living community. Built in 2006, the property is located off Summerlin Parkway in the western Las Vegas Valley. The 3-story residential building consists of studio, 1-bedroom, and 2-bedroom apartments served by elevators. 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 ¹	Less Utility Allowance ²	Tenant Share Monthly Rent	Total Monthly Revenue	Total Annual Revenue
Studio	50%	2	268-316	\$892	\$0	\$892	\$1,784	\$21,408
1 Bedroom	30%	3	520	\$573	\$0	\$573	\$1,719	\$20,628
1 Bedroom	50%	50	476-520	\$956	\$0	\$956	\$47,800	\$573,600
1 Bedroom	60%	31	520	\$1,147	\$0	\$1,147	\$35,557	\$426,684
2 Bedrooms	50%	1	672	\$1,147	\$0	\$1,147	\$1,147	\$13,764
2 Bedrooms	60%	5	672	\$1,377	\$0	\$1,377	\$6,885	\$82,620
Total Units		92				Total Revenue	\$94,892	\$1,138,704

¹ 2025 Income Limits (Las Vegas-Henderson-North Las Vegas, NV MSA)

² 100% owner-paid utilities

Project Developers

Nevada H.A.N.D., Inc.
295 E. Warm Springs Rd, #101
Las Vegas, NV 89119

Nevada H.A.N.D, Inc is a real estate development firm whose primary mission is to provide development services for low-income housing projects. Their focus is primarily on the development and management of properties throughout Clark County and the cities of Las Vegas, North Las Vegas, and Henderson. Their portfolio includes 36 affordable housing communities with over 5,000 units serving over 8,200 low-income residents. Nevada H.A.N.D. currently has over 1,500 new affordable housing units currently under development.

Contractor

HAND Construction Company
295 East Warm Springs Road, Suite 101
Las Vegas, NV 89119

HAND Construction Company is a not-for-profit subsidiary of Nevada HAND Inc. and specializes in new residential and commercial construction, and rehabilitation of low-income housing.

Property Management

HAND Property Management Company
295 East Warm Springs Road, Suite 101
Las Vegas, NV 89119

HAND Property Management Company is an affiliated non-profit company of Nevada HAND, Inc. and provides management services for low-income family and senior housing projects. They are a HUD-approved management agent, and currently have over 5,300 units under management.

Borrower Entity

The borrower entity is a to-be-created limited partnership consisting of Silver Sky TEB LLC as a 0.01% General Partner and an equity fund sponsored by National Equity Fund (“NEF”) as 99.99% investor limited partner. NEF will provide an equity investment of approximately \$6,469,129 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 periodic advances of the equity investment by NEF are expected to occur as follows (subject to adjustment):

- 1st Installment: \$646,913 at Closing (March 2026)
- 2nd Installment: \$5,498,760 at Stabilization (November 2027)
- 3rd Installment: \$323,456 at Receipt of 8609 (February 2028)

Plan of Finance:

The financing is proposed as a direct bond purchase by Citibank N.A. Tax-exempt bonds in an amount not to exceed \$11,800,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$4,800,000 following completion of construction and permanent loan conversion. 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 set at \$300/unit/year for years 1 - 5. Thereafter, this amount is subject to increase once every five years based on an updated replacement reserve analysis.

The Borrower will also be required to fund an Operating Reserve initially set at approximately \$252,732.

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	\$11,800,000	\$4,800,000	
LIHTC Equity	\$646,913	\$6,469,129	
Seller Note	\$9,235,000	\$9,235,000	
NHD GAHP Loan		\$1,500,000	
Deferred Developer Fee		\$765,366	
Total Sources	\$21,681,913	\$22,769,495	

Uses of Funds			
			\$/Unit
Land Acquisition	\$2,285,000	\$2,285,000	\$24,837
Building Acquisition	\$7,630,000	\$7,630,000	\$82,935
Construction Hard Costs	\$6,648,755	\$6,648,755	\$72,269
Soft Costs	\$1,291,846	\$1,291,846	\$14,042
Construction Phase Interest	\$877,286	\$877,286	\$9,536
Contingencies	\$814,875	\$814,875	\$8,857
Reserves		\$252,732	\$2,747
Developer Fee	\$2,134,151	\$2,969,000	\$32,272
Total Uses	\$21,681,913	\$22,769,494	\$247,495

Bond/Loan Terms:

Lender: Citibank, N.A.

Bond Structure:

Construction Phase

- Estimated at \$11,800,000
- Interest Rate estimated at 7.30% (including Division/Trustee fees)
- Bonds are interest only
- Term – 30 months from initial loan closing date, plus two 6-month extensions

Permanent Phase:

- Estimated at \$4,800,000
- Not to exceed 90% loan to value based on final appraisal
- Interest rate estimated at 6.80% (including Division/Trustee fees)
- Amortization factor: 40 years
- Maturity – 15 years following conversion
- Debt Service Coverage – Minimum of 1.20 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

Method of Sale: Direct bank placement

Nevada Housing Division
Multifamily Housing Revenue Bonds
Silver Sky
Series 2026

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
INCOME										
Annual Gross Rental Income	\$ 1,161,478	\$ 1,184,708	\$ 1,208,402	\$ 1,232,570	\$ 1,257,221	\$ 1,282,366	\$ 1,308,013	\$ 1,334,173	\$ 1,360,857	\$ 1,388,074
Other: Ancillary Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	\$ 1,161,478	\$ 1,184,708	\$ 1,208,402	\$ 1,232,570	\$ 1,257,221	\$ 1,282,366	\$ 1,308,013	\$ 1,334,173	\$ 1,360,857	\$ 1,388,074
Less: Residential Vacancy/Discounts	\$ (58,074)	\$ (59,235)	\$ (60,420)	\$ (61,628)	\$ (62,861)	\$ (64,118)	\$ (65,401)	\$ (66,709)	\$ (68,043)	\$ (69,404)
Proforma Gross Income	\$ 1,103,404	\$ 1,125,472	\$ 1,147,982	\$ 1,170,941	\$ 1,194,360	\$ 1,218,247	\$ 1,242,612	\$ 1,267,465	\$ 1,292,814	\$ 1,318,670
EXPENSES										
General Administrative	\$ 64,655	\$ 66,595	\$ 68,593	\$ 70,650	\$ 72,770	\$ 74,953	\$ 77,202	\$ 79,518	\$ 81,903	\$ 84,360
Operating & Maintenance	\$ 156,142	\$ 160,826	\$ 165,651	\$ 170,620	\$ 175,739	\$ 181,011	\$ 186,441	\$ 192,035	\$ 197,796	\$ 203,730
Utilities	\$ 136,748	\$ 140,850	\$ 145,076	\$ 149,428	\$ 153,911	\$ 158,528	\$ 163,284	\$ 168,183	\$ 173,228	\$ 178,425
Staff Payroll & Benefits	\$ 168,944	\$ 174,012	\$ 179,232	\$ 184,609	\$ 190,148	\$ 195,852	\$ 201,728	\$ 207,779	\$ 214,013	\$ 220,433
Taxes & Insurance	\$ 71,487	\$ 73,632	\$ 75,841	\$ 78,116	\$ 80,459	\$ 82,873	\$ 85,359	\$ 87,920	\$ 90,558	\$ 93,275
Property Management	\$ 68,411	\$ 69,779	\$ 71,175	\$ 72,598	\$ 74,050	\$ 75,531	\$ 77,042	\$ 78,583	\$ 80,154	\$ 81,758
Replacement Reserves	\$ 27,600	\$ 27,600	\$ 27,600	\$ 28,980	\$ 28,980	\$ 28,980	\$ 28,980	\$ 28,980	\$ 30,429	\$ 30,429
Proforma Operating Expenses	\$ 693,987	\$ 713,294	\$ 733,167	\$ 755,003	\$ 776,057	\$ 797,729	\$ 820,036	\$ 842,998	\$ 868,081	\$ 892,409
Effective Net Operating Income	\$ 409,417	\$ 412,178	\$ 414,814	\$ 415,939	\$ 418,303	\$ 420,518	\$ 422,576	\$ 424,467	\$ 424,733	\$ 426,261

Contribution to Project Budget

Senior Debt Service	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608
Debt Service Coverage	117%	118%	119%	119%	120%	120%	121%	121%	121%	122%
Residual Receipts	\$ 59,810	\$ 62,570	\$ 65,207	\$ 66,331	\$ 68,695	\$ 70,910	\$ 72,968	\$ 74,859	\$ 75,125	\$ 76,653

LP Asset Mgt Fee	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
DDF Payments	\$ 54,810	\$ 57,420	\$ 59,902	\$ 60,867	\$ 63,067	\$ 65,114	\$ 66,998	\$ 68,710	\$ 68,791	\$ 70,129
DDF Balance	\$ 710,556	\$ 653,136	\$ 593,234	\$ 532,367	\$ 469,300	\$ 404,186	\$ 337,188	\$ 268,478	\$ 199,687	\$ 129,558
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Partnership Surplus Allocation	25%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NHD Surplus Allocation	75%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAHP Loan Interest	3.00%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
GAHP Loan Principal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAHP Loan Balance		\$ 1,620,000	\$ 1,665,000	\$ 1,710,000	\$ 1,755,000	\$ 1,800,000	\$ 1,845,000	\$ 1,890,000	\$ 1,935,000	\$ 2,025,000

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	6.20%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$765,366
GAHP Loan:	\$1,500,000

Permanent Loan Amount	\$4,800,000
Loan Term	40
Core Loan Rate	6.50%
NHD & Trustee Factor	0.30%
Total Loan Rate	6.80%
Annual Debt Service	\$349,608

Nevada Housing Division
Multifamily Housing Revenue Bonds
Silver Sky
Series 2026

	2038	2039	2040	2041	2042	2043	2044	2045	2046
INCOME									
Annual Gross Rental Income	\$ 1,415,835	\$ 1,444,152	\$ 1,473,035	\$ 1,502,496	\$ 1,532,546	\$ 1,563,197	\$ 1,594,461	\$ 1,626,350	\$ 1,658,877
Other: Ancillary Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	\$ 1,415,835	\$ 1,444,152	\$ 1,473,035	\$ 1,502,496	\$ 1,532,546	\$ 1,563,197	\$ 1,594,461	\$ 1,626,350	\$ 1,658,877
Less: Residential Vacancy/Discounts	\$ (70,792)	\$ (72,208)	\$ (73,652)	\$ (75,125)	\$ (76,627)	\$ (78,160)	\$ (79,723)	\$ (81,317)	\$ (82,944)
Proforma Gross Income	\$ 1,345,044	\$ 1,371,944	\$ 1,399,383	\$ 1,427,371	\$ 1,455,918	\$ 1,485,037	\$ 1,514,737	\$ 1,545,032	\$ 1,575,933
EXPENSES									
General Administrative	\$ 86,891	\$ 89,498	\$ 92,183	\$ 94,948	\$ 97,797	\$ 100,731	\$ 103,753	\$ 106,865	\$ 110,071
Operating & Maintenance	\$ 209,842	\$ 216,137	\$ 222,621	\$ 229,300	\$ 236,179	\$ 243,264	\$ 250,562	\$ 258,079	\$ 265,821
Utilities	\$ 183,778	\$ 189,291	\$ 194,970	\$ 200,819	\$ 206,844	\$ 213,049	\$ 219,440	\$ 226,024	\$ 232,804
Staff Payroll & Benefits	\$ 227,046	\$ 233,858	\$ 240,873	\$ 248,100	\$ 255,542	\$ 263,209	\$ 271,105	\$ 279,238	\$ 287,615
Taxes & Insurance	\$ 96,073	\$ 98,955	\$ 101,924	\$ 104,981	\$ 108,131	\$ 111,375	\$ 114,716	\$ 118,157	\$ 121,702
Property Management	\$ 83,393	\$ 85,061	\$ 86,762	\$ 88,497	\$ 90,267	\$ 92,072	\$ 93,914	\$ 95,792	\$ 97,708
Replacement Reserves	\$ 30,429	\$ 30,429	\$ 30,429	\$ 31,950	\$ 31,950	\$ 31,950	\$ 31,950	\$ 31,950	\$ 33,548
Proforma Operating Expenses	\$ 917,451	\$ 943,228	\$ 969,761	\$ 998,595	\$ 1,026,709	\$ 1,055,649	\$ 1,085,440	\$ 1,116,105	\$ 1,149,270
Effective Net Operating Income	\$ 427,592	\$ 428,717	\$ 429,622	\$ 428,776	\$ 429,209	\$ 429,387	\$ 429,298	\$ 428,927	\$ 426,663
Contribution to Project Budget									
Senior Debt Service	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608	\$349,608
Debt Service Coverage	122%	123%	123%	123%	123%	123%	123%	123%	122%
Residual Receipts	\$ 77,985	\$ 79,109	\$ 80,014	\$ 79,168	\$ 79,601	\$ 79,779	\$ 79,690	\$ 79,319	\$ 77,056
LP Asset Mgt Fee	\$ 6,720	\$ 6,921	\$ 7,129	\$ 7,343	\$ 7,563	\$ 7,790	\$ 8,024	\$ 8,264	\$ 8,512
DDF Payments	\$ 71,265	\$ 58,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 58,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ -	\$ 13,895	\$ 72,885	\$ 71,825	\$ 72,038	\$ 71,990	\$ 71,666	\$ 71,055	\$ 68,543
Partnership Surplus Allocation	25%	\$ -	\$ 3,474	\$ 18,221	\$ 17,956	\$ 18,010	\$ 17,997	\$ 17,917	\$ 17,764
NHD Surplus Allocation	75%	\$ -	\$ 10,421	\$ 54,664	\$ 53,869	\$ 54,029	\$ 53,992	\$ 53,750	\$ 53,291
GAHP Loan Interest	3.00%	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
GAHP Loan Principal		\$ -	\$ 10,421	\$ 54,664	\$ 53,869	\$ 54,029	\$ 53,992	\$ 53,750	\$ 53,291
GAHP Loan Balance		\$ 2,070,000	\$ 2,104,579	\$ 2,094,915	\$ 2,086,046	\$ 2,077,017	\$ 2,068,025	\$ 2,059,275	\$ 2,044,577

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:

Nevada HAND selected Citi Community Capital as our tax-exempt construction-to-permanent lender for several strategic and practical reasons:

1. Competitive Terms

Citi's permanent loan terms — including rate, amortization, and loan-to-value — were highly competitive compared to other proposals.

2. Ease of Execution

Citi has financed numerous Nevada HAND projects, and we are familiar with their forms, processes, and expectations. This familiarity allows us to streamline execution, minimize legal and diligence costs, and avoid inefficiencies associated with onboarding a new lending partner.

3. Certainty of Execution

Affordable housing transactions are complex and often unpredictable. Our track record with Citi gives us strong confidence in their ability to deliver reliably without re-trading or unexpected changes. Their creativity and responsiveness have helped us navigate difficult financing moments, saving both time and money. In today's volatile market — especially with recent GSE spread increases and shifting credit standards — Citi's execution offers a more stable and predictable alternative.

4. Long-Term Financial Flexibility

A private placement with Citi provides greater long-term flexibility than a public offering or GSE execution. Citi has demonstrated a willingness to accommodate financial restructuring

needs and waive certain fees when appropriate — options not typically available with GSEs or in public bond structures.

By Audra Hamernik  

Audra Hamernik

Title: President & CEO

Firm: Nevada H.A.N.D., Inc., a Nevada nonprofit corporation



DEVELOPMENT OVERVIEW

Silver Sky is a 92-unit senior assisted living community situated on a 5.25-acre site at 8220 Silver Sky Drive, Las Vegas, NV (Clark County Assessor’s Parcel Number: 138-28-401-016). Located just off Summerlin Parkway in the western Las Vegas Valley, the property was built in 2006 and has been owned and operated by Nevada HAND for nearly two decades. It offers a prime location near major amenities including Tivoli Village, Suncoast Casino, Angel Park Golf Club, and the Kellogg Zaher Soccer Complex.

Each unit features a living room, kitchenette, one or two bedrooms, and a full bathroom, with amenities such as ceiling fans, window blinds, central HVAC, painted drywall interiors, and a mix of LVP and carpet flooring. Kitchenettes are equipped with cabinetry, countertops, a mini refrigerator, microwave, and sink.

The community includes a variety of indoor and outdoor common areas designed to support resident engagement and wellness. These include on-site laundry rooms, a theater room, library, activity rooms, a clubhouse, landscaped outdoor areas, a dog park, and perimeter fencing.

Currently operated as an assisted living facility, Silver Sky is underperforming at 85.9% occupancy. In contrast, four nearby Nevada HAND independent senior communities within one mile are operating at 99.6% occupancy across 240 units—signaling much stronger demand for independent senior housing in the area. To better align with market demand and ensure long-term financial sustainability, Silver Sky will be converted to an independent senior living community. This transition will reduce operating costs, improve cash flow, while activating vacant units, providing affordable housing to more low-income seniors.



Aerial of Silver Sky, viewed from the northeast



The property is now beyond its initial tax credit compliance period, and aging building systems, dated interiors, and worn common areas necessitate major rehabilitation. Planned improvements will focus on safety, accessibility, energy efficiency, and quality of life for aging residents. The redevelopment will also deliver broader community benefits by increasing local economic activity, stabilizing the neighborhood, and supporting resident financial well-being through improved housing affordability.

As part of the transition, Silver Sky will be temporarily consolidated with Deer Springs Assisted Living (another Nevada HAND property) from May 2025 through February 2026. All resident relocation will be completed prior to financial closing.

IMPROVEMENTS

Scope of Work: Rehabilitation and Upgrades

In-Unit Improvements:

- **Living Areas:** Install new vinyl plank flooring throughout, along with fresh paint and new window coverings.
- **Kitchenettes:** Provide new cabinetry, countertops, appliances, and plumbing fixtures to enhance independent living functionality and give the units a refreshed appearance.
- **Bathrooms:** Replace existing toilets and lavatories with low-flow, water-conserving models.
- **HVAC and Life Safety Systems:** Replace sprinkler heads, electrical switches and receptacles, as well as heating, cooling, and ventilation systems.

Common Area Improvements:

- **Interior Spaces:** Apply fresh interior paint; update flooring and lighting; refinish suspended ceiling tiles in corridors; update signage and fitness equipment; and modernize furniture in the community and dining areas.
- **Exterior Improvements:** Repaint exterior stucco and replace light fixtures with high-efficiency LEDs.
- **Building Systems:** Upgrade water heating, electrical, heating, cooling, and ventilation systems with high-efficiency equipment, and install surveillance cameras, access control systems, and fire extinguishers.
- **Building Systems Servicing:** Service automatic doors, elevators, and fire sprinkler heads.

Outdoor Enhancements:

- **Landscaping:** Refresh landscaping with drought-tolerant trees and shrubs in compliance with the SNWA Water Smart Landscapes Program to significantly reduce water usage and promote long-term sustainability. Additionally, install new LED outdoor lighting and update outdoor furniture to enhance safety and comfort.

Sustainability and Construction Timeline

Silver Sky's rehabilitation will exceed minimum sustainability standards by incorporating energy-efficient lighting, drought-tolerant landscaping, and water-conserving plumbing fixtures. The project aims for financial closing in Q1 2026, with an anticipated construction duration of 8 months.



Project Purpose and Vision

The goal of this initiative is to preserve and enhance a vital senior housing resource by updating aging infrastructure, improving livability, and maintaining long-term affordability for low-income seniors. This reinvestment underscores Nevada HAND's commitment to delivering high-quality, accessible housing that fosters resident dignity and well-being.

NEIGHBORHOOD DESCRIPTION

The Silver Sky project is located on Silver Sky Drive, near the intersection of N Roland Wiley Road and just north of Summerlin Parkway, in the western Las Vegas Valley. The 5.25-acre property is situated in a mature residential neighborhood with strong access to services, recreation, and retail. The area is predominantly composed of older single-family and multi-family housing stock, with limited new development in recent years.

Silver Sky residents enjoy convenient access to major amenities, including Tivoli Village—a bustling retail and dining destination known for its European-inspired architecture and notable dining options; Boca Park, a vibrant shopping center anchored by national retailers and eateries; Summerlin Hospital, a full-service medical facility offering comprehensive healthcare; and the Kellogg Zaher Soccer Complex, a sprawling park with soccer fields, walking trails, and open green space for recreation.

Surrounding Context

- **North:** Summerlin Parkway (Freeway) – provides regional connectivity.
- **South:** Direct frontage on Silver Sky Drive – a fully improved road offering site access.
- **East & West:** Low-density residential neighborhoods, including single-family and multifamily homes.

The neighborhood offers convenient proximity to key amenities:

- 0.2 mi – City Area Transit (CAT) Bus Stop
- 0.4 mi – Gas Station / ATM
- 0.8 mi – Ansan Sister City Park
- 1.3 mi – Kellogg Zaher Soccer Complex
- 1.4 mi – Tivoli Village (mixed-use retail with restaurants, boutique shopping, and fitness studios)
- 1.6–1.9 mi – Lowe's Shopping Center, Trader Joe's, WinCo, and Boca Park (Target-anchored center)
- 2.2 mi – Social Security Administration
- 4.0 mi – Summerlin Hospital Medical Center



Map highlighting Silver Sky's location and nearby amenities such as Summerlin Hospital and Tivoli Village

PROJECT FINANCING – Phase One (9% LIHTC)

Developer Financing

Nevada H.A.N.D., Inc. plans to provide approximately \$1,527,823 in developer financing.

Permanent Financing – Citibank, N.A.

Citibank will provide a permanent loan of approximately \$4,800,000.

State of Nevada Housing Division – Low-Income Housing Tax Credits (LIHTCs)

Nevada H.A.N.D., Inc. plans to apply for 4% Low-Income Housing Tax Credits (LIHTC) in September 2025, which is estimated to generate approximately \$6,526,981 in equity.

Nevada Housing Division GAHP

Nevada H.A.N.D., Inc. intends to apply in September 2025 for approximately \$1,500,000 in GAHP funding from the Nevada Housing Division to accompany its bond application.

Seller Note

Silver Sky Assisted Living LP, an affiliate of Nevada H.A.N.D., Inc. and the current owner of the property, plans to provide a seller note of approximately \$8,555,000.



THE SPONSOR / DEVELOPMENT TEAM

- **Sponsor:** Nevada H.A.N.D., Inc., a 501(c)(3) nonprofit Community Housing Development Organization (CHDO)
- **Owner:** Silver Sky Assisted Living, a Nevada limited partnership and single-asset entity
- **Developer:** HAND Development Company, a Board-controlled nonprofit affiliate of Nevada H.A.N.D., Inc.
- **General Contractor:** HAND Construction Company, a Board-controlled nonprofit affiliate of Nevada H.A.N.D., Inc.
- **Property Manager:** HAND Property Management Company, a Board-controlled nonprofit affiliate of Nevada H.A.N.D., Inc.
- **Architect:** TBD
- **Engineering Consultant:** TBD

AFFORDABILITY

Long-term affordability will be governed by a regulatory agreement, which will provide affordability assurances for 30 years. Post-closing, the rent and income structure will be as follows:

Silver Sky						
UNIT MIX						
Floor Plan	AMI	Units	Livable SF	Gross Rent	UA	Net Rent
Studio	50%	1	268	\$892	\$0	\$892
Studio	50%	1	316	\$892	\$0	\$892
1 Bd. 1 Ba.	30%	3	520	\$573	\$0	\$573
1 Bd. 1 Ba.	50%	6	476	\$956	\$0	\$956
1 Bd. 1 Ba.	50%	44	520	\$956	\$0	\$956
2 Bd. 1 Ba.	60%	31	520	\$1,147	\$0	\$1,147
2 Bd. 1 Ba.	50%	1	672	\$1,147	\$0	\$1,147
2 Bd. 1 Ba.	60%	5	672	\$1,377	\$0	\$1,377
Total		92	29,500	\$94,892		\$94,892

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

Development: Silver Sky Apartments
Development Type: Acquisition and Reha
BoF Meeting Date: 10.17.25

Administrator's Summary

This bond issuance will be used to provide for the acquisition and rehabilitation of an existing 92-unit senior assisted living community into an affordable independent senior living community in Las Vegas. The rental housing will serve 92 households at or below 60% of area median income, with 53 units at or below 50% AMI. The site is located just south of the Summerlin Parkway in the western Las Vegas Valley. This project will preserve units which will retain the rent restrictions for 30 years. Nevada Hand's portfolio includes 36 affordable housing communities with over 5,000 units serving over 8,200 residents.

- 92 Senior Units
- Acquisition and Rehabilitation
- 100% Affordable Rents
- 36 units at <60% AMI, 53 units at < 50% AMI, 3 units at <30% AMI
- Studio units = 2, 1 bedroom units = 84, 2 bedroom units = 6
- Studio rents \$508.00 less than market rate
- 1 bedroom rents \$112.00 less than market rate
- 2 bedroom rents \$417.00 less than market rate
- Cost per unit = \$247,495
- Cost per bond cap allocation = \$128,261
- Developer –Nevada H.A.N.D. Inc.
- Equity Investor – National Equity fund
- Loan – Citibank
- \$11.8M in Bond Proceeds trips \$6.5M in LIHTC Equity (28.4% of total development cost)

	Silver Sky	Program Average	Notes
Total Tax-exempt Bond ask	\$ 11,800,000	\$ 38,766,500	
Total Development Cost	\$ 22,769,494	\$ 76,521,667	Average of last 10 New Construction projects previously approved
Size of site	5.25 Acres	11.13 Acres	
Total # of Units	92	190	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 247,495	\$ 405,233	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 128,261	\$ 205,149	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	0.00%	n/a	0 units in this project
Percentage of Units at 60% AMI	39.13%	86.0%	36 Units in this project
Percentage of Units at 50% AMI	57.61%	11.0%	53 units in this project
Percentage of Units at 40% AMI	0.00%	0.0%	0 units in this project
Percentage of Units at 30% AMI	3.26%	3.0%	3 units in this project
Veteran's Preference	Yes	Yes	

	Silver Sky	Estimated Market Rate	Notes
Average Studio Rent	\$ 892	\$ 1,400	Renthop.com 9.2025
Average 1 Bedroom Rent	\$ 1,013	\$ 1,125	Renthop.com 9.2025
Average 2 Bedroom Rent	\$ 1,178	\$ 1,595	Renthop.com 9.2025
Average Vacancy Rate	N/A	9.30%	Avison Young Q1 2025

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

DATE: September 26, 2025

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 (Washoe Mill Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

A. Time and Place of Meeting:

1:00 p.m., Friday, October 17, 2025, 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 (Washoe Mill Apartments).

C. The Findings relate to the issuance of up to \$16,530,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of a 115-unit senior apartment complex located at 1375 Mill St. Reno, Nevada (the “Project”).

D. The financing is proposed as a Freddie Mac 4% TEL Immediate Loan issued as a direct placement with CPC Mortgage Company LLC (“CPC”). Tax-exempt bonds in an amount not to exceed \$16,530,000 will be issued by the Division. This loan will apply to both the construction and permanent phases, and the amount is not expected to decrease upon conversion. CPC will also provide a taxable loan (not issued by the Division). The borrower entity will be Washoe Mill Apartments, LP, a limited partnership consisting of Washoe Mill GP LLC as a 0.01% General Partner entity and NEF Assignment Corporation (“NEF”) as 99.99% Limited Partner. NEF will provide an equity investment of approximately \$10,953,750 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 (Washoe Mill 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
Washoe Mill 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 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 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 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: _____ DATE: _____
Steve Aichroth
Administrator
Nevada Housing Division



September 25, 2025

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

Re: Washoe Mill Apartments

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 Washoe Mill Apartments project (“Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$16,530,000 to fund the acquisition and rehabilitation of an existing 115-unit HUD-assisted affordable senior development in Reno, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Bond 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 a Freddie Max Tax Exempt Loan (TEL) Immediate Loan issued as a direct placement with CPC Mortgage Company LLC (“CPC”) as lender. The Freddie TEL 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 the acquisition and rehabilitation of this affordable senior community 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 will be the acquisition and rehabilitation of an existing 115-unit HUD-assisted affordable senior development at 1365 Mill Street in Reno. The existing property was originally constructed in 1981 and was last renovated in 2011 with tax-exempt bonds and 4% tax credits. The property consists of 59 studio units, 55 one-bedroom units, and 1 two-bedroom unit across three three-story buildings, as well as surface parking, landscaped open areas, a community room, and a leasing office. The Project has an Option 1b HAP contract that provides project-based rental assistance to all 115 units. Residents will pay 30% of their income, which allows the development to serve seniors with extremely low incomes. 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	# of Units	AMI Restriction	Unit Size (SF)	Allowable Monthly Rent ¹	Less Utility Allowance ²	Tenant Share Monthly Rent ³	HAP Subsidy	Total Monthly Revenue	Total Annual Revenue
Studio	59	60%	468	\$1,161	\$68	\$1,093	\$382	\$87,025	\$1,044,300
1 Bedroom	55	60%	598	\$1,243	\$69	\$1,174	\$386	\$85,800	\$1,029,600
2 Bedroom	1	60%	600	\$1,492	\$63	\$1,429	\$191	\$1,620	\$19,440
Total Units	115						Total	\$174,445	\$2,093,340

¹ 2025 Income Limits (Reno-Sparks, NV MSA)

² Based on existing HAP contract

³ Assuming 30% of AMI Average Household Income

Ancillary Income \$5,226

Project Developer

Lincoln Avenue Capital
401 Wilshire Blvd, Suite 1070
Santa Monica, CA 90401

Lincoln Avenue Capital (“LAC”) is an owner and developer of low-income multi-family developments nationwide. Their portfolio currently includes more than 180 communities located in 30 states serving over 80,000 residents. LAC specializes in preserving and improving affordable housing with a strong focus on sustainability and long-term affordability.

Property Management

FPI Management
800 Iron Point Road
Folsom, CA 95630

FPI Management (“FPI”) will continue to provide property management services for Washoe Mill Apartments. FPI was established in 1968 and has over 140,000 units in its portfolio.

Borrower Entity

The borrower entity will be Washoe Mill Apartments, LP, a limited partnership consisting of Washoe Mill GP LLC as a 0.01% General Partner entity and NEF Assignment Corporation (“NEF”) as 99.99% Limited Partner. NEF will provide an equity investment of approximately \$10,953,750 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 NEF are expected to occur as follows (subject to adjustment):

- 1st Installment: \$1,643,063 at Closing (February 2026)
- 2nd Installment: \$7,667,625 at Construction Completion (May 2027)
- 3rd Installment: \$1,643,063 at Delivery of IRS Form 8609 (November 2027)

Plan of Finance:

The financing is proposed as Freddie Mac 4% TEL Immediate Loan issued as a direct placement with CPC Mortgage Company LLC (“CPC”). Tax-exempt bonds in an amount not to exceed \$16,530,000 will be issued by the Division. This loan will apply to both the construction and permanent phases, and the amount is not expected to decrease upon conversion. CPC will also provide a taxable loan (not issued by the Division). Greater detail regarding the CPC 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. The Borrower will also be required to fund an Operating Reserve initially set at approximately \$596,405 and a Section 8 Reserve of \$115,000.

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	\$16,530,000	\$16,530,000	
Taxable Construction Loan	\$7,300,000	-	
Taxable Permanent Loan	\$1,085,819	\$1,085,819	
LIHTC Equity	\$1,643,063	\$10,953,750	
General Partner Capital Contribution	\$100	\$100	
Cost Cert Capitalization	\$1,064,163	\$1,064,163	
Deferred Developer Fee	-	\$1,761,871	
Total Sources	\$27,623,145	\$31,395,703	
Uses of Funds			
			\$/Unit
Land Acquisition	\$1,218,750	\$1,218,750	\$10,598
Building Acquisition	\$15,031,250	\$15,031,250	\$130,707
Construction Hard Costs	\$6,417,226	\$6,417,226	\$55,802
Soft Costs	\$2,510,238	\$2,510,238	\$21,828
Construction Period Interest	\$780,878	\$780,878	\$6,790
Contingencies	\$631,725	\$631,725	\$5,493
Operating & Section 8 Reserves		\$711,405	\$6,186
Developer Fee	\$1,033,078	\$4,094,231	\$35,602
Total Uses	\$27,623,145	\$31,395,703	\$273,006

Bond/Loan Terms:

Lender: Freddie Mac (through CPC Mortgage Company LLC)

Bond Structure:

Construction and Permanent Phase

- Not to exceed \$16,530,000
- Not to exceed 90% loan to value based on final appraisal
- Fixed interest rate based on 10-year U.S. Treasury plus an estimated spread of 1.42%. Estimated at 5.89% (including Division/Trustee fees) as of September 2025
- Maturity: 17 years
- Interest-only period: 2 years
- Amortization factor: 40 years
- Debt Service Coverage – Minimum of 1.15 to 1.00
- Prepayment: 10-year lockout period. Prepayable at 1% 6 months prior to maturity, and open at par for the last 90 days.

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

Method of Sale: Direct bank placement

Nevada Housing Division
Multifamily Housing Revenue Bonds
Washoe Mills
Series 2025

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
INCOME										
Annual Gross Rental Income	\$ 2,177,911	\$ 2,221,469	\$ 2,265,899	\$ 2,311,217	\$ 2,357,441	\$ 2,404,590	\$ 2,452,681	\$ 2,501,735	\$ 2,551,770	\$ 2,602,805
Other: Ancillary Revenue	5,437	5,546	5,657	5,770	5,885	6,003	6,123	6,246	6,370	6,498
Total Residential Income	\$ 2,183,348	\$ 2,227,015	\$ 2,271,555	\$ 2,316,986	\$ 2,363,326	\$ 2,410,593	\$ 2,458,805	\$ 2,507,981	\$ 2,558,140	\$ 2,609,303
Less: Residential Vacancy/Discounts	(109,167)	(111,351)	(113,578)	(115,849)	(118,166)	(120,530)	(122,940)	(125,399)	(127,907)	(130,465)
Proforma Gross Income	\$2,074,181	\$2,115,664	\$2,157,978	\$2,201,137	\$2,245,160	\$2,290,063	\$ 2,335,864	\$ 2,382,582	\$ 2,430,233	\$ 2,478,838
EXPENSES										
General Administrative	\$ 92,219	\$ 94,985	\$ 97,835	\$ 100,770	\$ 103,793	\$ 106,907	\$ 110,114	\$ 113,417	\$ 116,820	\$ 120,324
Operating & Maintenance	102,863	105,949	109,127	112,401	115,773	119,246	122,824	126,508	130,303	134,213
Utilities	91,620	94,368	97,199	100,115	103,119	106,212	109,399	112,681	116,061	119,543
Staff Payroll & Benefits	216,771	223,274	229,972	236,871	243,977	251,297	258,836	266,601	274,599	282,837
Taxes & Insurance	36,948	38,057	39,199	40,374	41,586	42,833	44,118	45,442	46,805	48,209
Property Management	68,448	69,817	71,213	72,638	74,090	75,572	77,084	78,625	80,198	81,802
Replacement Reserves	37,699	38,830	39,995	41,195	42,431	43,704	45,015	46,365	47,756	49,189
Proforma Operating Expenses	\$ 646,567	\$ 665,280	\$ 684,540	\$ 704,364	\$ 724,769	\$ 745,771	\$ 767,388	\$ 789,639	\$ 812,542	\$ 836,116
Effective Net Operating Income	\$ 1,427,613	\$ 1,450,385	\$ 1,473,438	\$ 1,496,773	\$ 1,520,391	\$ 1,544,292	\$ 1,568,476	\$ 1,592,943	\$ 1,617,691	\$ 1,642,722
Contribution to Project Budget										
Senior Debt Service	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404
Debt Service Coverage	131%	133%	135%	137%	139%	141%	144%	146%	148%	151%
Residual Receipts	\$ 336,210	\$ 358,981	\$ 382,034	\$ 405,369	\$ 428,988	\$ 452,889	\$ 477,072	\$ 501,539	\$ 526,288	\$ 551,318
LP Asset Mgt Fee	\$ 5,500	\$ 5,665	\$ 5,835	\$ 6,010	\$ 6,190	\$ 6,376	\$ 6,567	\$ 6,764	\$ 6,967	\$ 7,176
DDF Payments	\$ 330,710	\$ 353,316	\$ 376,199	\$ 399,359	\$ 302,287	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 1,431,161	\$ 1,077,846	\$ 701,647	\$ 302,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ 120,510	\$ 446,513	\$ 470,505	\$ 494,775	\$ 519,320	\$ 544,142

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	3.30%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$1,761,871

Permanent Loan Amount	\$16,530,000
Loan Term	40
Core Loan Rate	5.70%
NHD & Trustee Factor	<u>0.30%</u>
Total Loan Rate	6.00%
Annual Debt Service	\$1,091,404

Nevada Housing Division
Multifamily Housing Revenue Bonds
Washoe Mills
Series 2025

	2038	2039	2040	2041	2042	2043	2044	2045	2046
INCOME									
Annual Gross Rental Income	\$ 2,654,861	\$ 2,707,959	\$ 2,762,118	\$ 2,817,360	\$ 2,873,707	\$ 2,931,181	\$ 2,989,805	\$ 3,049,601	\$ 3,110,593
Other: Ancillary Revenue	6,628	6,760	6,896	7,034	7,174	7,318	7,464	7,613	7,766
Total Residential Income	\$ 2,661,489	\$ 2,714,719	\$ 2,769,013	\$ 2,824,394	\$ 2,880,881	\$ 2,938,499	\$ 2,997,269	\$ 3,057,214	\$ 3,118,359
Less: Residential Vacancy/Discounts	(133,074)	(135,736)	(138,451)	(141,220)	(144,044)	(146,925)	(149,863)	(152,861)	(155,918)
Proforma Gross Income	\$ 2,528,415	\$ 2,578,983	\$ 2,630,563	\$ 2,683,174	\$ 2,736,837	\$ 2,791,574	\$ 2,847,406	\$ 2,904,354	\$ 2,962,441
EXPENSES									
General Administrative	\$ 123,934	\$ 127,652	\$ 131,482	\$ 135,426	\$ 139,489	\$ 143,673	\$ 147,984	\$ 152,423	\$ 156,996
Operating & Maintenance	138,239	142,386	146,658	151,057	155,589	160,257	165,065	170,016	175,117
Utilities	123,129	126,823	130,628	134,547	138,583	142,741	147,023	151,433	155,976
Staff Payroll & Benefits	291,322	300,061	309,063	318,335	327,885	337,722	347,854	358,289	369,038
Taxes & Insurance	49,656	51,145	52,680	54,260	55,888	57,564	59,291	61,070	62,902
Property Management	83,438	85,106	86,809	88,545	90,316	92,122	93,964	95,844	97,761
Replacement Reserves	50,664	52,184	53,750	55,362	57,023	58,734	60,496	62,311	64,180
Proforma Operating Expenses	\$ 860,382	\$ 885,359	\$ 911,068	\$ 937,532	\$ 964,773	\$ 992,813	\$ 1,021,676	\$ 1,051,387	\$ 1,081,970
Effective Net Operating Income	\$ 1,668,033	\$ 1,693,624	\$ 1,719,494	\$ 1,745,642	\$ 1,772,064	\$ 1,798,761	\$ 1,825,730	\$ 1,852,967	\$ 1,880,471
Contribution to Project Budget									
Senior Debt Service	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404	\$ 1,091,404
Debt Service Coverage	153%	155%	158%	160%	162%	165%	167%	170%	172%
Residual Receipts	\$ 576,629	\$ 602,221	\$ 628,090	\$ 654,238	\$ 680,661	\$ 707,357	\$ 734,326	\$ 761,563	\$ 789,067
LP Asset Mgt Fee	\$ 7,392	\$ 7,613	\$ 7,842	\$ 8,077	\$ 8,319	\$ 8,569	\$ 8,826	\$ 9,091	\$ 9,363
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ 569,238	\$ 594,607	\$ 620,249	\$ 646,161	\$ 672,341	\$ 698,789	\$ 725,500	\$ 752,473	\$ 779,704

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:

CPC Mortgage Company, through Freddie Mac’s 4% TEL program, offered the most competitive terms for Washoe Mill Apartments. Their proposed \$17.6 million loan provides a 17-year term, 40-year amortization, two years interest-only, and a 150-day spread hold, which allows us to lock early and mitigate interest rate risk. CPC’s spread of ~1.42% over the 10-Year Treasury, resulting in an estimated 5.70% rate, was stronger than other options reviewed.

By 
 Title Russell Condas, Vice President
 Firm Lincoln Avenue Communities

Washoe Mill Apartments
 1375 Mill Street
 Reno, NV 89502
 APN: 012-172-16 (2.344 acres)

Project Narrative

Washoe Mill Apartments is the planned acquisition/rehabilitation of an existing 115-unit HUD-assisted affordable senior development located at 1375 Mill Street in Reno, Nevada. The Apartments are being developed by Lincoln Avenue Communities, one of the nation's leading owners and developers of affordable housing, with more than 180 communities in 30 states providing homes to over 80,000 residents. LAC specializes in preserving and improving affordable housing with a strong focus on sustainability and long-term affordability.

Originally constructed in 1981 and last rehabilitated in 2011, Washoe Mill Apartments is now over 40 years old and in need of significant reinvestment to address aging systems, deferred maintenance, and to ensure long-term viability. The development primarily serves very low-income seniors.

The proposed rehabilitation scope totals approximately \$50,000 per unit. Unit work will include updated plumbing fixtures, upgraded LED lighting and electrical improvements. Exterior and site improvements will address all identified ADA issues and modernize building performance. The common areas will also be renovated to provide safe, functional, and welcoming community spaces.

Upon completion, Washoe Mill Apartments will offer residents safer, more comfortable, and more efficient homes while preserving affordability for at least the next 30 years under a new LIHTC LURA. The HAP contract will also be extended for a minimum of 20 years, ensuring continued deep affordability for Reno's most vulnerable seniors. This rehabilitation will transform Washoe Mill into a high-performing, energy-efficient, and sustainable community, while significantly improving resident quality of life.

Physical Description

Washoe Mill Apartments is an existing senior affordable housing community that consists of 115 units located in three three-story, elevator served buildings with conditioned interior corridors. Originally constructed in 1981 and rehabilitated in 2011, the buildings are of wood-frame construction with stucco and wood siding exteriors. The property includes surface parking, concrete walkways, and landscaped open areas, along with a community room and leasing office.

The development includes 59 studio units (approximately 468 NSF), 55 one-bedroom/one-bath units (approximately 598 NSF), and 1 (one) two-bedroom/one-bath unit (approximately 600 NSF) with a community laundry facility that is free to use for all tenants.

Washoe Mill Apartments will feature modernized unit interiors designed for comfort and efficiency. Improvements will include open floor plans with ample cabinet storage, and Energy Star appliances. Bathrooms will be updated with new vanities, low-flow fixtures, and modern

finishes. All units will receive upgraded LED lighting, new smoke and carbon monoxide detectors, and fresh interior finishes. Security upgrades will include key card building entry and monitored cameras in common areas and corridors.

The property will provide a range of amenities to support resident comfort and community engagement. A renovated community room and leasing office will be available for meetings and social gatherings and residents will have access to free Wi-Fi throughout the community. Common area laundry facility will be free to residents. Outdoor spaces will include a picnic and seating area and landscaped courtyards. The property will maintain surface parking with designated ADA-compliant accessible spaces, improved walkways, and upgraded exterior lighting to enhance safety.

The rehabilitation will significantly improve building performance and energy efficiency. All units will be upgraded with Energy Star-rated appliances, high-efficiency HVAC systems, and efficient water heaters. WaterSense-certified plumbing fixtures will promote conservation.

Location and Neighborhood

The development is located directly adjacent to the Renown Regional Medical Center, just off the downtown in central Reno. Immediately to the south of the site is a single-family home residential neighborhood.

There is a Walmart Super Center, which includes a grocery store and a pharmacy, approximately one mile from the project site. The adjacent Renown Regional Medical Center also has a pharmacy, along with a full complement of medical specialists and services. The Reno VA Medical Center is located less than a mile south of the apartments.

Pickett Park is located just 0.1 miles from the site and a Renown Medical Center walking garden is directly adjacent to the property.

Washoe County Senior Services, which operates a senior center, is located less than 1.5 miles from the site.

The nearest bus station to the site is directly adjacent to the property, served by Bus Route 14 (East Mill). Stops serving Bus Route 9 (Kietzke) are located approximately 0.4 miles to the east, while stops serving Bus Route 13 (VA Hospital/Grove) are located approximately 0.3 miles to the west.

Resident Population and Market Demand

Washoe Mills Apartments is a senior development available to households that make 60% or less of area median income (AMI). The project has an Option 1b HAP contract that provides project-based rental assistance to all 115 units, allowing for deep income targeting. The proposed project income mix is as follows:

Unit Type	Target AMI	Number of Units
Studio /1-bathroom	<60%	59
1-bedroom/1-bathroom	<60%	55
2-bedroom/1-bathroom	<60%	1
Total		115

As noted above, the deep income targeting is provided by the project-based rental assistance that supports all 115 units.

The current resident population is comprised primarily of very low-income seniors living on fixed incomes. The vast majority of households are extremely low-income, with incomes well below 30% of AMI. Many residents are long-term tenants who rely on the stability of the project-based rental assistance to remain housed in Reno's high-cost rental market. The development provides critical affordability and stability for seniors who would otherwise be at significant risk of housing insecurity or displacement.

Residents in Northern Nevada have been experiencing an extreme affordable housing crisis in recent years. The Washoe County 2020-2024 Consolidated Plan identifies preserving and developing affordable housing as a high priority. According to the Consolidated Plan, almost three quarters of rental units are not affordable for low-income households. Additionally, housing cost burden is one of the largest housing problems in Reno.

The Johnson Perkins Griffin 2nd-Quarter 2024 Apartment Survey reports an overall average vacancy rate of 2.54% in the Reno/Sparks Metropolitan area, indicating the tight nature of the housing market. The survey also reports a vacancy rate of 2.33% for one-bedroom units, 1.97% for two-bedroom/one-bath units, and 2.68% for three-bedroom units.

Rents at the development will range from \$956 to \$1,147 for a one-bedroom LIHTC unit, from \$1,147 to \$1,377 for a two-bedroom LIHTC unit, and \$1,591 for a three-bedroom LIHTC unit with utilities included. For comparison, the 2025 HUD Fair Market Rents for Clark County are \$1,476 for a one-bedroom unit, \$1,750 for a two-bedroom unit, \$2,452 for a three-bedroom unit, and market rents for comparable units are even higher.

However, because all 115 units have project-based rental assistance, all residents will only pay 30% of their income, per the existing HAP contract. This means that this development will continue to serve seniors with extremely low incomes.

Rehabilitation Scope of Work

The rehabilitation is estimated to be approximately \$50,000 in hard costs per unit based on the project's Capital Needs Assessment and detailed scope of work prepared for Washoe Mill Apartments.

Of this amount, roughly \$30,000 per unit is allocated to interior improvements, including replacement of plumbing and lighting fixtures and installation of Energy Star-rated appliances. Additional work includes bathroom upgrades, new smoke and carbon monoxide detectors, and water heating systems as needed.

The remaining rehabilitation budget is dedicated to exterior and site work, building systems, and common area improvements. This scope includes new roofing and siding repairs, asphalt and concrete replacement, ADA-compliant accessibility upgrades, enhanced site and building lighting, and modernization of community spaces.

Relocation Plan

The rehabilitation is anticipated to be a mainly in-place rehab with residents being asked to relocate to the common areas while their units are being worked on during business hours. Residents will return to a fully functional unit each night. Approximately 1-2 units will be rehabilitated at a time.

For the five mobility/UFAS units at the community, as those renovations are more extensive, residents will be temporarily relocated for one month to nearby temporary accommodations. The accommodations will be paid for out of the project budget.

Development Team Experience

Washoe Mills Apartments is being developed by Lincoln Avenue Communities, one of the nation's leading owners and developers of affordable housing. Paragon Construction Company will serve as a general contractor. FPI Management will continue to act as the property manager. Ebersoldt + Associates will serve as architect.

The project will be owned by a new, sole purpose entity, Washoe Mill Apartments, LP. The .01% Managing Member will be a new, sole purpose entity, Washoe Mill GP LLC. Jeremy Bronfman will serve as the Manager of Washoe Mill GP LLC.

Lincoln Avenue Communities

Lincoln Avenue Communities (LAC) is one of the nation's leading owners and developers of affordable housing. Since its founding in 2016, LAC has prioritized its residents and invested in the high quality and long-term affordability of the communities they call home. Headquartered in Santa Monica and New York City, with additional offices in Denver and Minneapolis and team members across 19 states, they are dedicated to creating holistic, innovative solutions to America's affordable housing shortage.

Developing new homes is essential to increasing the availability of affordable housing nationwide. In 2024, Lincoln Avenue Communities broke ground on 19 new construction developments and accelerated our process to build affordable, sustainable homes from the

ground up. LAC also preserves and restores existing affordable housing communities across the country, preventing these critical homes from being converted to market-rate rentals and ensuring they remain affordable for future generations. They also work to enhance the quality of the homes they provide for their residents, regularly updating properties and offering new amenities.

LAC's latest development in Nevada is the Pinyon Apartments located 1130 E Moana Lane in Reno. The 252-unit 100% affordable community will welcome its first residents in October of this year.

General Contractor

Paragon Construction Company is a full-service contractor with extensive experience in affordable housing rehabilitation and new construction. With more than 30,000 multifamily units successfully delivered, Paragon brings specialized expertise in occupied rehabs and resident-focused construction management.

Architect

Ebersoldt + Associates Architecture (E+A) is an award-winning architecture firm with deep experience in affordable and multifamily housing. E+A integrates sustainable building practices into cost-efficient designs and has completed hundreds of projects nationwide.

Property Manager

FPI Management, Inc. is one of the largest property management firms in the country, with a portfolio of over 140,000 units. With more than 50 years of experience managing HUD-assisted and LIHTC properties, FPI brings strong compliance, operational, and resident service expertise.

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 125 affordable housing developments, mostly in Nevada, totaling over 14,800 units and \$3.48 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 Timeline

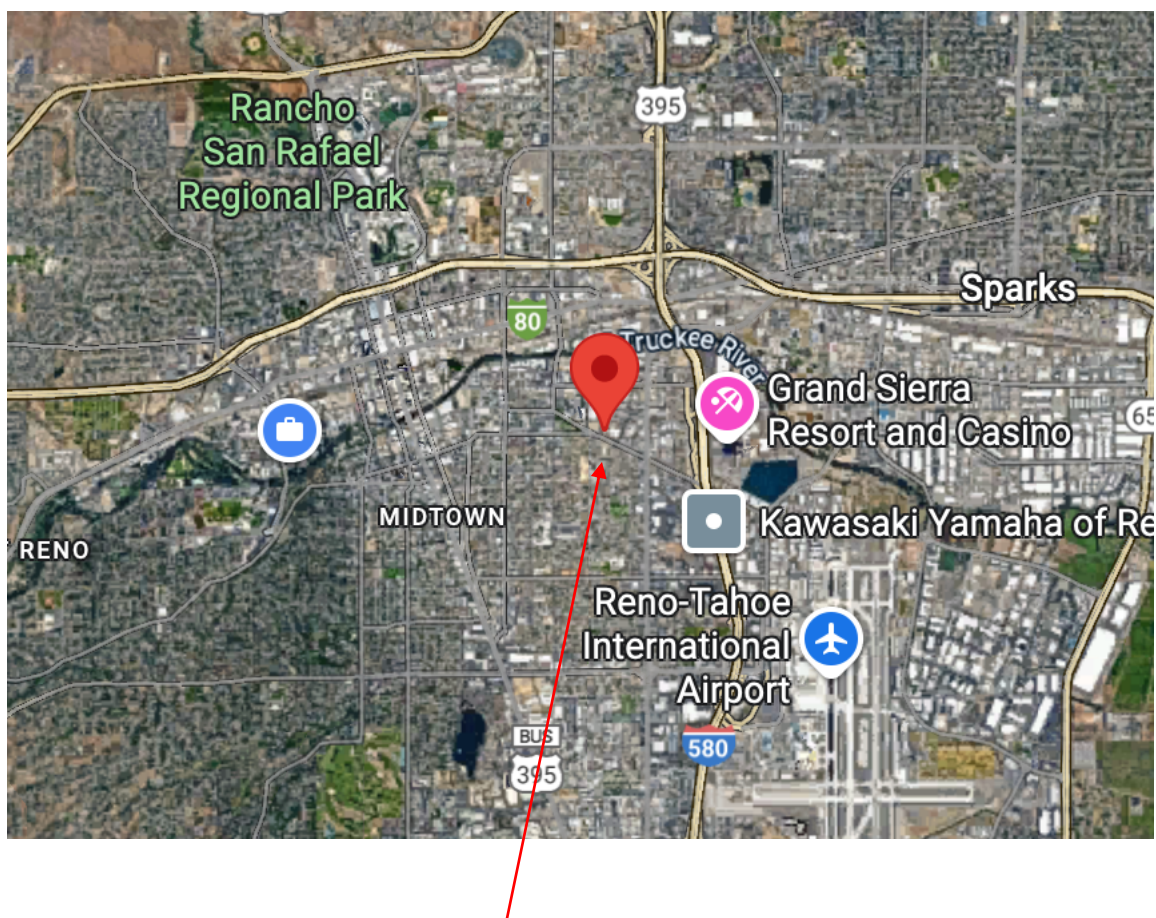
The financing for Washoe Mills Apartments will consist of tax-exempt bonds issued by the Nevada Housing Division (NHD) and equity from the sale of non-competitive 4% Low Income Housing Tax Credits (LIHTC). The property will carry a conventional permanent mortgage and the developers do not anticipate any additional gap financing required to secure financial closing. The site is located within Census tract 7.02, which is designated as a Qualified Census Tract in 2025 qualifying Washoe Mills Apartments for a 130% boost in tax credit eligible basis.

The project has an existing HAP contract that provides project-based rental assistance to all 115 units.

Washoe Mills Apartments will close in approximately March 2026, with construction completion by December 2026.

Washoe Mill Apartments
1375 Mill Street
Reno, NV 89502
APN: 012-172-16 (2.344 acres)

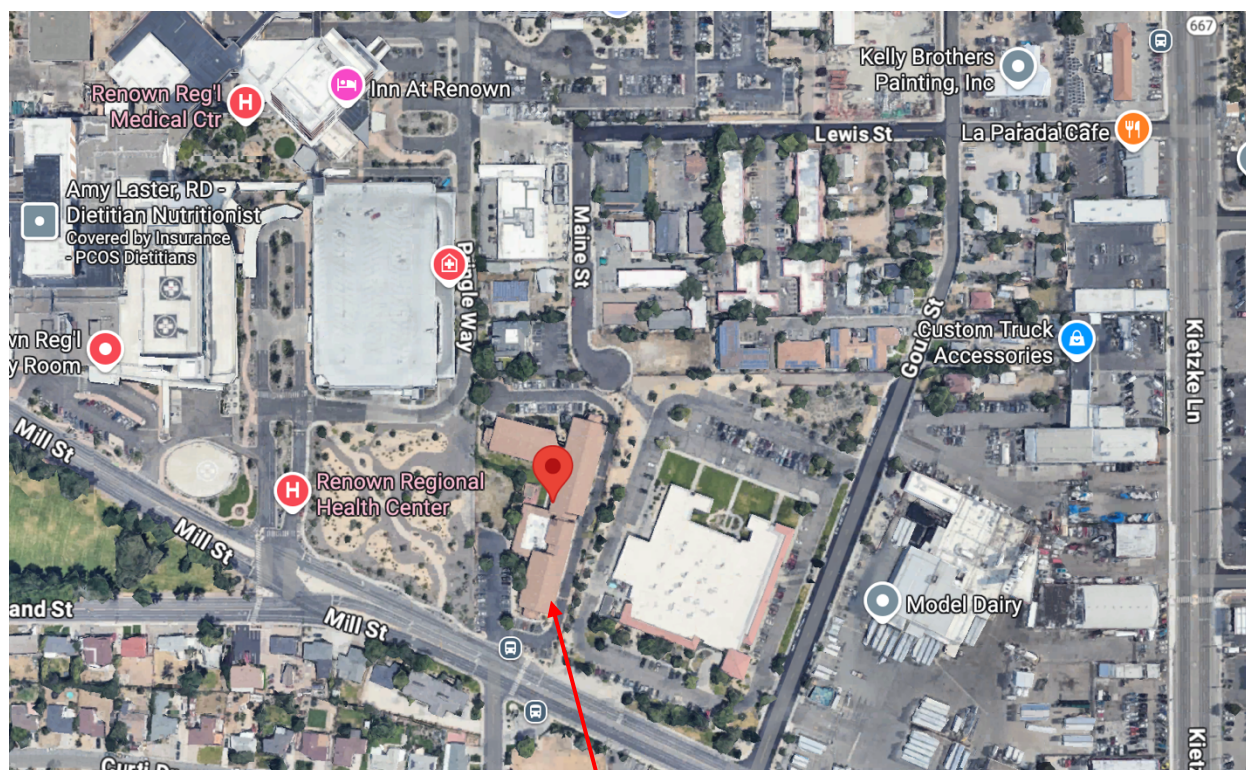
Location Map



Washoe Mill Apartments

Washoe Mill Apartments
1375 Mill Street
Reno, NV 89502
APN: 012-172-16 (2.344 acres)

Aerial Photo



Washoe Mill Apartments

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

Development: Washoe Mill
Development Type: Acquisition and Reha
BoF Meeting Date: 10.17.2025

Administrator's Summary

This bond issuance will be used to provide for the acquisition and rehabilitation of a 115-unit HUD-assisted affordable senior apartment complex in Reno. The rental housing will serve 115 households at or below 60% of area median income. All households will pay no more than 30% of their adjusted gross income towards rent as all units will be receiving an Option 1b HAP contract via HUD that provides project-based rental assistance to all 115 units. The site was originally constructed in 1981 and last rehabilitated in 2011. The renovation at Washoe Mill is proposed to be approximately \$50,000 per unit. This project will preserve affordable units which will retain the rent restrictions for 30 years.

- Acquisition and Rehabilitation
- 100% Affordable Rents
- 115 units at <60% AMI
- Studio units = 59, 1 bedroom units = 55, 2 bedroom units = 1
- Studio rents \$232.00 less than market rate
- 1 bedroom rents \$121.00 less than market rate
- 2 bedroom rents \$296.00 less than market rate
- Cost per unit = \$273,006
- Cost per bond cap allocation = \$143,739
- Developer – Lincoln Avenue Capital
- Equity Investor – NEF Assignment Corporation
- Loan – Freddie Mac
- \$16.5 M in Bond Proceeds trips \$10.9 M in LIHTC Equity (34.9% of total development cost)

	Washoe Mill	Program Average	Notes
Total Tax-exempt Bond ask	\$ 16,530,000	\$ 31,020,000	
Total Development Cost	\$ 31,395,703	\$ 59,792,794	Average of last 10 Acquisition and Rehabilitation projects previously approved
Size of site	2.34 Acres	7.5 Acres	
Total # of Units	115	187	Average of last 10 Acquisition and Rehabilitation projects previously approved
Cost Per Unit	\$ 273,006	\$ 342,962	Average of last 10 Acquisition and Rehabilitation projects previously approved
Bond Cap used Per Unit	\$ 143,739	\$ 177,792	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	100.00%	56.0%	115 Units in this project
Percentage of Units at 50% AMI	0.00%	31.0%	0 units in this project
Percentage of Units at 40% AMI	0.00%	2.0%	0 units in this project
Percentage of Units at 30% AMI	0.00%	11.0%	0 units in this project
Veteran's Preference	n/a	n/a	

	Washoe Mill	Estimated Market Rate	Notes
Average Studio Rent	\$ 1,093	\$ 1,325	Renthop.com 9.2025
Average 1 Bedroom Rent	\$ 1,174	\$ 1,295	Renthop.com 9.2025
Average 2 Bedroom Rent	\$ 1,429	\$ 1,725	Renthop.com 9.2025
Average 3 Bedroom Rent	n/a	n/a	n/a
Average Vacancy Rate	n/a	2.66%	Kidder Matthews Q1 2025

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

DATE: September 25, 2025

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 (Marble Manor I)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

- A. Time and Place of Meeting:
- 1:00 p.m., Friday, October 17, 2025, 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 (Marble Manor I).
- C. The Findings relate to the issuance of up to \$31,000,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 138-unit family (108 rent-restricted) apartment complex located at 1310 W McWilliams Ave., Las Vegas, Nevada (the “Project”).
- D. The Housing Division will issue up to \$31,000,000 of multi-unit housing revenue bonds which will be directly placed with R4 Capital Funding. The bonds are expected to be reduced to approximately \$19,870,000 following completion of construction and permanent loan conversion. The borrower entity will be Marble Manor 1, LLC, a limited liability company consisting of Marble Manor 1 Manager LLC serving as a 0.01% Managing Member and an equity fund through Enterprise Housing Credit Investments (“Enterprise”) as a 99.99% Investor Member. The Managing Member will consist of Brinshore TL, LLC (62.5%) and AHP Inc or an affiliate (37.5%). Brinshore TL, LLC consists of Brinshore Development, LLC (90%) and TL Development, LLC (10%). Enterprise will provide an equity investment of approximately \$20,665,819 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 to be allocated for the Project. 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. The Marble Manor 1 project was originally approved by the Board of Finance in October of 2023 for an amount up to \$29,000,000 in Multi-Unit Housing Revenue Bonds.

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 (Marble Manor I).”

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
Marble Manor I 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 Las Vegas, 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 Las Vegas, 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: _____



September 25, 2025

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

Re: Multi-Unit Housing Revenue Bonds
(Marble Manor I Apartments) Series 2025

Mr. Aichroth:

This memorandum is an update to the original version dated September 28, 2023. It 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 Marble Manor I Apartments project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$31,000,000 of Nevada Housing Division multi-unit housing revenue bonds to fund new construction of this mixed-use family housing property located in Las Vegas. This is an increase of \$2,000,000 of requested private activity bond volume cap from the original application.

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, equity investor, bond counsel, and Division staff.

The proposed Project is viewed positively in the local community with funding provided both by the City of Las Vegas and 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 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, B, and E 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 Detail
Exhibit E: Initial Board of Finance Review dated September 28, 2023

Sincerely,

PFM Financial Advisors LLC

Maggie Marshall
Senior Managing Consultant

Background

In October 2023, the State Board of Finance (the “Board”) approved the issuance of Multi-Unit Housing Revenue Bonds (Marble Manor I Apartments) in an aggregate amount not to exceed \$29,000,000 to fund new construction of this mixed-use family housing property located in Las Vegas (the “Project”). Since that time, the estimated total project cost has increased by approximately \$9.1 million. In response, the borrower has made a number of changes, including making adjustments to the Unit Mix (AMI Restrictions) and securing additional funding sources (Choice Neighborhood Initiative funds, City Park funds).

The initial Board of Finance review dated September 28, 2023 is included as Exhibit E for reference.

Project Overview and Plan of Finance

The Project

The Project will be the first phase of new construction housing project to be located at 1310 W. McWilliams Ave. in Las Vegas. The Project will contain 138 restricted and market rate family rental units be situated on a 4.21-acre site. It will be configured with a mix of one, two, three, four and five-bedroom units and will also contain approximately 3,000 square feet of retail space.

Summary details of the configuration of the 138 units, size and rent restrictions are provided in Table A on the following page.

Table A: Project Unit & Rent Profile

Unit Mix	# Units	Unit Size (SF)	Gross Monthly Rent ¹	Utility Allowance	Subsidy	Tenant Share Rent	Monthly Revenue	Annual Revenue
Voucher Units								
<u>1 Bedroom</u>								
< 30% AMI	3	650	\$1,565	\$65	\$992	\$508	\$4,500	\$54,000
< 40% AMI	3	650	\$1,565	\$65	\$800	\$700	\$4,500	\$54,000
< 50% AMI	6	650	\$1,565	\$65	\$609	\$891	\$9,000	\$108,000
<u>2 Bedroom</u>								
< 30% AMI	5	910	\$1,896	\$80	\$1,208	\$608	\$9,080	\$108,960
< 40% AMI	10	910	\$1,896	\$80	\$978	\$838	\$18,160	\$217,920
< 50% AMI	7	910	\$1,896	\$80	\$749	\$1,067	\$12,712	\$152,544
<u>3 Bedroom</u>								
< 30% AMI	5	1,424	\$2,403	\$103	\$1,608	\$692	\$11,500	\$138,000
< 40% AMI	4	1,424	\$2,403	\$103	\$1,342	\$958	\$9,200	\$110,400
< 50% AMI	2	1,424	\$2,403	\$103	\$1,077	\$1,223	\$4,600	\$55,200
<u>4 Bedroom</u>								
< 30% AMI	3	1,897	\$3,125	\$121	\$2,237	\$767	\$9,012	\$108,144
< 40% AMI	2	1,897	\$3,125	\$121	\$1,941	\$1,063	\$6,008	\$72,096
< 50% AMI	2	1,897	\$3,125	\$121	\$1,645	\$1,359	\$6,008	\$72,096
<u>5 Bedroom</u>								
< 30% AMI	1	2,332	\$3,593	\$143	\$2,614	\$836	\$3,450	\$41,400
Standard Restricted Income Units								
<u>1 Bedroom</u>								
< 50% AMI	4	689	\$908	\$65		\$843	\$3,373	\$40,474
< 60% AMI	17	689	\$1,090	\$65		\$1,025	\$17,425	\$209,100
<u>2 Bedroom</u>								
< 50% AMI	6	910	\$1,090	\$80		\$1,010	\$6,058	\$72,695
< 60% AMI	19	910	\$1,308	\$80		\$1,228	\$23,332	\$279,984
<u>3 Bedroom</u>								
< 50% AMI	2	1,424	\$1,260	\$103		\$1,157	\$2,314	\$27,768
< 60% AMI	7	1,424	\$1,511	\$103		\$1,408	\$9,856	\$118,272
Market Rate Units								
1 Bedroom	10	650	\$1,350			\$1,350	\$13,500	\$162,000
2 Bedroom	15	1,000	\$1,710			\$1,710	\$25,650	\$307,800
3 Bedroom	5	1400	\$2,070			\$2,070	\$10,350	\$124,200
Total Units	138	Total Annual Revenue \$1,342,292						
Restricted	108	Ancillary Income \$23,184						
Market Rate	30							

⁽¹⁾ 2025 Income Limits (Las Vegas-Henderson-Paradise, NV MSA) and contract rent for voucher units.

Project Developers

Brinshore Development, LLC
1603 Orrington, Ave.
Evanston, IL 60201

Affordable Housing Program, Inc.
340 N. 112th Street
Las Vegas, NV 89101

Brinshore Development, LLC (“Brinshore”) has been an active developer/owner of affordable multifamily properties since 1995. Initially, Brinshore’s development activities were concentrated in Illinois but in later years they have diversified their efforts and have successfully developed properties in Indiana, Nebraska, Virginia, Washington, DC, Michigan, South Carolina, Arizona, Missouri, Colorado, Texas and Utah. These projects represent 7,641 residential rental units at a combined development cost of approximately \$1,872,000,000. Brinshore maintains its corporate office in Chicago with additional development offices in Houston, Kansas City, Denver and Los Angeles.

Southern Nevada Regional Housing Authority (“SNRHA”) was formed in 2010 through the consolidation of three housing authorities in the Las Vegas Valley. SNRHA operates 2,148 public housing units and 1,457 affordable housing units. 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.

Borrower Entity

The borrower entity will Marble Manor 1, LLC, a limited liability company consisting of Marble Manor 1 Manager LLC serving as the 0.01% Managing Member and an equity fund through Enterprise Housing Credit Investments (“Enterprise”) as a 99.99% Investor Member. The Managing Member will consist of Brinshore TL, LLC (62.5%) and AHP, Inc. or an affiliate (37.5%). Brinshore TL, LLC consists of Brinshore Development, LLC (90%) and TL Development, LLC (10%).

The Investor Member will provide an equity investment of approximately \$20,665,819 in exchange for 4% low-income housing tax credits to be allocated to the Project.

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

- 1st Installment - \$3,099,873 at Closing (November 2025).
- 2nd Installment - \$10,332,909 at 100% Completion (June 2027).
- 3rd Installment - \$6,645,179 at Conversion (July 2027)
- 4th Installment - \$587,857 upon receipt of Form 8609 (August 2027).

Debt Plan of Finance:

The financing is proposed as a direct placement with R4 Capital Funding (“R4”). Tax-exempt bonds in an amount not to exceed \$31,000,000 will be issued by the Division during the construction period. The bonds are expected to be reduced to approximately \$19,870,000 following completion of construction and permanent loan conversion.

Reserves:

The Borrower will be required to fund deposits to a replacement reserve initially set at \$500/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

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 Bond Proceeds (Exempt)	\$31,000,000	\$19,870,000	
LIHTC Equity	\$3,099,873	\$20,665,819	
State Tax Credit Equity	\$2,722,500	\$2,722,500	
City of Las Vegas HOME	\$1,000,000	\$1,000,000	
Clark County CHF Funds	\$10,000,000	\$10,000,000	
Choice Neighborhood Initiative (CNI) Funds	\$4,900,000	\$4,900,000	
CCI CNI Funds	\$325,000	\$325,000	
Seller's Note	\$559,300	\$559,300	
City Park Funds	\$600,000	\$600,000	
Deferred Developer Fee		\$3,170,243	
	\$54,206,673	\$63,812,862	

Uses of Funds			\$/Unit
Land Acquisition	\$559,300	\$559,300	\$4,053
Construction Hard Costs	\$44,136,081	\$44,136,081	\$319,827
Soft Costs	\$5,089,849	\$6,506,251	\$47,147
Construction Period Interest	\$1,185,942	\$1,185,942	\$8,594
Post-Construction Interest		\$1,227,661	\$8,896
Contingencies	\$2,356,631	\$2,356,631	\$17,077
Operating & Repair Reserves		\$1,155,272	\$8,372
Developer Fee	\$878,870	\$6,685,724	\$48,447
	\$54,206,673	\$63,812,862	\$462,412

Bond/Loan Term Summary:**Permanent Lender:** R4 Capital Funding**Bond Structure:** **Construction Phase**

- Estimated at \$31,000,000
- Variable rate at 79% of 1-month Term SOFR plus 3.00% (not including Division/Trustee fees). The Payment Rate will be synthetically fixed through an interest rate swap. Payment Rate estimated at 5.00% (as of September 2025).
- Bonds are interest only.
- Term – 36 (estimated)

Permanent Phase:

- Estimated at \$19,870,000
- Fixed rate at 79% of 15-year Treasury Actives Curve plus 3.00% (not including Division and Trustee fees). Rate is locked at closing of the Construction Phase.
- Rate estimated at 6.03% (as of September 2025)
- Amortization factor is 40 years.
- Maturity – 16 years following Conversion
- Payments are monthly principal and interest.
- Loan/Value – 75%
- 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**Method of Sale:** Direct placement

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
INCOME										
Gross Rental Income - Restricted	\$ 2,081,873	\$ 2,123,511	\$ 2,165,981	\$ 2,209,301	\$ 2,253,487	\$ 2,298,557	\$ 2,344,528	\$ 2,391,418	\$ 2,439,247	\$ 2,488,031
Gross Rental Income - Market	\$ 605,880	\$ 617,998	\$ 630,358	\$ 642,965	\$ 655,824	\$ 668,940	\$ 682,319	\$ 695,966	\$ 709,885	\$ 724,083
Other: Ancillary Revenue	\$ 23,648	\$ 24,121	\$ 24,603	\$ 25,095	\$ 25,597	\$ 26,109	\$ 26,631	\$ 27,164	\$ 27,707	\$ 28,261
Total Rental Income	\$ 2,711,401	\$ 2,765,629	\$ 2,820,942	\$ 2,877,361	\$ 2,934,908	\$ 2,993,606	\$ 3,053,478	\$ 3,114,548	\$ 3,176,839	\$ 3,240,375
Less: Residential Vacancy/Discounts	\$ (135,570)	\$ (138,281)	\$ (141,047)	\$ (143,868)	\$ (146,745)	\$ (149,680)	\$ (152,674)	\$ (155,727)	\$ (158,842)	\$ (162,019)
Proforma Gross Income	\$ 2,575,831	\$ 2,627,348	\$ 2,679,895	\$ 2,733,493	\$ 2,788,162	\$ 2,843,926	\$ 2,900,804	\$ 2,958,820	\$ 3,017,997	\$ 3,078,357
EXPENSES										
General Administrative	\$ 222,181	\$ 228,847	\$ 235,712	\$ 242,784	\$ 250,067	\$ 257,569	\$ 265,296	\$ 273,255	\$ 281,453	\$ 289,896
Operating & Maintenance	\$ 235,690	\$ 242,760	\$ 250,043	\$ 257,545	\$ 265,271	\$ 273,229	\$ 281,426	\$ 289,869	\$ 298,565	\$ 307,522
Utilities	\$ 99,498	\$ 102,483	\$ 105,557	\$ 108,724	\$ 111,986	\$ 115,345	\$ 118,806	\$ 122,370	\$ 126,041	\$ 129,822
Taxes & Insurance	\$ 185,400	\$ 190,962	\$ 196,691	\$ 202,592	\$ 208,669	\$ 214,929	\$ 221,377	\$ 228,019	\$ 234,859	\$ 241,905
Property Management	\$ 77,275	\$ 78,820	\$ 80,397	\$ 82,005	\$ 83,645	\$ 85,318	\$ 87,024	\$ 88,765	\$ 90,540	\$ 92,351
Repair/Replacement Reserves	\$ 42,642	\$ 43,921	\$ 45,239	\$ 46,596	\$ 47,994	\$ 49,434	\$ 50,917	\$ 52,444	\$ 54,018	\$ 55,638
Proforma Operating Expenses	\$ 862,686	\$ 887,794	\$ 913,639	\$ 940,245	\$ 967,632	\$ 995,824	\$ 1,024,846	\$ 1,054,721	\$ 1,085,475	\$ 1,117,134
Effective Net Operating Income	\$ 1,713,145	\$ 1,739,554	\$ 1,766,255	\$ 1,793,248	\$ 1,820,530	\$ 1,848,101	\$ 1,875,958	\$ 1,904,099	\$ 1,932,522	\$ 1,961,223
Senior Debt Service	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397
Debt Service Coverage	121%	123%	125%	127%	129%	130%	132%	134%	136%	138%
LP Asset Mgt Fee	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Residual Receipts	\$ 289,248	\$ 315,657	\$ 342,358	\$ 369,351	\$ 396,634	\$ 424,204	\$ 452,061	\$ 480,202	\$ 508,625	\$ 537,326
DDF Payments	\$ 289,248	\$ 315,657	\$ 342,358	\$ 369,351	\$ 396,634	\$ 424,204	\$ 452,061	\$ 480,202	\$ 100,527	\$ -
DDF Balance	\$ 2,880,995	\$ 2,565,338	\$ 2,222,979	\$ 1,853,628	\$ 1,456,995	\$ 1,032,790	\$ 580,729	\$ 100,527	\$ -	\$ -
Surplus Cash After DDF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408,098	\$ 537,326

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	3.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$3,170,243

Permanent Loan Amount	\$19,870,000
Loan Term	40
Core Loan Rate	6.32%
NHD & Trustee Factor	0.30%
Total Loan Rate	6.62%
Annual Debt Service	\$1,416,397

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
INCOME										
Gross Rental Income - Restricted	\$ 2,537,792	\$ 2,588,548	\$ 2,640,319	\$ 2,693,125	\$ 2,746,988	\$ 2,801,928	\$ 2,857,966	\$ 2,915,125	\$ 2,973,428	\$ 3,032,896
Gross Rental Income - Market	\$ 738,564	\$ 753,336	\$ 768,402	\$ 783,770	\$ 799,446	\$ 815,435	\$ 831,743	\$ 848,378	\$ 865,346	\$ 882,653
Other: Ancillary Revenue	\$ 28,826	\$ 29,403	\$ 29,991	\$ 30,591	\$ 31,203	\$ 31,827	\$ 32,463	\$ 33,112	\$ 33,775	\$ 34,450
Total Rental Income	\$ 3,305,183	\$ 3,371,287	\$ 3,438,712	\$ 3,507,486	\$ 3,577,636	\$ 3,649,189	\$ 3,722,173	\$ 3,796,616	\$ 3,872,548	\$ 3,949,999
Less: Residential Vacancy/Discounts	\$ (165,259)	\$ (168,564)	\$ (171,936)	\$ (175,374)	\$ (178,882)	\$ (182,459)	\$ (186,109)	\$ (189,831)	\$ (193,627)	\$ (197,500)
Proforma Gross Income	\$ 3,139,924	\$ 3,202,722	\$ 3,266,777	\$ 3,332,112	\$ 3,398,754	\$ 3,466,729	\$ 3,536,064	\$ 3,606,785	\$ 3,678,921	\$ 3,752,499
EXPENSES										
General Administrative	\$ 298,593	\$ 307,551	\$ 316,777	\$ 326,281	\$ 336,069	\$ 346,151	\$ 356,536	\$ 367,232	\$ 378,249	\$ 389,596
Operating & Maintenance	\$ 316,747	\$ 326,250	\$ 336,037	\$ 346,118	\$ 356,502	\$ 367,197	\$ 378,213	\$ 389,559	\$ 401,246	\$ 413,283
Utilities	\$ 133,717	\$ 137,729	\$ 141,860	\$ 146,116	\$ 150,500	\$ 155,015	\$ 159,665	\$ 164,455	\$ 169,389	\$ 174,470
Taxes & Insurance	\$ 249,162	\$ 256,637	\$ 264,336	\$ 272,266	\$ 280,434	\$ 288,847	\$ 297,513	\$ 306,438	\$ 315,631	\$ 325,100
Property Management	\$ 94,198	\$ 96,082	\$ 98,003	\$ 99,963	\$ 101,963	\$ 104,002	\$ 106,082	\$ 108,204	\$ 110,368	\$ 112,575
Repair/Replacement Reserves	\$ 57,307	\$ 59,027	\$ 60,797	\$ 62,621	\$ 64,500	\$ 66,435	\$ 68,428	\$ 70,481	\$ 72,595	\$ 74,773
Proforma Operating Expenses	\$ 1,149,724	\$ 1,183,274	\$ 1,217,812	\$ 1,253,366	\$ 1,289,967	\$ 1,327,647	\$ 1,366,436	\$ 1,406,368	\$ 1,447,477	\$ 1,489,798
Effective Net Operating Income	\$ 1,990,199	\$ 2,019,448	\$ 2,048,965	\$ 2,078,746	\$ 2,108,787	\$ 2,139,083	\$ 2,169,628	\$ 2,200,417	\$ 2,231,444	\$ 2,262,701
Senior Debt Service	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397	\$1,416,397
Debt Service Coverage	141%	143%	145%	147%	149%	151%	153%	155%	158%	160%
LP Asset Mgt Fee	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Residual Receipts	\$ 566,302	\$ 595,551	\$ 625,068	\$ 654,849	\$ 684,890	\$ 715,186	\$ 745,731	\$ 776,520	\$ 807,547	\$ 838,805
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash After DDF	\$ 566,302	\$ 595,551	\$ 625,068	\$ 654,849	\$ 684,890	\$ 715,186	\$ 745,731	\$ 776,520	\$ 807,547	\$ 838,805

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>
R4 Capital – Construction Loan	5.11%*	\$387,500 (1.25% of Construction Loan)
R4 Capital – Permanent Loan	6.07%*	N/A

*As of 8/26/2025

☒ Option B

Sponsor/Borrower Statement:

Brinshore selected R4 Capital based on the fixed rate structure that provides the most proceeds for the Marble Manor transaction. Given our history of closing prior complex transactions within our portfolio, we have a strong working relationship with the R4 Capital team and are confident in their ability to meet our deadline for closing. Additionally, the loan structure provides flexibility in the form of an interest-only period post conversion, upsizing of the permanent loan amount, and rate lock features that were not available with other firms.

By: Nick Buccero_____

Title: Development Manager_____

Firm: Brinshore Development, LLC_____

Marble Manor I – Project Summary

Marble Manor Phase 1 will consist of a 138-unit mixed income, multi-family residential rental development, comprised of 5 buildings, which will include 108 low-income restricted units and 30 unrestricted units. The Project will include the following amenities: Energy Star and NGBS Bronze certifications, Energy Star appliances, including clothes washers and dryers, ceiling fans, granite countertops, a community room connected to an outdoor plaza, a fitness room, a second floor terrace, and onsite management. The Project will include approximately 3,000 square feet of commercial space.

The Project will include forty three (43) 1-bedroom units, sixty-two (62) 2-bedroom units, twenty-five (25) 3-bedroom units, seven (7) 4-bedroom units and one (1) 5-bedroom unit.

Income Tiering:

# of Units	AMI Targeting
PROJECT – 138 UNITS owned by Marble Manor 1, LLC	
108	LIHTC Units consisting of:
17	PBV Units at 30% AMI
19	PBV Units at 40% AMI
17	PBV Units at 50% AMI
6	Non-PBV Units at 50% AMI
43	Non-PBV Units at 60% AMI
30	Market Rate Units



September 28, 2023

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

Re: Multi-Unit Housing Revenue Bonds
 (Marble Manor I 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 Marble Manor I Apartments project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$29,000,000 of Nevada Housing Division multi-unit housing revenue bonds to fund new construction of this mixed-use family housing property located in Las Vegas.

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, equity investor and Division staff.

The proposed permanent financing will be a fixed rate issue of tax-exempt securities issued by the Nevada Housing Division and purchased by JPMorgan Chase Bank, N.A. (“JPMorgan”) which will provide both construction period and permanent financing. The overall financing is reviewed in greater detail in Exhibits A and B.

The proposed Project is viewed positively in the local community with funding provided both by the City of Las Vegas and 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 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 was submitted by the Borrower.

Exhibit A: Project Overview and Plan of Finance
 Exhibit B: Project Operating Proforma
 Exhibit C: Borrower Finance Plan Statement

Sincerely,

PFM Financial Advisors LLC



Fred Eoff
 Director

EXHIBIT A

Project Overview and Plan of Finance

The Project

The Project will be the phase one of a five-phase new construction housing project to be located at 1310 W. McWilliams Ave. in Las Vegas. The Project will contain 138 restricted and market rate family rental units be situated on a 4.21-acre site. It will be configured with a mix of one, two, three, four and five-bedroom units and will also contain approximately 4,100 square feet of retail space.

Summary details of the configuration of the 138 units, size and rent restrictions are provided in Table A.

Table A: Project Unit & Rent Profile								
Unit Mix	Number Units	Unit Size (SF)	Gross Monthly Rent ¹	Less Utility Allowance	Tenant Share Monthly Rent ²	Total Monthly Revenue	Total Annual Revenue	
<u>Standard Restricted Income Units:</u>								
<u>1 Bedroom</u>								
< 40% AMI	1	650	\$ 650	\$ 77	\$ 573	\$ 573	\$ 6,876	
< 50% AMI	3	650	\$ 812	\$ 77	\$ 735	\$ 2,205	\$ 26,460	
< 60% AMI	17	650	\$ 975	\$ 77	\$ 898	\$ 15,266	\$ 183,192	
<u>2 Bedroom</u>								
< 40% AMI	2	1,000	\$ 780	\$ 102	\$ 678	\$ 1,356	\$ 16,272	
< 50% AMI	4	1,000	\$ 975	\$ 102	\$ 873	\$ 3,492	\$ 41,904	
< 60% AMI	19	1,000	\$ 1,170	\$ 102	\$ 1,068	\$ 20,292	\$ 243,504	
<u>3 Bedroom</u>								
< 40% AMI	1	1,400	\$ 901	\$ 128	\$ 773	\$ 773	\$ 9,276	
< 50% AMI	1	1,400	\$ 1,126	\$ 128	\$ 998	\$ 998	\$ 11,976	
< 60% AMI	7	1,400	\$ 1,351	\$ 152	\$ 1,199	\$ 8,393	\$ 100,716	
<u>HUD RAD Replacement Units:</u>								
<u>1 Bedroom</u>								
< 30% AMI	2	650	\$ 822	\$ 77	\$ 745	\$ 1,490	\$ 17,880	
< 40% AMI	2	650	\$ 822	\$ 77	\$ 745	\$ 1,490	\$ 17,880	
< 50% AMI	2	650	\$ 822	\$ 77	\$ 745	\$ 1,490	\$ 17,880	
<u>2 Bedroom</u>								
< 30% AMI	3	1,000	\$ 997	\$ 102	\$ 895	\$ 2,685	\$ 32,220	
< 40% AMI	3	1,000	\$ 997	\$ 102	\$ 895	\$ 2,685	\$ 32,220	
< 50% AMI	4	1,000	\$ 997	\$ 102	\$ 895	\$ 3,580	\$ 42,960	
<u>3 Bedroom</u>								
< 30% AMI	2	1,400	\$ 1,400	\$ 128	\$ 1,272	\$ 2,544	\$ 30,528	
< 40% AMI	2	1,400	\$ 1,400	\$ 128	\$ 1,272	\$ 2,544	\$ 30,528	
<u>4 Bedroom</u>								
< 40% AMI	2	1,550	\$ 1,666	\$ 152	\$ 1,514	\$ 3,028	\$ 36,336	
<u>HUD Tenant Choice (TPV) Units:</u>								
<u>1 Bedroom</u>								
< 60% AMI	6	650	\$ 1,333	\$ 77	\$ 1,256	\$ 7,536	\$ 90,432	
<u>2 Bedroom</u>								
< 60% AMI	12	1,000	\$ 1,603	\$ 102	\$ 1,501	\$ 18,012	\$ 216,144	
<u>3 Bedroom</u>								
< 50% AMI	2	1,400	\$ 2,278	\$ 128	\$ 2,150	\$ 4,300	\$ 51,600	
< 60% AMI	5	1,400	\$ 2,278	\$ 128	\$ 2,150	\$ 10,750	\$ 129,000	
<u>4 Bedroom</u>								
< 50% AMI	2	1,550	\$ 2,710	\$ 152	\$ 2,558	\$ 5,116	\$ 61,392	
< 60% AMI	3	1,550	\$ 2,710	\$ 152	\$ 2,558	\$ 7,674	\$ 92,088	
<u>5 Bedroom</u>								
< 60% AMI	1	1,850	\$ 2,900	\$ 170	\$ 2,730	\$ 2,730	\$ 32,760	
<u>Market Rate Units:</u>								
1-Bdrm	10	650	\$ 1,256		\$ 1,256	\$ 12,560	\$ 150,720	
2-Bdrm	15	1,000	\$ 1,501		\$ 1,501	\$ 22,515	\$ 270,180	
3-Bdrm	5	1400	\$ 2,150		\$ 2,150	\$ 10,750	\$ 129,000	
						Total Annual Revenue	\$ 2,121,924	
¹ 2023 Income Limits (Las Vegas-Henderson-Paradise, NV MSA and HUD project based voucher contracts for HUD RAD and HUD TPV Units).								
² Assumes 30% of Average Housing Income								

Project Developers

Brinshore Development, LLC
1603 Orrington, Ave.
Evanston, IL 60201

Affordable Housing Program, Inc.
340 N. 112th Street
Las Vegas, NV 89101

Brinshore Development, LLC (“Brinshore”) has been an active developer/owner of affordable multifamily properties since 1995. Initially, Brinshore’s development activities were concentrated in Illinois but in later years they have diversified their efforts and have successfully developed properties in Indiana, Nebraska, Virginia, Washington, DC, Michigan, South Carolina, Arizona, Missouri, Colorado, Texas and Utah. These projects represent 7,641 residential rental units at a combined development cost of approximately \$1,872,000,000. Brinshore maintains its corporate office in Chicago with additional development offices in Houston, Kansas City, Denver and Los Angeles.

Southern Nevada Regional Housing Authority (“SNRHA”) was formed in 2010 through the consolidation of three housing authorities in the Las Vegas Valley. SNRHA operates 2,148 public housing units and 1,457 affordable housing units. 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.

Borrower Entity

The borrower/ownership entity will be a newly created legal entity serving as the 0.001% Managing Member and The Richman Group (“Investor”) as a 99.99% Investor Member. The Managing Member will consist of Brinshore Development, LLC (65%) and Southern Nevada Regional Housing Authority (35%).

The Investor Member will provide an equity investment of approximately \$18,970,000 in exchange for 4% low-income housing tax credits to be allocated to the Project.

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

- 1st Installment - \$3,793,819 at Closing (estimated to be August 2024).
- 2nd Installment - \$9,484,548 at 100% Completion (estimated to be April 2026).
- 3rd Installment - \$5,374,573 Upon a minimum of 93% occupancy and other conditions (estimated to be November 2026).
- 4th Installment - \$316,156 upon receipt of Form 8609 (estimated to be December 2026).

Contractor

Pending final construction bid receipt.

Property Management Company

Pending

Debt Plan of Finance:

The primary debt component of the Project funding will be accomplished using debt provided by a direct placement with JPMorgan Bank. Tax-exempt bonds in an amount not to exceed \$29,000,000 will be issued by the Division during the construction period. The bonds are

expected to be reduced to approximately \$14,100,000 following completion of construction and permanent loan conversion.

The primary Project funding described above is also supplemented by separate HOME loans provided by Clark County and the City of Las Vegas and a CHF loan provided by Clark County.

Reserves:

The Borrower will be required to fund deposits to a replacement reserve initially set at \$500/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

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 Bond Proceeds (Exempt)	\$	27,900,000	\$	14,100,000	
LIHTC Equity	\$	3,795,295	\$	18,976,476	
Las Vegas/Clark County HOME Loans	\$	1,500,000	\$	3,000,000	
Las Vegas Infrastructure Loan	\$	1,000,000	\$	1,000,000	
SNRHA Capital Fund loans	\$	2,032,387	\$	3,209,000	
FHLB AHP Funds	\$	1,000,000	\$	1,000,000	
Clark County CHF Loan	\$	6,542,000	\$	10,000,000	
State of Nevada Tax Credit Equity	\$	2,610,000	\$	2,610,000	
Deferred Developer Fee			\$	807,170	
	\$	46,379,682	\$	54,702,646	
Uses of Funds					
				\$/Unit	
Sitework	\$	3,950,000	\$	3,950,000	\$ 28,623
Construction Hard Costs	\$	34,187,800	\$	34,187,800	\$ 247,738
Construction Soft Costs			\$	1,177,700	
Non-Construction Soft Costs	\$	2,769,843	\$	2,233,000	\$ 16,181
Financing Costs	\$	2,088,437	\$	3,021,534	\$ 21,895
Contingencies	\$	1,906,890	\$	1,906,890	\$ 13,818
Operating & Repair Reserves			\$	1,090,594	\$ 7,903
Developer Fee	\$	1,476,712	\$	7,135,128	\$ 51,704
	\$	46,379,682	\$	54,702,646	\$ 396,396

Bond/Loan Term Summary:

Permanent Lender: JP Morgan Bank N.A.

Bond Structure: **Construction Phase**

- Estimated at \$27,900,000
- Variable rate at 1-month SOFR plus 1.84% (not including Division/Trustee fees). Rate adjusts monthly. Rate estimated at 7.32% (as of 9/28/23).
- Bonds are interest only.
- Term – 30 months from initial loan closing date, plus one 6-month extension.

Permanent Phase:

- Estimated at \$14,100,000
- Fixed rate at 10-year SOFR Swap Rate plus 1.84% (not including Division and Trustee fees). Rate is locked at closing of the Construction Phase.
- Rate estimated at 6.471% (as of 9/28/23)
- Amortization factor is 35 years.
- Maturity – 18 years following Closing Date
- Payments are monthly principal and interest.
- Loan/Value – 75%
- Debt Service Coverage – Minimum of 1.25 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 Multi-family Tax-Exempt Bond Program
Development Executive Summary**

Development: Marble Manor Apartments
Development Type: New Construction
BoF Meeting Date: 10.17.25

Administrator's Summary

This bond issuance will be used to provide for the construction of a 138-unit affordable family apartment complex in Las Vegas. The rental housing will serve 108 households at or below 60% of area median income, with 30 market rate units. The site is located in the Historic Westside and will be the first of 5 phases in the complete replacement of the current Marble Manor apartments via the awarding of a Choice Neighborhood Grant from HUD. This project will create new affordable units which will retain the rent restrictions for 30 years. Brinshore is a national company and was chosen via a competitive process to work on behalf of the Southern Nevada Regional Housing Authority.

- 138 Family Units
- New construction
- 78% Affordable Rents
- 43 units at <60% AMI, 29 units <50% AMI, 19 units <40% AMI, 17 units < 30% AMI, 30 units at Market Rate
- 1 bedroom units = 43, 2 bedroom units = 62, 3 bedroom units = 25, 4 bedroom units = 7, 5 bedroom units = 1
- 1 bedroom rents \$119.00 less than market rate
- 2 bedroom rents \$403.00 less than market rate
- 3 bedroom rents \$810 less than market rate
- Cost per unit = \$462,412
- Cost per bond cap allocation = \$224,638
- Developer –Brinshore Development / Affordable Housing Program Inc.
- Equity Investor – Enterprise
- Loan – R4
- \$31M in Bond Proceeds trips \$20.7M in LIHTC Equity (32.4% of total development cost)

	Marble Manor Apartments	Program Average	Notes
Total Tax-exempt Bond ask	\$ 31,000,000	\$ 38,766,500	
Total Development Cost	\$ 63,812,862	\$ 76,521,667	Average of last 10 New Construction projects previously approved
Size of site	4.21 Acres	11.13 Acres	
Total # of Units	138	190	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 462,412	\$ 405,233	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 224,638	\$ 205,149	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	21.73%	n/a	30 units in this project
Percentage of Units at 60% AMI	31.16%	86.0%	43 Units in this project
Percentage of Units at 50% AMI	21.02%	11.0%	29 units in this project
Percentage of Units at 40% AMI	13.77%	0.0%	19 units in this project
Percentage of Units at 30% AMI	12.32%	3.0%	17 units in this project
Veteran's Preference	Yes	Yes	

	Marble Manor Apartments	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,006	\$ 1,125	Renthop.com 9.2025
Average 2 Bedroom Rent	\$ 1,192	\$ 1,595	Renthop.com 9.2025
Average 3 Bedroom Rent	\$ 1,290	\$ 2,100	Renthop.com 9.2025
Average Vacancy Rate	n/a	9.30%	Avison Young Q1 2025

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

DATE: September 25, 2025

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 (The Prospector Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

A. Time and Place of Meeting:

1:00 p.m., Friday, October 17, 2025, 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 (The Prospector Apartments).

C. The Findings relate to the issuance of up to \$28,670,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 136-unit family apartment complex located near the intersection of Record St. and Evans Avenue, Reno, Nevada (the “Project”).

D. The Housing Division will issue up to \$28,670,000 of multi-unit housing revenue bonds. The proposed financing consists of a public offering for the construction phase and a private placement for the permanent phase. The amended plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan “TEL” program, initially provided in the form of an unfunded loan commitment. The construction phase financing will be issued by the Division as a public offering of bonds collateralized with proceeds of a taxable loan not issued by the Division. At conversion, the permanent phase Freddie TEL will be funded, and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds. The borrower entity will be Prospector Owner LP, a limited partnership consisting of Prospector GP LLC as a 0.01% General Partner and Wells Fargo Bank, N.A. (“Wells Fargo”) as 99.99% Limited Partner. Wells Fargo will provide an equity investment of approximately \$23,556,424 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 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. The Prospector Apartments project was originally approved by the Board of Finance in August of 2025 for an amount up to \$28,670,000 in Multi-Unit Housing Revenue Bonds.

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 (The Prospector 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
The Prospector 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: _____



September 26, 2025

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

Re: The Prospector Apartments – *Amended Plan of Finance*

Mr. Aichroth:

This memorandum is an update to the original version dated July 29, 2025. It 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 an amended plan of finance for The Prospector Apartments project. ***The requested amendment reflects a change to the structure of the proposed financing. There is no change to the amount of tax-exempt multi-unit housing revenue bonds to support the Project.***

PFM Financial Advisors LLC (“PFM”) has reviewed the proposed amendment and related supporting material submitted to the Division. We have discussed the Project and financing with representatives of the borrower, the borrower’s consultant, and Division staff.

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 achieve successful funding of the Project at the proposed restricted income levels.

In our opinion, the Project and the proposed amended plan of finance 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: Background and Proposed Amended Plan of Finance

Exhibit B: Borrower Financing Representation

Exhibit C: Initial Board of Finance Review dated July 29, 2025

Background:

On August 20, 2025, the State Board of Finance (the “Board”) approved the issuance of Multi-Unit Housing Revenue Bonds (The Prospector Apartments) in an aggregate amount not to exceed \$28,670,000 to provide an affordable housing opportunity for the construction of a 136-unit family apartment complex located near the intersection of Record St. and Evans Avenue in Reno, Nevada (the “Project”).

The plan of finance previously approved by the Board assumed a direct placement loan with Citibank providing both construction and permanent phase financing. Greater detail can be found in the Memorandum in support of the August 20, 2025 approval by the Board of Finance, which is attached as Exhibit C.

The characteristics of the Project, rent profile, the Project Developers, and ongoing property management plan were all discussed in detail in the original Board of Finance submittal. None of those characteristics or parties have changed.

Subsequent to the date of Board approval:

- The borrower identified an opportunity to improve tax credit pricing through an offer from Wells Fargo Community Lending and Investment Group (“Wells Fargo”), which requires that Wells Fargo provide both equity and permanent phase financing. A term sheet from Wells Fargo dated August 26, 2025 quotes tax credit pricing at \$0.88, a \$0.06 increase from the pricing contemplated at the time of Board of Finance approval.
- Estimated residential construction costs increased by over \$2,000,000 based on updated figures provided by the general contractor on September 2, 2025. Amounts included at the time of the August Board approval were based on estimates provided by the general contractor in April 2025.

Additional tax credit equity generated from the improved tax credit pricing available in connection with the amended plan of finance allows the borrower to cover the increases to estimated construction costs without requiring an additional funding source. Changes to the permanent phase sources and uses for the Project are summarized in Table 1 on the following page.

Table 1: Permanent Phase Sources and Uses of Funds
August Board Approval vs. Current Estimate

Sources:	Initial Board Approval (August 2025)	Current Estimate (September 2025)	Difference
NHD Tax-Exempt Bond Proceeds	\$18,458,676	\$17,125,977	(\$1,332,699)
Federal LIHTC Equity	20,784,509	\$23,556,424	2,666,326
State Tax Credit Equity	1,740,000	1,740,000	-
NHD GAHP Loan	5,000,000	5,000,000	-
City of Reno Seller Note	2,775,000	2,775,000	-
Managing Member Equity	100	100	-
Reinvestment Proceeds ⁽¹⁾	-	1,791,875	1,791,875
Pre-Conversion Cashflow	366,382	-	(366,382)
Deferred Developer Fee	6,061,324	6,623,708	562,384
Total Sources	\$55,185,991	\$58,613,084	\$3,427,093
Uses:			
Land Cost	\$3,375,000	\$3,375,000	-
Construction Hard Costs	33,088,601	34,825,755	1,737,154
Soft Costs ⁽¹⁾	5,648,737	7,475,375	1,826,638
Construction Period Interest ⁽²⁾	3,507,411	2,992,988	(514,423)
Contingencies	1,728,149	1,830,788	102,639
Operating Reserve ⁽³⁾	639,920	467,993	(171,927)
Developer Fee	7,198,173	7,645,185	447,012
Total Uses	\$55,185,991	\$58,613,084	\$3,427,093

⁽¹⁾ The borrower intends to make a tax election which will result in interest due to bondholders estimated at \$1,457,392 (Uses of Funds) but will generate an estimated \$1,791,875 from reinvestment income (Sources of Funds)

⁽²⁾ Decrease due to change in construction period from 24 to 20 months

⁽³⁾ Wells Fargo allows for a 3-month operating reserve, versus 6 months

Requested Amendment:

The amended plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program. The Freddie Mac TEL will be initially provided in the form of an unfunded loan commitment. During the construction phase, the Division will issue up to \$28,670,000 in tax-exempt bonds via public offering. The construction phase bonds will be collateralized with proceeds of a taxable loan provided by Wells Fargo (not issued by the Division). At conversion, the permanent phase Freddie TEL will be funded and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds.

Bond/Loan Term Summary:**Bond Dated:** As of Closing Date**Lender/Underwriter:****Construction Phase:** Underwriter to be determined**Permanent Phase:** Freddie Mac (via Wells Fargo)**Loan Summary:** **Construction Phase**

The Construction Loan will provide funding of an interim tax-exempt construction bond issue. Bond proceeds will periodically be advanced to the Borrower by the Division pursuant to the Loan Agreement and used to pay a portion of the costs of construction of the project. The bonds will be collateralized by Wells Fargo loan proceeds deposited into an escrow account with Zions Bank.

- Not to exceed \$28,670,000
- Interest Rate: The rate will be fixed at bond pricing. Estimated at 3.35% as of September 3, 2025 (including Division/Trustee fees but not including underwriter's discount)
- Maturity: 36 months following closing (mandatory tender)
- Optional Redemption: Subject to redemption prior to maturity in connection with Freddie Mac permanent financing take-out

Permanent Loan

Permanent phase financing will be provided by Freddie Mac as an unfunded permanent loan commitment. At conversion, the Permanent Loan will be funded and proceeds will be applied to redeem the Construction Loan.

- Estimated at \$17,125,977
- Not to exceed 80% loan-to-value
- Interest Rate fixed at 10-year U.S. Treasury plus 1.85%; estimated at 6.26% (including Division/Trustee fees) as of September 23, 2025
- Amortization factor: 40 years
- Maturity: 16 years from conversion
- Prepayment: 10-year lockout, followed by Yield Maintenance until 6 months prior to maturity. The loan is then prepayable at 1%, six months before maturity and open at par for the last 90 days
- Debt Service Coverage: Minimum of 1.15 to 1.00

Fees:

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

Method of Sale:**Construction Phase:** Public offering**Permanent Phase:** Private placement

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:**

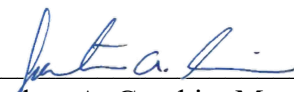
Ulysses Development Group LLC considered several options from our networks of lenders and Wells Fargo Bank N.A. was determined to be the best fit. The terms offered Wells Fargo Bank N.A. for The Prospector Apartments were competitive compared to the rest of the market and offered the most favorable terms. The interest rate for the Wells Fargo product is lower than other lenders, and their 40-year amortization is extremely attractive, and what makes this debt product the most competitive. Additionally, we have also have an established and successful relationship with Wells Fargo Bank N.A. and are confident that they will be able to provide the most competitive rates and terms that will enable the most efficient execution.

PROSPECTOR OWNER LP,

a Nevada limited partnership

By PROSPECTOR GP LLC,
a Delaware limited liability company,
its General Partner

By: PROSPECTOR UDG MM LLC,
a Delaware limited liability company,
its Managing Member

By: 
Jonathan A. Gruskin, Manager



July 29, 2025

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

Re: The Prospector Apartments

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 Prospector Apartments project (“Project”). The Division is requesting authorization for issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$28,670,000 to fund construction of this new affordable family rental community in Reno, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Bond 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, equity investor, 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 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 will be construction of a new family rental community to be located near the intersection of Record Street and Evans Avenue in downtown Reno. It will be a 136-unit development situated on a site of approximately 2.5 acres with one-, two-, three- and four-bedroom units in a single 5-story building. The site will also include a clubroom, management leasing offices, outdoor green space, and surface parking. In addition to the common area amenities, the project will also include a space dedicated to the Community Services Agency of Reno, a local non-profit organization which will provide ongoing services to the residents of the community free of charge. 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	Number of Units	Unit Size (SF)	Allowable Monthly Rent ¹	Less Utility Allowance ²	Tenant Share Monthly Rent ²	Total Monthly Revenue	Total Annual Revenue
1 Bedroom							
< 30% AMI	3	650	\$621	\$72	\$549	\$1,647	\$19,764
< 60% AMI	40	650	\$1,243	\$72	\$1,171	\$46,840	\$562,080
< 70% AMI	3	650	\$1,450	\$72	\$1,378	\$4,134	\$49,608
2 Bedroom							
< 30% AMI	5	900	\$746	\$91	\$655	\$3,275	\$39,300
< 60% AMI	41	900	\$1,492	\$91	\$1,401	\$57,441	\$689,292
< 70% AMI	6	900	\$1,741	\$91	\$1,650	\$9,900	\$118,800
3 Bedroom							
< 30% AMI	2	1,200	\$861	\$111	\$750	\$1,500	\$18,000
< 60% AMI	20	1,200	\$1,723	\$111	\$1,612	\$32,240	\$386,880
< 70% AMI	8	1,200	\$2,010	\$111	\$1,899	\$15,192	\$182,304
4 Bedroom							
< 30% AMI	1	1,400	\$961	\$131	\$830	\$830	\$9,960
< 60% AMI	6	1,400	\$1,923	\$131	\$1,792	\$10,752	\$129,024
< 70% AMI	1	1,400	\$2,243	\$131	\$2,112	\$2,112	\$25,344
Total Units	136					\$185,863	\$2,230,356

¹ 2025 Income Limits (Reno-Sparks, NV MSA)

Ancillary Income \$34,000

² Based on Reno Housing Authority 2025 Utility Allowance

Project Developers

Ulysses Development Group
 210 University Blvd, Suite 460
 Denver, CO 80206

The Prospector Apartments project is sponsored and developed by Ulysses Development Group (UDG). Since its founding in 2021, UDG has closed on the construction of 1,025 units of newly constructed affordable housing, including 195 units in Washoe County. In addition, UDG has acquired over 1,000 units of existing affordable housing for preservation purposes. Yoni Gruskin is the managing partner of UDG. Prior to founding UDG, Yoni was a founder and partner at Lincoln Avenue Capital, a nationally prominent owner and developer of affordable housing.

Property Management

FPI Management
 800 Iron Point Road
 Folsom, CA 95630

FPI Management (“FPI”) will provide property management services for the Prospector Apartments. FPI was established in 1968 and has over 165,000 units in its portfolio including over 74,000 units of affordable housing.

Borrower Entity

The borrower entity will be Prospector Owner LP, a limited partnership consisting of Prospector GP LLC as a 0.01% General Partner entity and U.S. Bancorp Community Development Corporation (“U.S. Bank”) as 99.99% Limited Partner. Prospector UDG MM LLC will be the managing member of the General Partner LLC. U.S. Bank will provide an equity investment of approximately \$20,784,509 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 U.S. Bank are expected to occur as follows (subject to adjustment):

- 1st Installment: \$3,117,676 at Closing (January 2026)
- 2nd Installment: \$17,026,913 at Conversion (September 2028)
- 3rd Installment: \$207,849 at Delivery of IRS Form 8609 (December 2028)
- 4th Installment: \$639,920 at funding of the Operating Reserve (January 2030)

Plan of Finance:

The financing is proposed as a direct bond purchase by Citibank N.A. Tax-exempt bonds in an amount not to exceed \$28,670,000 will be issued by the Division. The bonds are expected to be reduced to approximately \$18,458,676 following completion of construction and permanent loan conversion. Citibank will also provide taxable construction period financing (not issued by the Division) estimated at \$5,906,109 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, it will be 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 \$639,920.

Sources and Uses:

Project sources and uses are summarized in Table B:

Sources of Funds	Construction Phase	Permanent Phase	
NHD Tax-Exempt Bond Proceeds	\$28,670,000	\$18,458,676	
Taxable Construction Loan	\$5,906,109	-	
Federal LIHTC Equity	\$3,117,676	\$20,784,509	
State Tax Credit Equity	\$1,740,000	\$1,740,000	
NHD GAHP Loan	\$5,000,000	\$5,000,000	
City of Reno Seller Note	\$2,775,000	\$2,775,000	
Managing Member Equity	\$100	\$100	
Pre-Conversion Cashflow	-	\$366,382	
Deferred Developer Fee	-	\$6,061,324	
Total Sources	\$47,208,885	\$55,185,991	
Uses of Funds	Construction Phase	Permanent Phase	\$/Unit
Land Cost	\$3,375,000	\$3,375,000	\$24,816
Construction Hard Costs	\$33,088,601	\$33,088,601	\$243,299
Soft Costs	\$5,282,694	\$5,648,737	\$41,535
Construction Period Interest	\$3,507,411	\$3,507,411	\$25,790
Contingencies	\$1,728,149	\$1,728,149	\$12,707
Operating Reserve	-	\$639,920	\$4,705
Developer Fee	\$227,030	\$7,198,173	\$52,928
Total Uses	\$47,208,885	\$55,185,991	\$405,779

Bond/Loan Terms:

Lender: Citibank, N.A.

Bond Structure:

Construction Phase

- Estimated at \$28,670,000
- Not to exceed 80% of costs
- Interest Rate with assumed rate cap estimated at 6.85% (including Division/Trustee fees)
- Bonds are interest only
- Term – 36 months from initial loan closing date, plus one 6-month extension

Permanent Phase:

- Estimated at \$18,458,676
- Not to exceed 90% loan to value based on final appraisal
- Interest rate estimated at 6.35% (including Division/Trustee fees)
- Amortization factor: 40 years
- Maturity – 18 years following Closing Date
- 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

Method of Sale: Direct bank placement

Nevada Housing Division
Multifamily Housing Revenue Bonds
Prospector Apartments
Series 2026

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
INCOME										
Annual Gross Rental Income	\$ 2,297,267	\$ 2,366,185	\$ 2,437,170	\$ 2,510,285	\$ 2,585,594	\$ 2,663,162	\$ 2,743,057	\$ 2,825,348	\$ 2,910,109	\$ 2,997,412
Other: Ancillary Revenue	\$ 35,020	\$ 36,071	\$ 37,153	\$ 38,267	\$ 39,415	\$ 40,598	\$ 41,816	\$ 43,070	\$ 44,362	\$ 45,693
Total Residential Income	\$ 2,332,287	\$ 2,402,255	\$ 2,474,323	\$ 2,548,553	\$ 2,625,009	\$ 2,703,759	\$ 2,784,872	\$ 2,868,418	\$ 2,954,471	\$ 3,043,105
Less: Residential Vacancy/Discounts	\$ (116,614)	\$ (120,113)	\$ (123,716)	\$ (127,428)	\$ (131,250)	\$ (135,188)	\$ (139,244)	\$ (143,421)	\$ (147,724)	\$ (152,155)
Proforma Gross Income	\$ 2,215,672	\$ 2,282,143	\$ 2,350,607	\$ 2,421,125	\$ 2,493,759	\$ 2,568,572	\$ 2,645,629	\$ 2,724,998	\$ 2,806,747	\$ 2,890,950
EXPENSES										
General Administrative	\$ 67,939	\$ 69,977	\$ 72,076	\$ 74,239	\$ 76,466	\$ 78,760	\$ 81,122	\$ 83,556	\$ 86,063	\$ 88,645
Operating & Maintenance	\$ 122,776	\$ 126,459	\$ 130,253	\$ 134,161	\$ 138,185	\$ 142,331	\$ 146,601	\$ 150,999	\$ 155,529	\$ 160,195
Utilities	\$ 115,566	\$ 119,033	\$ 122,604	\$ 126,282	\$ 130,071	\$ 133,973	\$ 137,992	\$ 142,132	\$ 146,396	\$ 150,787
Staff Payroll & Benefits	\$ 224,128	\$ 230,852	\$ 237,777	\$ 244,911	\$ 252,258	\$ 259,826	\$ 267,621	\$ 275,649	\$ 283,919	\$ 292,436
Taxes & Insurance	\$ 49,028	\$ 50,499	\$ 52,014	\$ 53,574	\$ 55,181	\$ 56,837	\$ 58,542	\$ 60,298	\$ 62,107	\$ 63,970
Property Management	\$ 53,703	\$ 55,314	\$ 56,973	\$ 58,682	\$ 60,443	\$ 62,256	\$ 64,124	\$ 66,047	\$ 68,029	\$ 70,070
Replacement Reserves	\$ 42,024	\$ 43,285	\$ 44,583	\$ 45,921	\$ 47,298	\$ 48,717	\$ 50,179	\$ 51,684	\$ 53,235	\$ 54,832
Proforma Operating Expenses	\$ 675,163	\$ 695,418	\$ 716,281	\$ 737,769	\$ 759,902	\$ 782,699	\$ 806,180	\$ 830,366	\$ 855,277	\$ 880,935
Effective Net Operating Income	\$ 1,540,509	\$ 1,586,724	\$ 1,634,326	\$ 1,683,356	\$ 1,733,856	\$ 1,785,872	\$ 1,839,448	\$ 1,894,632	\$ 1,951,471	\$ 2,010,015
Senior Debt Service	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214
Debt Service Coverage	121%	125%	128%	132%	136%	140%	144%	149%	153%	158%
Residual Receipts	\$ 267,295	\$ 313,510	\$ 361,112	\$ 410,141	\$ 460,642	\$ 512,658	\$ 566,234	\$ 621,417	\$ 678,256	\$ 736,800
LP Asset Mgt Fee	\$ 8,000	\$ 8,000	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800	\$ 9,680	\$ 9,680	\$ 9,680
DDF Payments	\$ 159,295	\$ 205,510	\$ 252,312	\$ 301,341	\$ 351,842	\$ 403,858	\$ 457,434	\$ 511,737	\$ 568,576	\$ 627,120
DDF Balance	\$ 5,657,275	\$ 5,451,765	\$ 5,199,453	\$ 4,898,112	\$ 4,546,270	\$ 4,142,412	\$ 3,684,979	\$ 3,173,241	\$ 2,604,665	\$ 1,977,545
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Partnership Surplus Allocation	25%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NHD Surplus Allocation	75%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAHP Loan Interest Accrued	5.00%	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
GAHP Loan Interest Paid		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
GAHP Loan Principal Paid		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAHP Loan Balance		\$ 5,450,000	\$ 5,600,000	\$ 5,750,000	\$ 5,900,000	\$ 6,050,000	\$ 6,200,000	\$ 6,350,000	\$ 6,500,000	\$ 6,800,000

Revenue Escalation:	3.00%
Expense Escalation:	3.00%
Property Management:	3.50%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$6,061,324
GAHP Loan	\$5,000,000

Permanent Loan Amount	\$18,458,676
Loan Term	40
Core Loan Rate	6.05%
NHD & Trustee Factor	0.30%
Total Loan Rate	6.35%
Annual Debt Service	\$1,273,214

Nevada Housing Division
Multifamily Housing Revenue Bonds
Prospector Apartments
Series 2026

	2039	2040	2041	2042	2043	2044	2045	2046	2047
INCOME									
Annual Gross Rental Income	\$ 3,087,334	\$ 3,179,954	\$ 3,275,353	\$ 3,373,614	\$ 3,474,822	\$ 3,579,067	\$ 3,686,439	\$ 3,797,032	\$ 3,910,943
Other: Ancillary Revenue	\$ 47,064	\$ 48,476	\$ 49,930	\$ 51,428	\$ 52,971	\$ 54,560	\$ 56,197	\$ 57,883	\$ 59,619
Total Residential Income	\$ 3,134,398	\$ 3,228,430	\$ 3,325,283	\$ 3,425,042	\$ 3,527,793	\$ 3,633,627	\$ 3,742,635	\$ 3,854,915	\$ 3,970,562
Less: Residential Vacancy/Discounts	\$ (156,720)	\$ (161,422)	\$ (166,264)	\$ (171,252)	\$ (176,390)	\$ (181,681)	\$ (187,132)	\$ (192,746)	\$ (198,528)
Proforma Gross Income	\$ 2,977,678	\$ 3,067,009	\$ 3,159,019	\$ 3,253,790	\$ 3,351,403	\$ 3,451,945	\$ 3,555,504	\$ 3,662,169	\$ 3,772,034
EXPENSES									
General Administrative	\$ 91,304	\$ 94,043	\$ 96,864	\$ 99,770	\$ 102,764	\$ 105,846	\$ 109,022	\$ 112,292	\$ 115,661
Operating & Maintenance	\$ 165,001	\$ 169,951	\$ 175,049	\$ 180,301	\$ 185,710	\$ 191,281	\$ 197,019	\$ 202,930	\$ 209,018
Utilities	\$ 155,311	\$ 159,970	\$ 164,769	\$ 169,713	\$ 174,804	\$ 180,048	\$ 185,450	\$ 191,013	\$ 196,743
Staff Payroll & Benefits	\$ 301,209	\$ 310,246	\$ 319,553	\$ 329,140	\$ 339,014	\$ 349,184	\$ 359,660	\$ 370,449	\$ 381,563
Taxes & Insurance	\$ 65,890	\$ 67,866	\$ 69,902	\$ 71,999	\$ 74,159	\$ 76,384	\$ 78,676	\$ 81,036	\$ 83,467
Property Management	\$ 72,172	\$ 74,337	\$ 76,567	\$ 78,864	\$ 81,230	\$ 83,667	\$ 86,177	\$ 88,762	\$ 91,425
Replacement Reserves	\$ 56,477	\$ 58,171	\$ 59,916	\$ 61,714	\$ 63,565	\$ 65,472	\$ 67,436	\$ 69,459	\$ 71,543
Proforma Operating Expenses	\$ 907,363	\$ 934,584	\$ 962,621	\$ 991,500	\$ 1,021,245	\$ 1,051,882	\$ 1,083,439	\$ 1,115,942	\$ 1,149,420
Effective Net Operating Income	\$ 2,070,315	\$ 2,132,425	\$ 2,196,397	\$ 2,262,289	\$ 2,330,158	\$ 2,400,063	\$ 2,472,065	\$ 2,546,227	\$ 2,622,613
Senior Debt Service	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214	\$1,273,214
Debt Service Coverage	163%	167%	173%	178%	183%	189%	194%	200%	206%
Residual Receipts	\$ 797,101	\$ 859,210	\$ 923,183	\$ 989,075	\$ 1,056,944	\$ 1,126,848	\$ 1,198,850	\$ 1,273,012	\$ 1,349,399
LP Asset Mgt Fee	\$ 9,680	\$ 9,680	\$ 10,648	\$ 10,648	\$ 10,648	\$ 10,648	\$ 10,648	\$ 11,713	\$ 11,713
DDF Payments	\$ 687,421	\$ 749,530	\$ 540,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 1,290,124	\$ 540,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ -	\$ -	\$ 371,941	\$ 978,427	\$ 1,046,296	\$ 1,116,200	\$ 1,188,202	\$ 1,261,299	\$ 1,337,686
Partnership Surplus Allocation	25%	\$ -	\$ -	\$ 92,985	\$ 244,607	\$ 261,574	\$ 279,050	\$ 297,051	\$ 315,325
NHD Surplus Allocation	75%	\$ -	\$ -	\$ 278,956	\$ 733,820	\$ 784,722	\$ 837,150	\$ 891,152	\$ 945,975
GAHP Loan Interest Accrued	5.00%	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 241,210	\$ 205,972
GAHP Loan Interest Paid		\$ 100,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 241,210	\$ 205,972
GAHP Loan Principal Paid		\$ -	\$ -	\$ 28,956	\$ 483,820	\$ 534,722	\$ 587,150	\$ 641,152	\$ 704,765
GAHP Loan Balance		\$ 6,950,000	\$ 7,100,000	\$ 7,071,044	\$ 6,587,224	\$ 6,052,502	\$ 5,465,352	\$ 4,824,200	\$ 3,322,143

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**

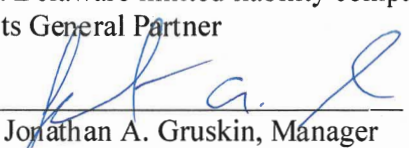
<u>Lender</u>	<u>Rate</u>	<u>Fees</u>

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

Ulysses Development Group LLC considered several options from our networks of lenders and Citi Community Capital was determined to be the best fit. The terms offered by Citi Community Capital for The Prospector Apartments were competitive compared to the rest of the market and offered the most favorable terms. The interest rate for the Citi product is lower than other lenders, and their 40-year amortization is extremely attractive, and what makes this debt product the most competitive. Additionally, we also have an established and successful relationship with Citi Community Capital and are confident that they will be able to provide the most competitive rates and terms that will enable the most efficient execution.

PROSPECTOR OWNER LP,
a Nevada limited partnership

By: PROSPECTOR GP LLC,
a Delaware limited liability company,
its General Partner

By: 
Jonathan A. Gruskin, Manager



The Prospector Apartments

315-335 Record Street, Reno, NV 89512

APN: 007-313-27, 007-313-28, 007-313-30, 007-314-14 and a portion of 008-350-10 (3.26 acres)

Project Narrative

The Prospector Apartments is a planned 136-unit affordable family rental development in Downtown Reno, NV located at 315-335 Record Street. The development will income average households at or below 60% of HUD area median income (AMI), with 18 units specifically designated for households with incomes at or below 70% of AMI, 107 for households with incomes at or below 60% of AMI, and 11 for households with incomes at or below 30% AMI. The Apartments are being developed by Ulysses Development Group (“UDG”) a mission-driven developer, preserver, and owner of affordable housing active nationwide.

Physical Description

The new construction, elevator-served residence will include a single 5-story building with 46 one-bedroom/one bath units, 52 two-bedroom/one bath units, 30 three-bedroom/two-bath units, and 8 four-bedroom/two-bath units. The proposed community equates to a density of approximately 54 units per acre across the +/- 2.5-acre development site. The property will feature a furnished clubroom, on-site management leasing offices, outdoor green space and seating pavilion, and surface parking. The project will also feature multiple safety systems, including a controlled access system, a camera monitoring system, ample site lighting, and perimeter fencing.

In addition to the common area amenity features, the project will also include an approximately 1,500 SF space dedicated to a local non-profit organization active in the Reno community, the Community Services Agency of Reno (CSA). CSA will utilize this classroom space to provide ongoing services to residents of the community including a range of case management services including job / career training and workshops, financial literacy services, health and wellness consulting and more. Services will be provided to residents free of charge.

The Prospector 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. The Prospector will promote sustainable building techniques using low- or no- VOC paints, padding, and adhesives, and formaldehyde-free particleboard and will promote water conservation with low-flow fixtures and extensive drought tolerant landscaping. Additionally, The Prospector Apartments will be designed to meet the Enterprise Green Communities (EGC) certification standards. Furthermore, the property will implement a solar PV system on the rooftop of the property, which will reduce the carbon footprint of the building and also help to reduce the ongoing electricity utility costs at the property.



Location and Neighborhood

The development site for The Prospector Apartments will be approximately +/- 2.5-acres in size, located in Downtown Reno near the intersection of Record Street and Evans Avenue. The site is in directly north and adjacent to Greater Nevada Field, home of the Reno Aces. The site is also located directly across the street from the RTC 4th Street Station, the primary RTC transit hub in downtown Reno, which offers public transportation routes with major routes and connections across the Reno/Sparks area.

RTC 4th Street Station has access to all the major routes in the Reno/Sparks including boarding locations for Route 1: S Virginia St, Route 2: Ninth/Silverado/Sparks, Route 4: West Seventh, Route 5: Sun Valley / Wedekind, Route 6: Arlington/Moana, Route 7: Stead, Route 11: Fourth/Prater, Route 12: Terminal/Neal, Route 13: VA Hospital/Grove, Route 14: East Mill, Route 15: TMCC/Clear Acre, Route 16: Idlewild, Route: 18 Glendale/Greg, and the RTC Regional Connector to and from Carson City.

St. Mary's Regional Medical Center is only 0.8 miles from the site. Renown Regional Medical Center is 1.3 miles from the property. Students at The Prospector Apartments will be zoned for Libby Booth Elementary School, the E. Otis Vaughn Middle School, and Earl Wooster High School. Libby Booth Elementary School is located less than 1.5 miles from the apartments.

Resident Population and Market Demand

The Prospector Apartments will be a general occupancy affordable development. The proposed income mix is as follows:

Unit Type	Target AMI	Number of Units
1-bedroom/1-bathroom	<30%	3
1-bedroom/1-bathroom	<60%	40
1-bedroom/1-bathroom	<70%	3
2-bedroom/2-bathroom	<30%	5
2-bedroom/2-bathroom	<60%	41
2-bedroom/2-bathroom	<70%	6
3-bedroom/2-bathroom	<30%	2
3-bedroom/2-bathroom	<60%	20
3-bedroom/2-bathroom	<70%	8
4-bedroom/2-bathroom	<30%	1
4-bedroom/2-bathroom	<60%	6
4-bedroom/2-bathroom	<70%	1

Residents in Northern Nevada have been experiencing an extreme affordable housing crisis in recent years. The Washoe County 2020-2024 Consolidated Plan identifies preserving and developing affordable housing as a high priority. According to the Consolidated Plan, almost three quarters of rental units are not affordable for low-income households. The Prospector Apartments will address these crises by ensuring the availability of 136 affordable housing units that are critical for low and extremely low-income residents of Washoe County.



The Nevada Housing Division's 2022 Annual Affordable Apartment Survey reported vacancy rates of 3.4%, 4.7%, and 3.9% for one-bedroom, two-bedroom, and three-bedroom units, respectively, in Washoe County. These low vacancy rates demonstrate an acute need for affordable housing in Washoe County.

Extremely low-income households in Nevada have access to fewer affordable units than any other state in nation: 14 units for every 100 households below 30% of Area Median Income, compared with the national average of 34 units, according to the National Low Income Housing Coalition. The development of Prospector Apartments will address this gap through the creation of 11 much-needed units targeting households that make below 30% of AMI, including rare three-bedroom, deeply affordable units.

The City of Reno is currently facing a large shortage of affordable housing, in which The Prospector Apartments will play a role in increasing the stock of newly constructed affordable homes in downtown Reno by 136 units. In the last 10 years, the City of Reno has seen an increase in population by over 18% and an increase in median home value by over 146% percent. This has created an environment in which 44.3% of renters within the City of Reno are currently cost burdened having less income available for essentials like food, healthcare and transportation. It is also important to note that 19.5% of renters within the City of Reno are severely cost burdened which means these residents are spending over 50% of their income on housing. Ulysses Development Group LLC (The project's development partner) engaged Novogradac to perform a third-party market study to assess the viability of The Prospector Apartments. Novogradac's report concluded that The Prospector Apartments will offer an excellent product and the project's proposed use is market oriented and will perform well at its location. Novogradac also confirmed that the 2024 maximum allowable LIHTC rents are achievable at 50, 60, and 70% AMI levels and that the proposed LIHTC rents offer a substantial discount to the Novogradac estimates of achievable market rents for the one, two, three and four-bedroom units. Furthermore, the demand analysis performed by Novogradac produced capture rates that are considered excellent.

Rents at the development will range from \$621 to \$1,450 for a one-bedroom LIHTC unit, from \$746 to \$1,741 for a two-bedroom LIHTC unit, and from \$861 to \$2,010 for a three-bedroom LIHTC unit, \$961-\$2,243 for a four-bedroom with tenant paid utilities. For comparison, the 2025 HUD Fair Market Rents for Washoe County are \$1,370 for a one-bedroom unit, \$1,722 for a two-bedroom unit, and \$2,384 for a three-bedroom unit, \$2,788 for a four-bedroom unit, and market rents for comparable units are even higher.



Development Team Experience

Developer:	Ulysses Development Group (“UDG”)
Owner:	Prospector Owner LP
Consultant:	Praxis Consulting Group, LLC
General Contractor:	Metcalf Builders
Civil Engineer:	Odyssey Engineering
Property Manager:	FPI Management, Inc.
Architect:	KEPHART

Organizational Structure

The property will be owned by a new, sole purpose Nevada limited partnership, PROSPECTOR OWNER LP, whose 0.01% general partner will be PROSPECTOR GP LLC, a new, sole purpose Nevada limited liability company. PROSPECTOR UDG MM LLC will be the 99.99% managing member of the general partner entity and Johnathan A. Gruskin will be the non-member manager of PROSPECTOR UDG MM LLC.

Ulysses Development Group

Ulysses Development Group (“UDG”) is a mission-driven developer, preserver, and owner of affordable housing nationwide. UDG was founded in 2021 by Yoni Gruskin and Connor Larr, capitalizing on their varied affordable housing and development experience. UDG deploys its robust balance sheet by developing best-in-class affordable communities nationwide. UDG currently employs 35 affordable housing professionals ranging from development, construction, asset management, compliance, accounting, and finance. Since its founding, UDG has closed on the construction of 1,025 units of newly constructed affordable housing, including 195 units located in Washoe County, NV. In addition, UDG has acquired over 1,000 units of existing affordable housing for preservation purposes. The principals and development staff of UDG have demonstrated a history of execution of the development of income-restricted multifamily real estate ranging in size from 60 to over 550 units. Having led the capital raises for such projects, the team has extensive experience using federal, state, and local funding as well as successfully partnering with local governments and housing authorities to execute developments. This history of execution has helped Ulysses build extensive relationships with lenders and investors on a national scale.

Yoni Gruskin is the managing partner of UDG. Prior to founding UDG, Yoni was a founder and partner at Lincoln Avenue Capital, a nationally prominent owner and developer of affordable housing. Under Yoni’s leadership, he helped oversee the acquisition and preservation of over 11,000 affordable housing units. Prior to that, Yoni had experience at the Related Companies and Citigroup in New York City. Yoni is a graduate of the University of Pennsylvania.

Connor Larr is a partner of UDG. Prior to helping Yoni found UDG, Connor served as a vice president at the Related Companies in New York City, overseeing all aspects of ground-up development across various asset classes in and around the NYC metro area, totaling over \$4



billion in development and acquisitions. Prior to his time at Related, Connor started his career at Citigroup. Connor is a graduate of Johns Hopkins University.

Praxis Consulting Group, LLC

UDG 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 over 125 affordable housing developments, mostly in Nevada, totaling over 14,800 units and \$3.48 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

The financing for The Prospector Apartments includes tax-exempt bonds issued by Nevada Housing Division (NHD) and equity from the sale of 4% Low Income Housing Tax Credits, Transferrable State Tax Credits (TSTC), and a seller note from the City of Reno. The Prospector Apartments will also utilize a private subordinate tax-exempt loan product from SolPacific to minimize the financing gap.

The Prospector Apartments is expected to close and begin construction in January 2026, with construction completion by January 2028.



The Prospector Apartments

315-335 Record Street

Reno, NV 89512

APN: 007-313-27, 007-313-28, 007-313-30, 007-314-14 and a portion of 008-350-10 (3.26 acres)

Subject Property Aerial





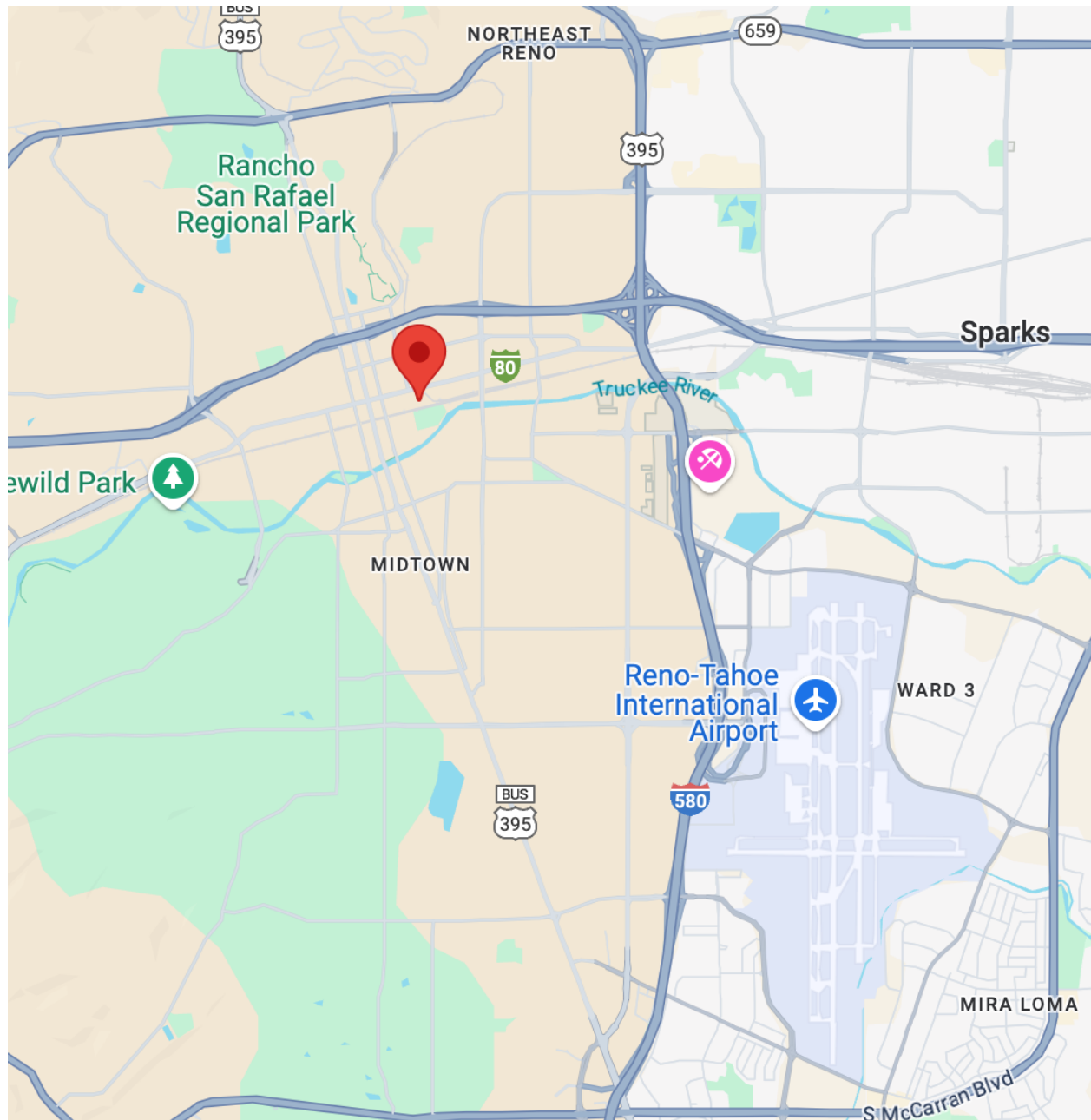
The Prospector Apartments

315-335 Record Street

Reno, NV 89512

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Project Location





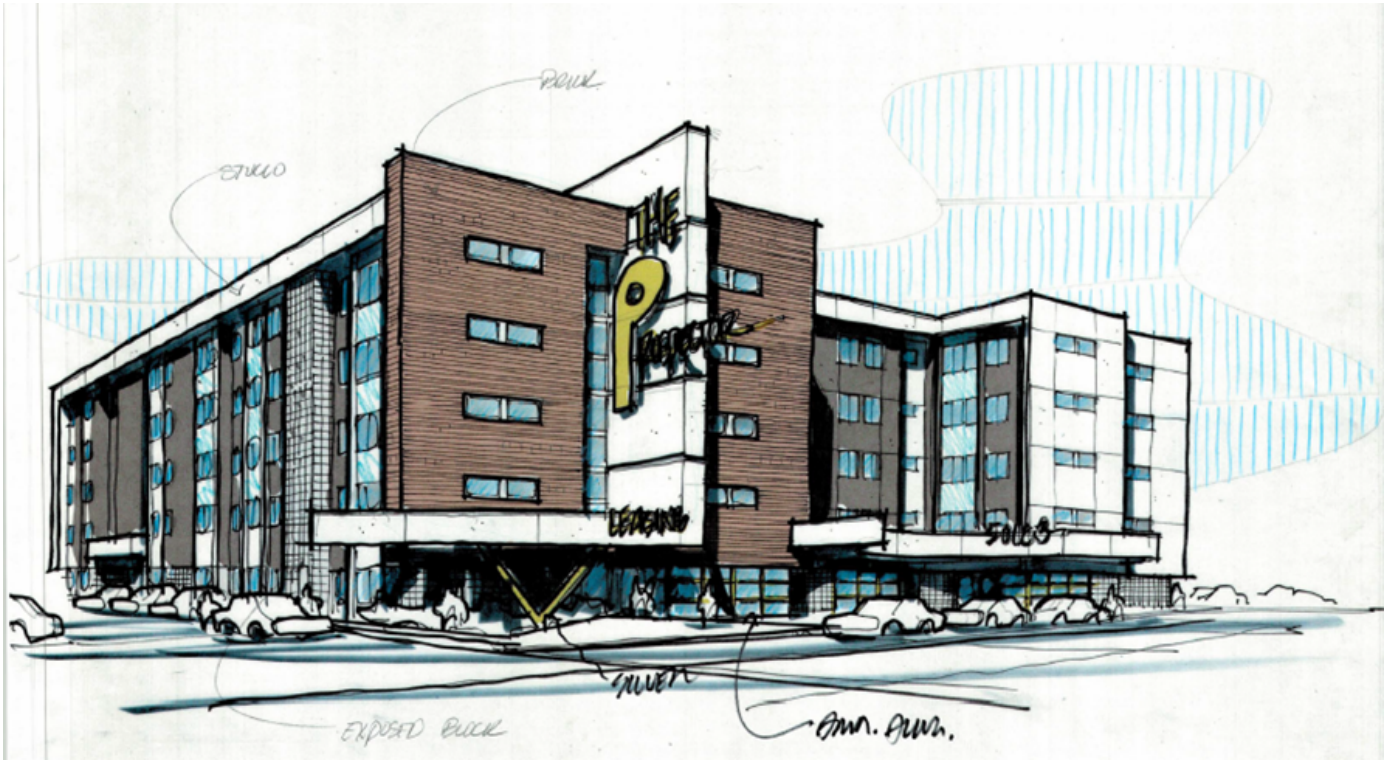
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Project Sketch



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

Development: Prospector
Development Type: New Construction
BoF Meeting Date: 10.17.2025

Administrator's Summary

This bond issuance of \$28.7 million will be used to provide for the new construction of 136 units of affordable family apartments in Reno. The rental housing will serve 118 households at or below 60% of area median income (AMI). 18 of the units will be rented at 70% AMI, with 11 units renting at 30% AMI. The project developer is Ulysses Development, which has constructed over one thousand units of affordable housing including 195 units in the Reno area. This will be their second new construction project in Nevada.

- 136 Family Units
- New construction
- 100% Affordable Rents
- 118 units <60% AMI, 18 units <70% AMI
- 1 bedroom units = 46, 2 bedroom units = 52, 3 bedroom units = 30, 4 bedroom units = 8
- 1 bedroom rents \$151 less than market rate
- 2 bedroom rents \$367 less than market rate
- 3 bedroom rents \$519 less than market rate
- 4 bedroom rents \$1083 less than market rate
- Cost per unit = \$430,979
- Cost per bond cap allocation = \$210,809
- Developer –Ulysses Development Group
- Equity Investor – Wells Fargo
- Loan – Freddie Mac
- \$28.7M in Bond Proceeds trips \$23.6M in LIHTC Equity (40.2% of total development cost)

	Prospector	Program Average	Notes
Total Tax-exempt Bond ask	\$ 28,670,000	\$ 38,766,500	Average of last 10 New Construction projects previously approved
Total Development Cost	\$ 58,613,084	\$ 76,251,667	Average of last 10 New Construction projects previously approved
Size of site	2.5 Acres	11.13 Acres	
Total # of Units	136	190	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 430,979	\$ 405,233	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 210,809	\$ 205,149	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	13.25%	5.0%	18 units in this project
Percentage of Units at 60% AMI	78.68%	76.0%	107 Units in this project
Percentage of Units at 50% AMI	0.00%	8.0%	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	8.09%	11.0%	11 units in this project
Veteran's Preference	Yes	Yes	

	Prospector	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,144	\$ 1,295	Renthop.com 9.2025
Average 2 Bedroom Rent	\$ 1,358	\$ 1,725	Renthop.com 9.2025
Average 3 Bedroom Rent	\$ 1,631	\$ 2,150	Renthop.com 9.2025
Average 4 Bedroom Rent	\$ 1,712	\$ 2,795	Renthop.com 9.2025
Average Vacancy Rate	n/a	2.66%	Kidder Matthews Q1 2025

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

DATE: September 24, 2025

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning 2025 Single Family Mortgage Revenue Bonds

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division

A. Time and Place of Meeting:

1:00 p.m., Friday, October 17, 2025, 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 2025 Single Family Mortgage Revenue Bonds. The Findings relate to the issuance of up to \$150,000,000 in Single Family Mortgage Revenue Bonds in Multiple Series for 2025.

The Housing Division will issue up to \$150,000,000 of Tax-exempt and Taxable Single Family Mortgage Revenue bonds in multiple series through the end of the 2025 calendar year.

C. Background of Agenda Item:

The Housing Division’s financial team and bond counsel will prepare the necessary documents to implement each series issued under this request. Further, the issuances, 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.

D. 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 up to \$150,000,000 in tax-exempt Single Family Mortgage Revenue Bonds in Multiple Series for 2025.

E. 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

**Single Family Mortgage Revenue Bonds
2025 Multiple Series in an Aggregate Amount Not to Exceed \$150,000,000**

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 housing at mortgage rates that eligible families can afford within the State of Nevada 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 housing in the State of Nevada housing market areas at prices which families of low and moderate income can afford or to provide sufficient mortgage financing for residential housing for ownership by such persons or families.
3. The proposed Single Family Mortgage Revenue Bond Program and the residential housing thereby financed will increase the supply or improve the quality of decent, safe and sanitary housing for eligible families.
4. The persons to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapters 319 will be for public use and will provide a material public benefit to the State of Nevada.
5. The Housing Division's estimates of revenues to be derived from the Single Family Mortgage Revenue Bond Program Financing, together with all subsidies, grants or

other financial assistance and guarantees issued from other entities to be received in connection with the Single Family Mortgage Revenue Bond Program, together with all bond proceeds and all insurance and guarantees issued from FHA, VA, PMI, Ginnie Mae, Fannie Mae, Freddie Mac, Division bond reserves or from others entities to be received in connection with the mortgage loans, mortgage backed securities, 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.

- 6. Private enterprise has been unable to provide sufficient mortgage financing or loans upon the Housing Division’s reasonably equivalent terms and conditions for housing for purchase by persons and families of low and moderate income.

BY: _____

Steve Aichroth
Administrator
Nevada Housing Division

DATE: _____



C F X I N C O R P O R A T E D

55 Broadway

Suite 2608

New York, New York 10006

TELEPHONE (212) 431-5800

FAX (212) 431-6520

September 19, 2025

Mr. Steven Aichroth
 Administrator
 Nevada Housing Division
 1830 College Parkway, Suite 200
 Carson City, NV 89706

Re: Single-Family Mortgage Revenue Bonds

Mr. Aichroth

This Memorandum is provided in support of the request by the Nevada Housing Division (the “Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact for issuance of up to an additional \$150,000,000 of Nevada Housing Division bonds in multiple series to provide mortgage financing for single family residential housing for qualifying homebuyers (the “Project”). As discussed below, it is anticipated that the Project will be jointly undertaken by the Division and the Nevada Rural Housing Authority (“Nevada Rural”) using private activity volume cap carryforward of Nevada Rural.

Program Background

The Division has operated a program providing mortgage loans for first time homebuyers and other eligible borrowers for more than thirty years and has issued and retired more than \$2 billion of single-family mortgage revenue bonds. In addition to serving the broader market the program has included special mortgage programs for military veteran home buyers and teachers.

The most recent issuance of tax-exempt single-family bonds by the Division, 2025 Series C&D, was issued August 12, 2025. The 2025 Quarter Four Bond Issuance is currently planned for November or December 2025. It is anticipated that this issue, and other future issues, will contain both tax-exempt and taxable bonds. This structure strategy is in response to a greater demand for mortgages provided by the Division than can be supported with fully tax-exempt issues, due to the growth of the Division programs and limited tax-exempt bond volume cap. Final sale timing may be adjusted based on the pattern of mortgage loan demand in the coming months. The 2025 Quarter Four Bond Issuance will be the 34th and subsequently numbered, as necessary, series of bonds secured under the Division’s Amended and Restated General Indenture of Trust, dated as of June 1, 2021 (as amended, the “General Indenture”).

As of September 1, 2025, the Division has issued \$1,520,208,911 of bonds pursuant to the General Indenture of which \$1,156,080,871 is outstanding.

In late 2014, the Division supplemented its traditional single-family mortgage revenue bond program funded by issuance of tax-exempt bonds with a program of selling mortgage-backed security (MBS) in the “to-be-announced” market (TBA). The transition to the TBA program was related to market-driven changes in the relationship of the tax-exempt and taxable yield curves and was very effective in the low-rate environment. The Division had



been utilizing both programs to provide a wide range of loan offerings to meet the varied needs of Nevada residents. As interest rates have risen the single-family mortgage revenue (Bond) program has been able to produce lower mortgage loan interest rate levels than the TBA program. This rotation was expected, and the Bond program is expected to continue to increase its share of the overall single-family mortgage loan program with the TBA program declining to a minimal level, subject to any future market-driven changes.

On December 13, 2024, the Division entered into an Interlocal Agreement with Nevada Rural for the purpose of transferring volume cap from Nevada Rural to the Division in order to jointly service Nevada low- and moderate-income first-time homebuyers throughout the rural areas of the State. Then and current economic conditions make it financially infeasible for Nevada Rural to operate its own single family mortgage revenue bond program; and the Division and Nevada Rural entered into the Interlocal Agreement to explore new ways they could share limited resources and still serve their respective populations. Nevada Rural previously caused to be transferred to the Division 2024 private activity volume cap in the amount \$40,942,791, which the Division employed to issue its tax-exempt mortgage revenue bonds. Nevada Rural currently has \$25,522,119 of 2022 carryforward volume cap, which expires after December 31, 2025, and \$27,087,752 of 2023 carryforward volume cap, which expires after December 31, 2026. In connection with carrying forward Nevada Rural's 2022 and 2023 volume cap, as required by Internal Revenue Code Section 143(f), such volume cap was irrevocably designated for the exclusive purposes of issuing single family mortgage revenue bonds or operating a mortgage credit certificate program. The Division and Rural Housing have entered into the Interlocal Agreement to ensure the efficient use of this limited resource given the very specific purposes for which it can now be used. Pursuant to the Interlocal Agreement, Nevada Rural and the Division propose to jointly issue the next issuance of tax-exempt single-family mortgage revenue bonds under the Project to utilize Nevada Rural's 2022 and 2023 carryforward volume cap. Such bonds would be issued under the General Indenture and would be payable solely from revenues and other amounts available thereunder. Nevada Rural would have no financial obligation with respect to any bonds issued using its carryforward volume cap. The Division and Nevada Rural would be deemed joint issuers of the bonds for federal tax purposes.

Estimated Summary of the Next Financing

The next issue of the Bond program is expected to be sold as a publicly offered transaction. The Division has had very good success with its prior public offering issues in large part due to the strong AA+ rating of the General Indenture by S&P Global Ratings.

The bonds are expected to have fixed-rate interest rates and sold through a negotiated underwriting with J.P. Morgan serving as senior manager. Bond and tax opinions will be provided by Kutak Rock LLP.

The bonds would be issued in two or more series, with at least one bearing interest at tax-exempt rates and at least one bearing interest at taxable rates. The volume cap for the tax-exempt series is expected to be provided by Nevada Rural and its 2022 and 2023 carry forward pursuant to the Interlocal Agreement and the Division.

Exhibit A to this memorandum provides a more detailed overview of the likely bond maturity structure, redemption provisions, establishment of funds, security matters and sources and uses. The final structure will be determined by market conditions at the time of bond issuance.



Conclusion

In summary, cfX Incorporated is of the opinion that the proposed issue is consistent with current state housing agency practices for origination of loans for homebuyers. Additionally, the Division's bond underwriting and legal team are experienced with this type of financing and the cash flows supporting timely debt payment will be rigorously evaluated and stress tested by S&P Global Ratings as a key component of their bond rating process.

In our opinion, the Project meets the requirements of NRS 319.260 and meets the requirements of NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Actual debt issuance will be subject to receipt of bond rating, final bond documentation and successful bond sale.

cfX Incorporated

cfX is a twenty-three person municipal advisory firm to twenty different state housing agencies nationwide including some of the largest and the most complex housing finance issuers in the country. Founded in 1991, with company roots that stretch back more than forty years and the advent of the tax-exempt housing bond industry, cfX specializes in the structuring of housing bonds to finance affordable housing and the management of complex single-family and multi-family parity bond portfolios. cfX has been engaged by Division since 2021 and is a registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board as a Municipal Advisor.

Sincerely,

cfX Incorporated

DocuSigned by:

 DFC390B9D5C94DE...
 Jeremy C. Obaditch
 Managing Director

Enclosures:

Resumes of cfX Managing Directors assisting the Division
 Exhibit A: Bond Term Sheet



Resumes of cfX Managing Directors assisting the Division:

Jeremy Obaditch – jeremy.obaditch@cfx.com. Jeremy is a Managing Director with cfX and a registered Municipal Advisor Principal. He has thirty-seven years of industry experience and thirty-one years' experience at cfX. Jeremy is the Client Relationship Manager for the Arizona, Indiana, Iowa, Louisiana, Massachusetts, Mississippi, Nebraska, Nevada, Rhode Island, and the Washington state housing agencies. He is a frequent speaker at HFA conferences. Prior to joining cfX in 1994, Jeremy was an Associate in the Municipal Finance Group at Dean Witter Reynolds and Manager of the Kenny Housing Call Reports for Kenny S&P Information. Jeremy holds an M.B.A. in Finance from New York University and a B.S. in Chemical Engineering and B.A. in Economics from the University of Notre Dame.

Chuck Karimbakas – chuck.karimbakas@cfx.com. Chuck is a Managing Director of cfX and a registered Municipal Advisor. He joined the firm in June 2021 after working for more than two decades in senior municipal finance roles, including Chief Financial Officer of MassHousing, one of the nation's largest state housing finance agencies. In that role he managed more than \$1 billion of annual bond issuance through multiple Single and Multifamily housing bond indentures. He is a frequent speaker at HFA conferences, most recently at NCSHA's 2024 Annual Conference. Chuck holds an M.B.A. from Northeastern University and a B.A. in Economics from the University of Vermont.


EXHIBIT A

\$150,000,000*
Nevada Housing Division
Single-Family Mortgage Revenue Bonds
2025 Quarter Four Bond Issuance

Preliminary Bond Term Sheet

Principal Amount	\$150,000,000*
Dated	As of Closing Date (estimated to be a date between November 18, 2025 and December 18, 2025)
Interest Payable	April 1 and October 1 (commencing April 1, 2026)
Bond Structure	<u>Serial Bond Maturities*</u>: - Semiannually 10/1/2026 – 10/1/2037 <u>Term Bond Maturities*</u>: 10/1/2040 10/1/2045 10/1/2050 10/1/2055 Final bond maturities will be allocated at the time of sale between tax-exempt and taxable bonds based on market conditions, availability of bond volume cap and program cashflow factors.
Denominations	\$5,000 and integral multiples thereof, fully registered form.
Redemption	<u>Optional Redemption*</u>: Certain bonds may be subject to optional redemption on any date on or after April 1, 2034* in whole or in part at the option of the Division from any source of available moneys at a redemption price of 100%*, plus accrued interest to the date of redemption. <u>Special Redemption from Prepayments and Excess Revenues</u> Certain bonds may be subject to special redemption on any Business Day at par (100%) plus accrued interest from Prepayments and from Revenues which are not required to make Debt Service Payments under the General Indenture ("Excess Revenues").



Indenture Funds	<u>Funds and Accounts Established by the General Indenture:</u> • Program Fund • Revenue Fund • Debt Service Reserve Fund • Redemption Fund • Residual Fund
Security	The General Indenture pledges for payment of the Bonds: • Proceeds of the Bonds • Mortgage Loans • Revenues • Balance of all Funds and Accounts (except Rebate Account and Bond Purchase Account)
Eligible Mortgage Loans	<u>Approved loans:</u> • FHA Insured (GNMA MBS) • VA Guaranteed (GNMA MBS) • USDA Guaranteed (GNMA MBS) • Conventional Fannie Mae (FNMA MBS) • Conventional Freddie Mac (FHLMC MBS)
Bond Rating	S&P Global Ratings “AA+” (expected)
Underwriters	J.P. Morgan (Senior Manager) Raymond James (Co-Manager)
Bond Counsel	Kutak Rock LLP
Issuer Counsel	Platt Law Group

****Preliminary and subject to change***

**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Battle Mountain	1	\$240,562.00	0.09%
Beatty	1	304,385.00	0.09%
Caliente	1	157,102.00	0.09%
Carlin	2	382,935.00	0.18%
Carson City	9	3,331,482.00	0.80%
Dayton	12	4,446,233.00	1.07%
Elko	9	2,969,562.00	0.80%
Ely	9	2,172,341.00	0.80%
Fallon	7	2,472,796.00	0.62%
Fernley	15	5,081,281.00	1.33%
Gardnerville	3	1,259,034.00	0.27%
Hawthorne	3	997,298.00	0.27%
Henderson	86	29,783,523.00	7.65%
Las Vegas	661	231,548,285.00	58.81%
Laughlin	2	424,338.00	0.18%
Lovelock	1	199,813.00	0.09%
Lund	1	289,060.00	0.09%
Mc Gill	4	606,619.00	0.36%
Mesquite	2	572,439.00	0.18%
Moapa	1	441,849.00	0.09%
Mound House	2	646,392.00	0.18%
North Las Vegas	130	47,302,085.00	11.57%
Pahrump	27	8,240,147.00	2.40%
Reno	64	22,686,292.00	5.69%
Ruth	1	228,779.00	0.09%
Silver Springs	3	1,042,763.00	0.27%
Sparks	30	11,583,834.00	2.67%
Spring Creek	9	2,642,963.00	0.80%
Stagecoach	1	308,803.00	0.09%
Sun Valley	7	2,507,207.00	0.62%
Tonopah	2	398,645.00	0.18%
West Wendover	3	798,274.00	0.27%
Winnemucca	14	3,825,129.00	1.25%
Yerington	1	298,493.00	0.09%
TOTAL	1,124	\$390,190,743.00	100.00%

**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

Nevada Housing Division
Demographic Analysis Report

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COUNTY SUMMARY

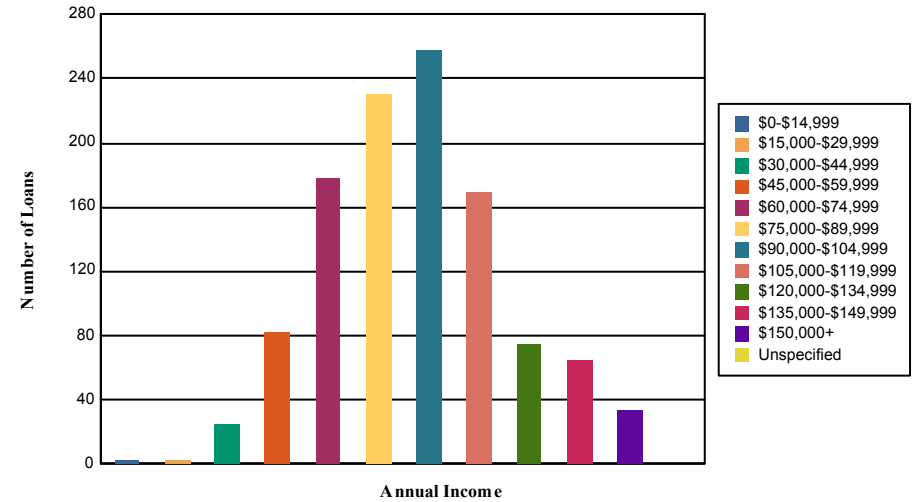
COUNTY	LOANS	AMOUNT	% OF TOTAL
Carson City	8	\$2,938,826.00	0.71%
Churchill	7	2,472,796.00	0.62%
Clark	882	310,072,519.00	78.47%
Douglas	4	1,651,690.00	0.36%
Elko	23	6,793,734.00	2.05%
Humboldt	13	3,540,382.00	1.16%
Lander	1	240,562.00	0.09%
Lincoln	1	157,102.00	0.09%
Lyon	33	11,557,889.00	2.94%
Mineral	3	997,298.00	0.27%
Nye	30	8,943,177.00	2.67%
Pershing	2	484,560.00	0.18%
Storey	6	2,164,827.00	0.53%
Washoe	96	34,878,582.00	8.54%
White Pine	15	3,296,799.00	1.33%
TOTAL	1,124	\$390,190,743.00	100.00%

**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$0-\$14,999	3	0.27%
\$15,000-\$29,999	3	0.27%
\$30,000-\$44,999	26	2.31%
\$45,000-\$59,999	82	7.30%
\$60,000-\$74,999	178	15.84%
\$75,000-\$89,999	230	20.46%
\$90,000-\$104,999	258	22.95%
\$105,000-\$119,999	170	15.12%
\$120,000-\$134,999	75	6.67%
\$135,000-\$149,999	65	5.78%
\$150,000+	34	3.02%
TOTAL	1,124	100.00%

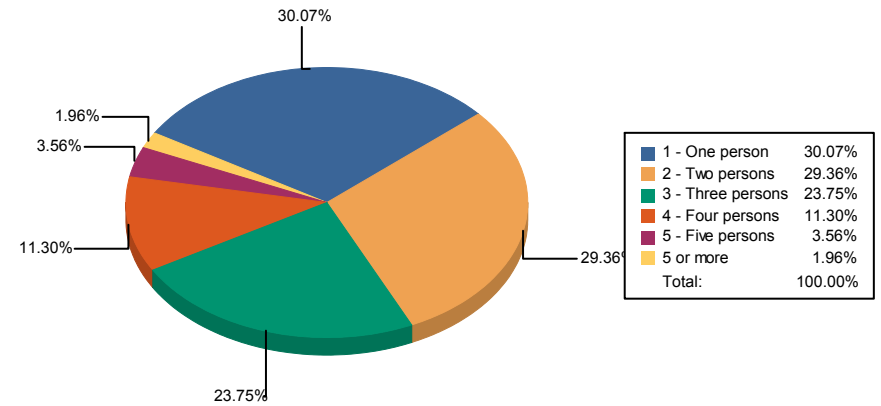


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	338	30.07%
2 - Two persons	330	29.36%
3 - Three persons	267	23.75%
4 - Four persons	127	11.30%
5 - Five persons	40	3.56%
6 - Six persons	14	1.25%
7 - Seven persons	4	0.36%
8 - Eight or more persons	4	0.36%
TOTAL	1,124	100.00%

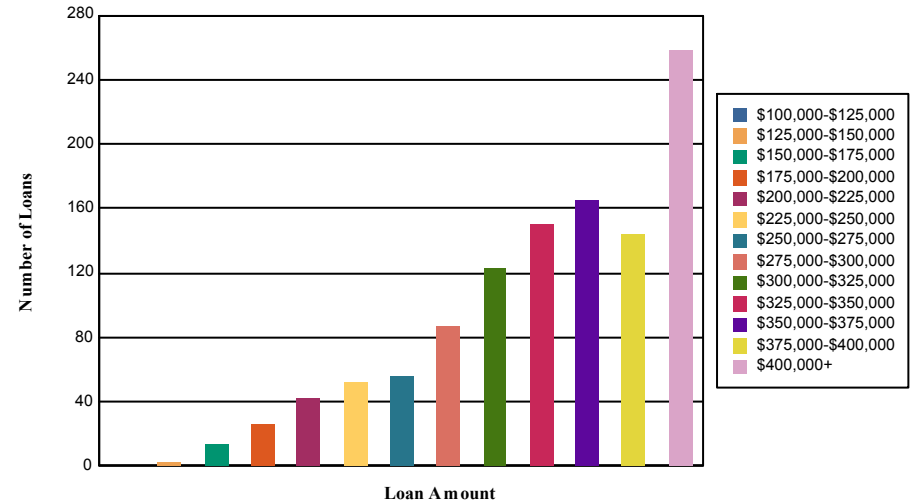


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$100,000-\$125,000	1	0.09%
\$125,000-\$150,000	3	0.27%
\$150,000-\$175,000	14	1.25%
\$175,000-\$200,000	26	2.31%
\$200,000-\$225,000	42	3.74%
\$225,000-\$250,000	52	4.63%
\$250,000-\$275,000	56	4.98%
\$275,000-\$300,000	87	7.74%
\$300,000-\$325,000	123	10.94%
\$325,000-\$350,000	150	13.35%
\$350,000-\$375,000	166	14.77%
\$375,000-\$400,000	145	12.90%
\$400,000+	259	23.04%
TOTAL	1,124	100.00%

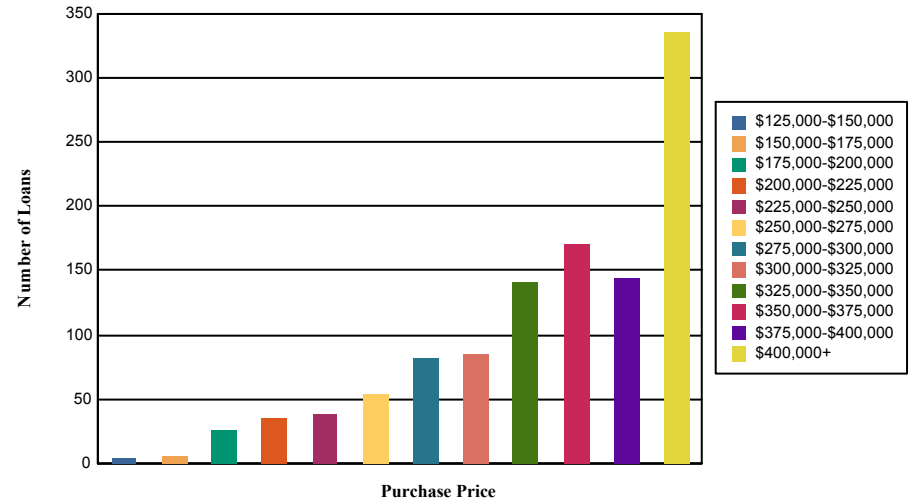


**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	0.36%
\$150,000-\$175,000	6	0.53%
\$175,000-\$200,000	26	2.31%
\$200,000-\$225,000	36	3.20%
\$225,000-\$250,000	39	3.47%
\$250,000-\$275,000	54	4.80%
\$275,000-\$300,000	82	7.30%
\$300,000-\$325,000	85	7.56%
\$325,000-\$350,000	141	12.54%
\$350,000-\$375,000	171	15.21%
\$375,000-\$400,000	145	12.90%
\$400,000+	335	29.80%
TOTAL	1,124	100.00%

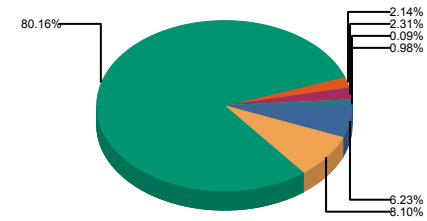


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FannieMae 80% AMI	70	6.23%
FannieMae OVER 80% AMI	91	8.10%
FHA	901	80.16%
FreddieMac 80% AMI	24	2.14%
FreddieMac OVER 80% AMI	26	2.31%
USDA-RHS	1	0.09%
VA	11	0.98%
TOTAL	1,124	100.00%



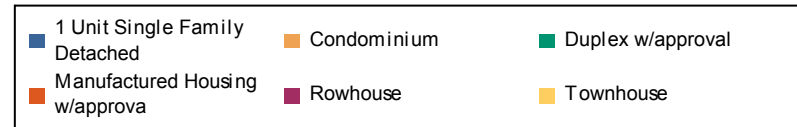
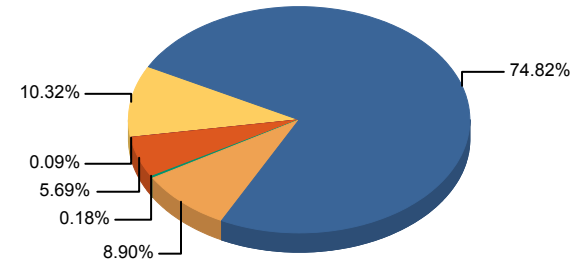
FannieMae 80% AMI	6.23%
FannieMae OVER 80% AMI	8.10%
FHA	80.16%
FreddieMac 80% AMI	2.14%
FreddieMac OVER 80% AMI	2.31%
USDA-RHS	0.09%
VA	0.98%
Total:	100.00%

Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	841	74.82%
Condominium	100	8.90%
Duplex w/approval	2	0.18%
Manufactured Housing w/approva	64	5.69%
Rowhouse	1	0.09%
Townhouse	116	10.32%
TOTAL	1,124	100.00%

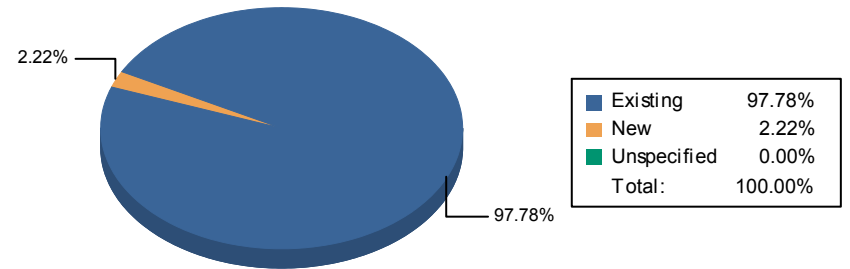


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	1,099	97.78%
New	25	2.22%
Unspecified	0	0.00%
TOTAL	1,124	100.00%

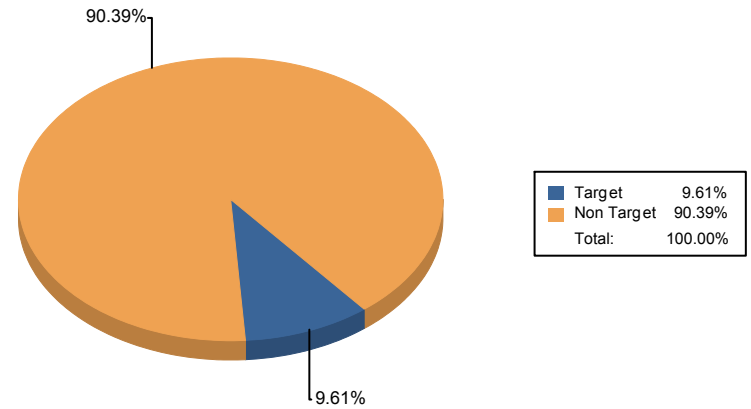


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	108	\$33,495,391.00	9.61%
NON TARGET	1,016	\$356,695,352.00	90.39%
TOTAL	1,124	\$390,190,743.00	100.00%

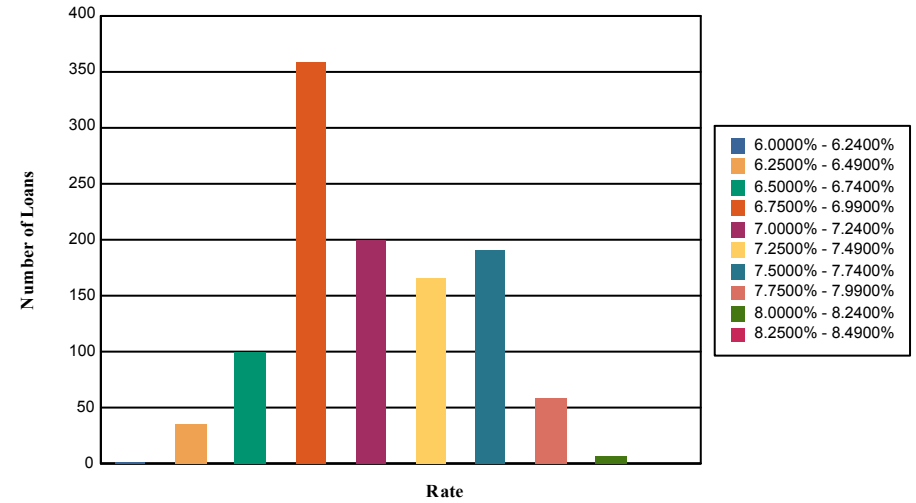


**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
6.0000% - 6.2400%	2	0.18%
6.2500% - 6.4900%	37	3.29%
6.5000% - 6.7400%	100	8.90%
6.7500% - 6.9900%	359	31.94%
7.0000% - 7.2400%	200	17.79%
7.2500% - 7.4900%	167	14.86%
7.5000% - 7.7400%	191	16.99%
7.7500% - 7.9900%	59	5.25%
8.0000% - 8.2400%	8	0.71%
8.2500% - 8.4900%	1	0.09%
TOTAL	1,124	100.00%

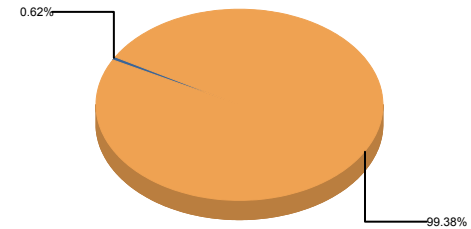


Nevada Housing Division Demographic Analysis Report

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FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	7	0.62%
Yes	1,117	99.38%
TOTAL	1,124	100.00%



No	0.62%
Yes	99.38%
Total:	100.00%

Nevada Housing Division
Demographic Analysis Report

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ADDITIONAL / ASSISTANCE

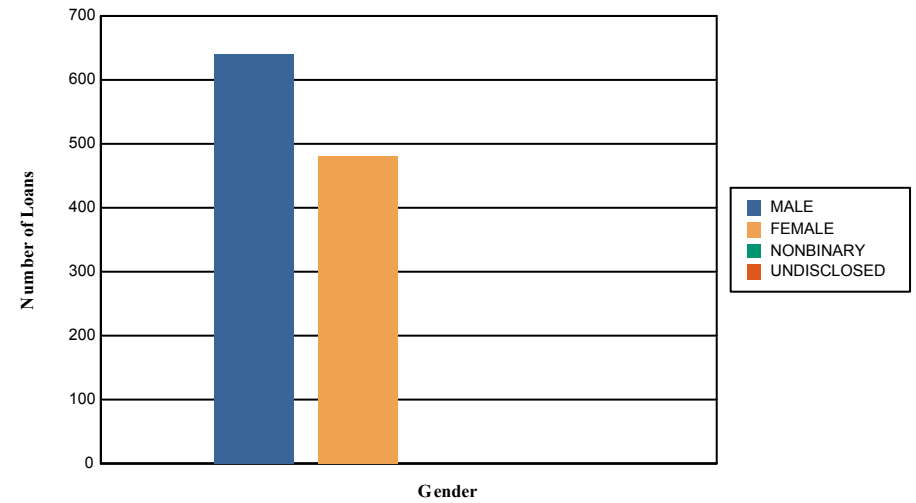
ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM		LOANS	LOAN AMOUNT	AVERAGE LOAN AMOUNT
HFP DPA \ Home First Nevada Program		2	30,000.00	15,000.00
ASSISTANCE PERCENT	LOANS W/ ASSISTANCE	ASSISTANCE AMOUNT	AVERAGE ASSISTANCE AMOUNT	

Nevada Housing Division
Demographic Analysis Report

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GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	641	57.08%
FEMALE	482	42.92%
NONBINARY	1	0.09%
UNDISCLOSED	0	0.00%
TOTAL	1,123	100.00%

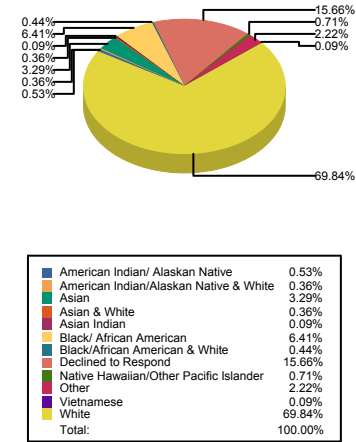


Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native	6	0.53%
American Indian/Alaskan Native & White	4	0.36%
Asian	37	3.29%
Asian & White	4	0.36%
Asian Indian	1	0.09%
Black/ African American	72	6.41%
Black/African American & White	5	0.44%
Declined to Respond	176	15.66%
Native Hawaiian/Other Pacific Islander	8	0.71%
Other	25	2.22%
Vietnamese	1	0.09%
White	785	69.84%
TOTAL	1,124	100.00%

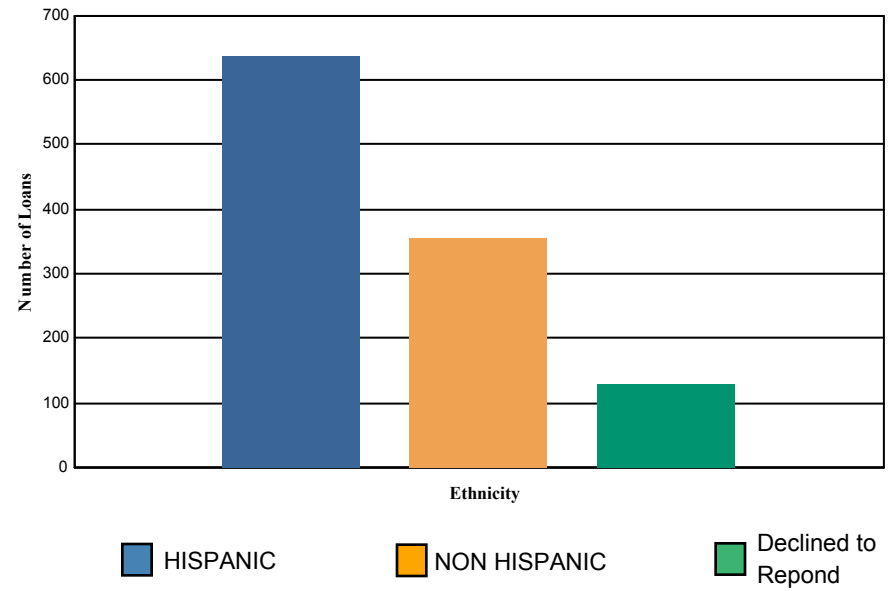


Nevada Housing Division
Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	637	\$227,396,774.00	56.67%
NON HISPANIC	357	\$117,172,328.00	31.76%
Declined to Respond	130	\$45,621,641.00	11.57%
TOTAL	1,124	\$390,190,743.00	100.00%



**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

RACE BY ETHNICITY REPORT

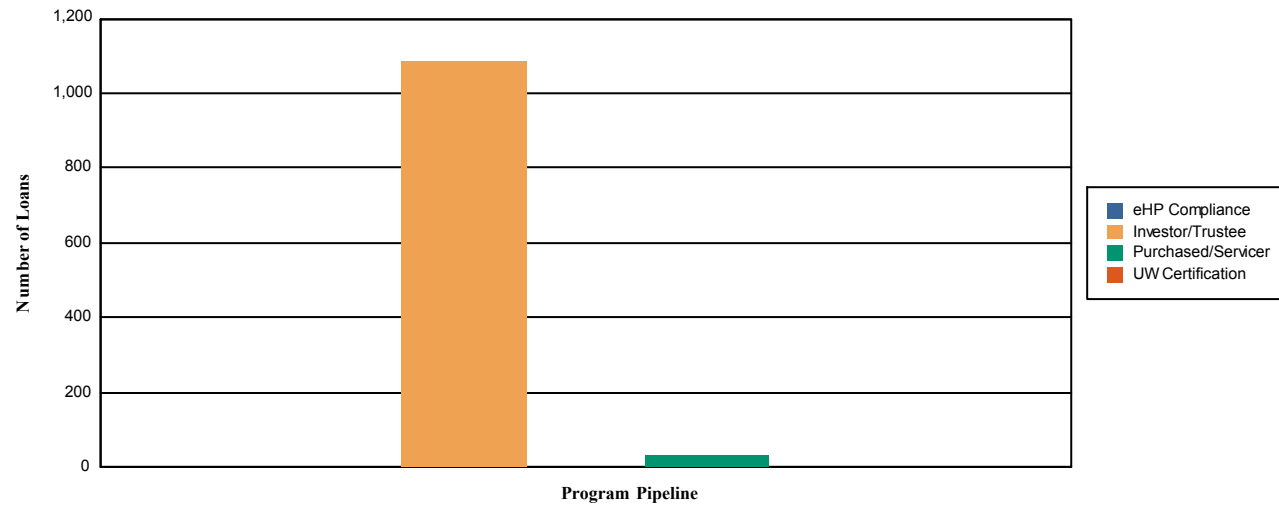
RACE	HISPANIC	NONHISPANIC	Declined to Respond	LOANS	% OF TOTAL
American Indian/ Alaskan Native	4	2	0	6	0.53%
American Indian/Alaskan Native & White	2	2	0	4	0.36%
Asian	1	36	0	37	3.29%
Asian & White	1	3	0	4	0.36%
Asian Indian	0	1	0	1	0.09%
Black/ African American	9	61	2	72	6.41%
Black/African American & White	0	5	0	5	0.44%
Declined to Respond	66	7	103	176	15.66%
Native Hawaiian/Other Pacific Islander	0	8	0	8	0.71%
Other	14	3	8	25	2.22%
Vietnamese	0	1	0	1	0.09%
White	540	228	17	785	69.84%
TOTAL	637	357	130	1,124	100.00%

Nevada Housing Division Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
UW Certification	1	\$225,625.00	0.09%
eHP Compliance	2	\$702,926.00	0.18%
Purchased/Service	35	\$11,852,137.00	3.11%
Investor/Trustee	1,086	\$377,410,055.00	96.62%
TOTAL	1,124	\$390,190,743.00	100.00%



**Nevada Housing Division
Demographic Analysis Report**

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$347,144.79
AVERAGE PURCHASE PRICE:	\$356,474.85
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$93,215.44
AVERAGE DPA AMOUNT:	\$15,000.00
AVERAGE AGE OF PRIMARY BORROWER:	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1

Nevada Housing Division
Demographic Analysis Report

Reservation Stage Approved Date Between 07/01/2024 and 06/30/2025

Report Selection Criteria

Programs

CODE	NAME
NV12G	HIP DPA
NV13	HIP DPA
NV6	HIP for First-Time Homebuyers (30yr)
NV9-10	Home First Nevada Program



STATE OF NEVADA
OFFICE OF THE STATE TREASURER

The State Board of Finance
State Capitol
Old Assembly Chambers, 2nd Floor
101 N. Carson Street
Carson City, Nevada 89701

The State Board of Finance
Las Vegas
Governor's Conference Room, 4th Floor
1 Harrah's Court
Las Vegas, Nevada 89119

Agenda Item #10

For discussion and possible action: on the approval of the State Treasurer's quarterly investment report for the quarter ended June 30, 2025.

Overview

Investment of the State of Nevada General Fund Portfolio is a function performed by the State Treasurer, who, by the provisions of NRS 355, has adopted policies for the prudent and conservative investment of these funds. The General Portfolio encompasses governmental, proprietary, enterprise and fiduciary funds of the State. Investment objectives include safety of principal, portfolio liquidity and market return.

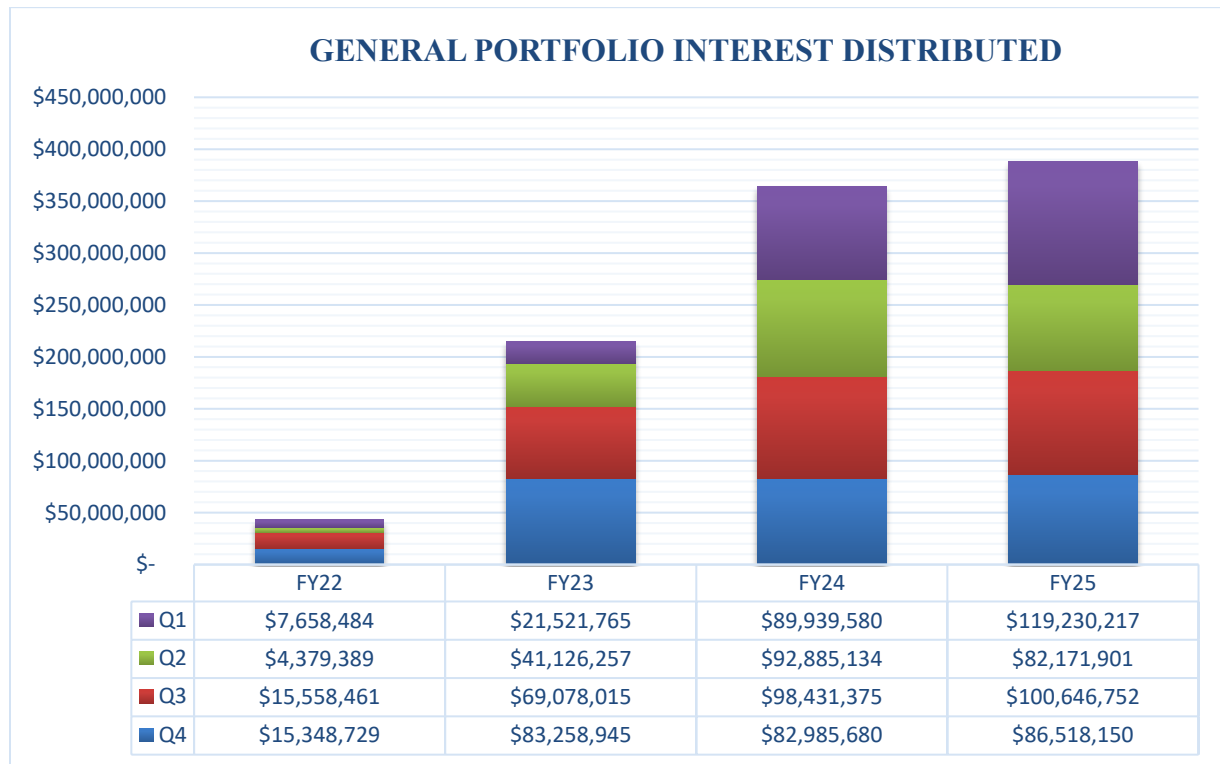
<u>General Fund Earning Statistics</u>			
	<u>Prior Quarter End</u>	<u>Current Quarter End</u>	<u>FYTD</u>
(in \$millions)	<u>03/31/2025</u>	<u>06/30/2025</u>	
All Funds Avg Daily Balance	8,578	8,018	8,568
All Funds Interest Revenue	100.6	86.5	388
Annualized Interest Rate (Note 1)	4.42%	4.01%	4.33%

<u>General Fund Statistics</u>	<u>Holdings on 03/31/2025</u>		<u>Holdings on 06/30/2025</u>	
<u>Investment Type (in \$ Millions)</u>	<u>% of Portfolio</u>	<u>Book Value</u>	<u>% of Portfolio</u>	<u>Book Value</u>
U.S. TREASURIES	21.6%	1,970.4	22%	1,807.7
U.S. AGENCIES	26.1%	2,374.9	29.8%	2,444.6
ASSET-BACKED SECURITIES	0.6%	50.9	0.6%	49.4
CORPORATE NOTES	12.7%	1,160.6	12.9%	1,059.3
COMMERCIAL PAPER	13.2%	1,203.2	15.3%	1,253.9
NEGOTIABLE CD's	4.4%	400	3.7%	300
MONEY MARKET FUNDS	3.1%	286.3	2.1%	171.9
SUPRANATIONALS	5.2%	474.5	2.7%	221.6
CMO	5.8%	523.5	6.1%	497.4
FOREIGN NOTES	0.1%	10	0.1%	10
REPURCHASE AGREEMENTS	7.1%	650	4.9%	400
	100.00%	9,104	100%	8,215.8

*Note 1 Interest is distributed to statutorily approved funds and budget accounts based on the cash basis of accounting. Under the cash basis of accounting, earnings are distributed in the quarter received but not necessarily in the quarter they were earned. Therefore, some of the receipts included in the Actual General Fund interest collected line were actually earned in the prior period and some of the earnings included in the General Fund interest revenue - accrual basis line will not be collected until a subsequent period.

General Fund Interest Distribution Fiscal Year 2022 to Fiscal Year 2025 Year to Date

The chart below provides the historical interest distributed for Fiscal Year 2025 to date and by each prior fiscal year for the General Portfolio. Interest is distributed to statutorily approved funds, such as the State General Fund and statutorily approved budget accounts.



State of Nevada
Office of the State Treasurer
Schedule of General Fund Interest Revenue

	Quarter Ended 09/30/2024	Quarter Ended 12/31/2024	Quarter Ended 03/31/2025	Quarter Ended 06/30/2025	Totals
<u>Average Daily Balances of Funds</u>					
General Fund	\$ 5,947,566,260	\$ 5,049,027,408	\$ 4,781,722,060	\$ 4,366,948,900	\$ 5,036,316,157
All Funds	8,940,083,747	8,735,702,299	8,578,281,506	8,018,731,888	8,568,199,860
<u>Annualized Interest Rate</u>					
Cash Basis (see Note 1)	5.2400%	3.6860%	4.4005%	4.0123%	4.3347%
Accrual Basis	5.2407%	3.6861%	4.4225%	4.0422%	4.3478%
<u>Interest Distribution for General Fund (Cash Basis)</u>					
General Fund Interest Collected	79,341,756	47,464,075	56,067,701	47,058,004	229,931,536
General Fund Interest Revenue - Distributed	79,303,455	47,169,533	52,748,862	45,877,043	225,098,894
Undistributed General Fund Interest Revenue	38,301.13	294,542.28	3,318,838.26	1,180,960.18	4,832,641.85
<u>Interest Distribution for All Funds (Cash Basis)</u>					
All Funds Interest Collected	119,230,217	82,171,901	100,646,752	86,518,150	388,567,020
All Funds Interest Revenue - Distributed	119,230,217	82,171,901	100,646,752	86,518,150	388,567,020

***Note 1 Interest is distributed to statutorily approved funds and budget accounts based on the cash basis of accounting. Under the cash basis of accounting, earnings are distributed in the quarter received but not necessarily in the quarter they were earned. Therefore, some of the receipts included in the Actual General Fund interest collected line were actually earned in the prior period and some of the earnings included in the General Fund interest revenue - accrual basis line will not be collected until a subsequent period.**

General Portfolio

As of June 30, 2025, the AUM for the General Portfolio was \$8.2 billion (book value) with 88% managed internally and 12% managed by an outside manager. Please see the chart on page 5 for more information on Buckhead Capital Management.

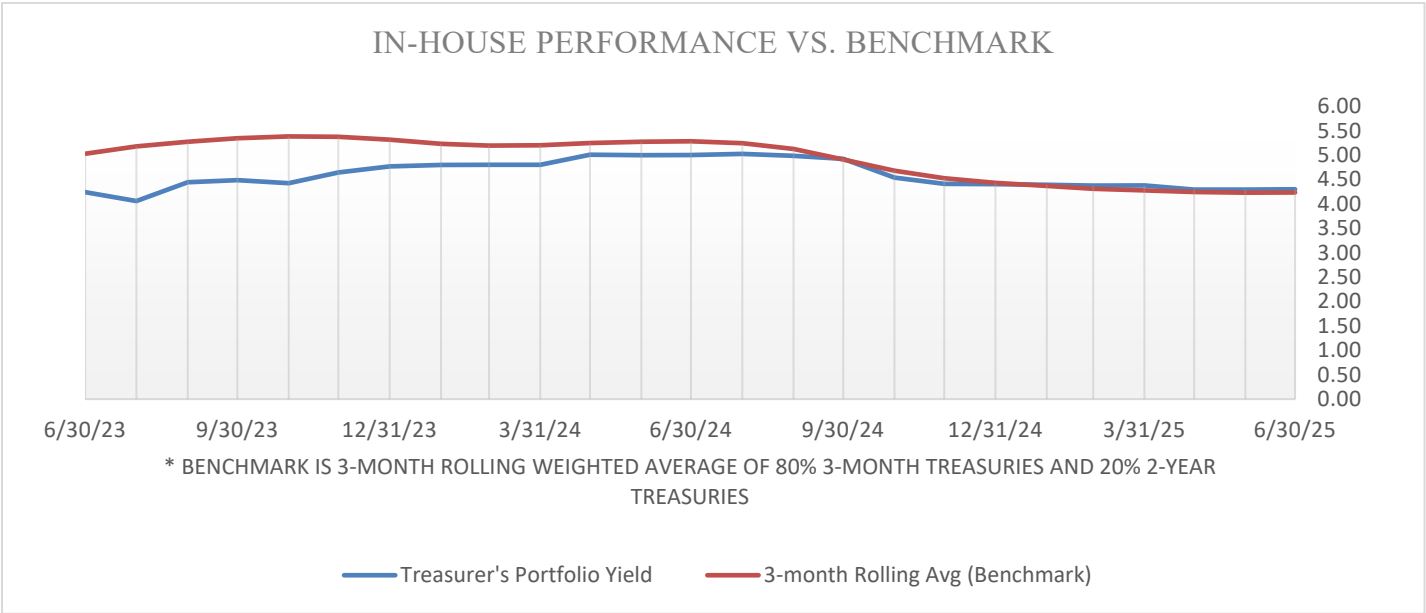
The overall yield to maturity (YTM) as of June 2025, was 3.99% for the General Portfolio. Below is the YTM breakdown by portfolio:

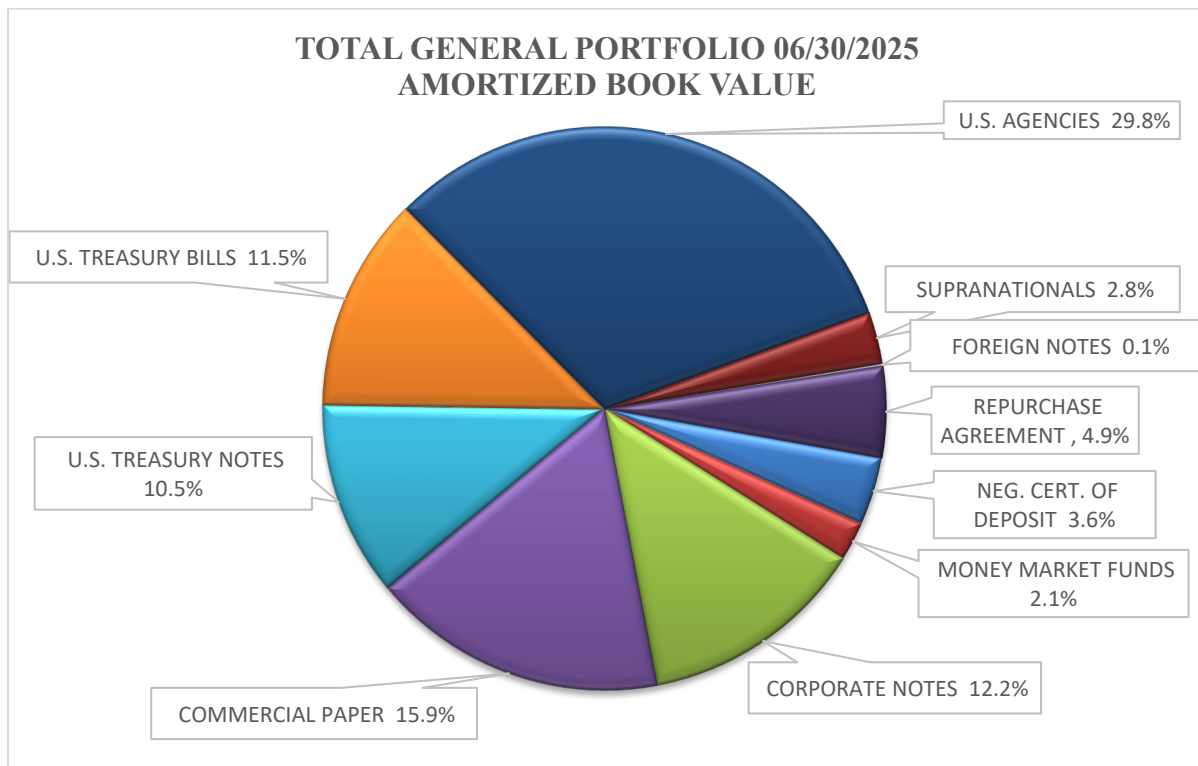
- Internally managed portfolios were 4.3%.
- Buckhead Capital Management portfolio was 1.758%.

In-House Performance

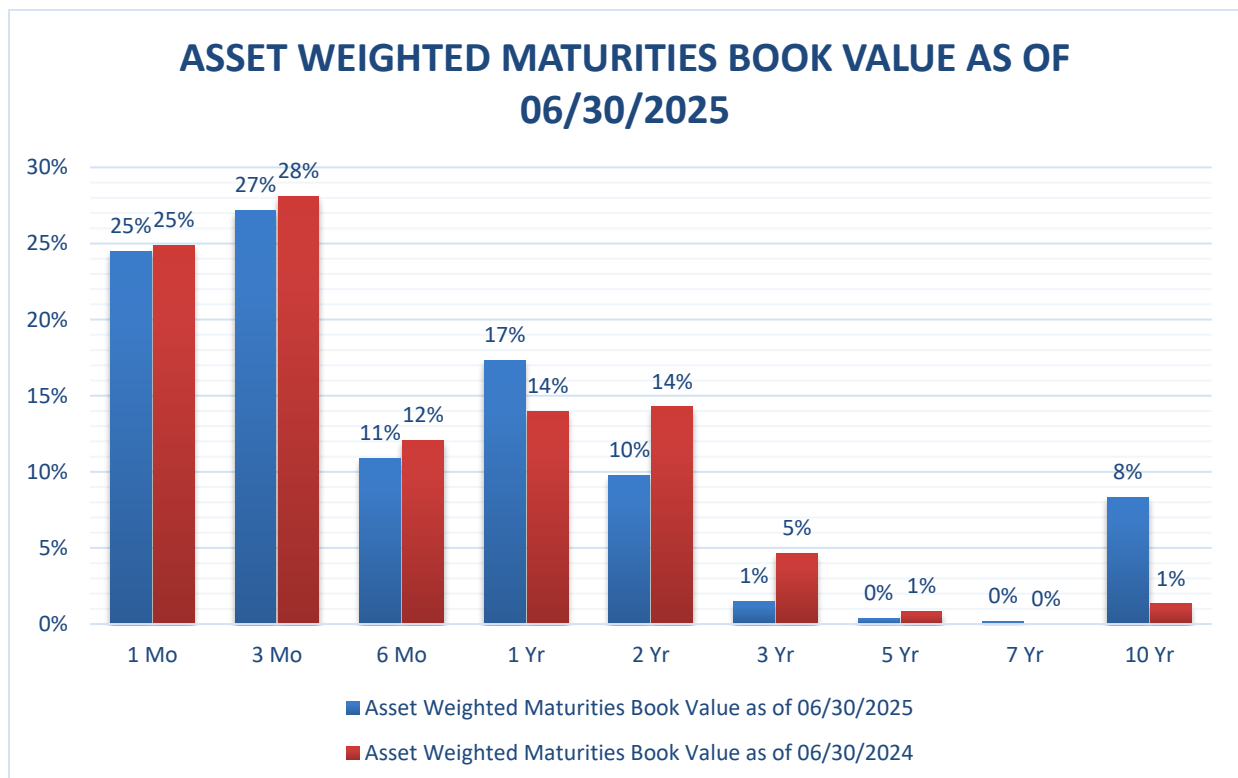
As of June 30, 2025, the yield on the in-house portion of the General Portfolio was 4.3%. A three-month rolling average of this benchmark for this period was 4.28% with the average days to maturity at 218 days. The average days to maturity for the portfolio was 886 days.

The chart below shows the internally managed portfolio performance against the custom benchmark for the past nine quarters.



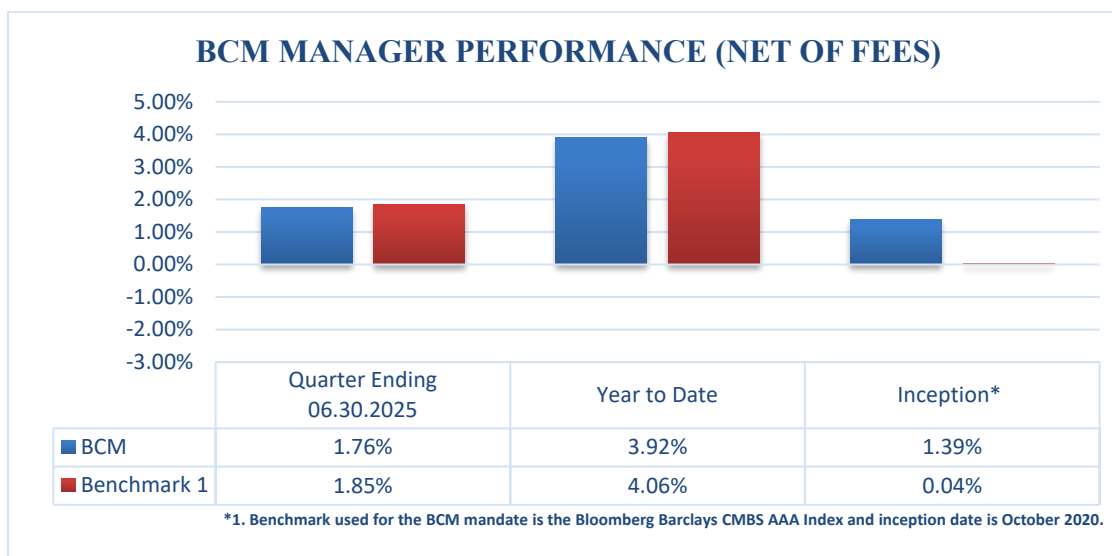


Below is a graphical representation of the asset weighted maturities in the General Portfolio as of June 30, 2025, versus one-year prior.



Outside Manager Performance

The annualized performance since the inception period ending June 30, 2025, for Buckhead Capital Management (BCM) is 1.39%*. BCM has been contracted to provide investment management services for securitized assets in the State General Portfolio. Buckhead Capital Management (BCM) began managing \$150 million in September 2020, \$130 million was distributed in June 2021, \$220 million distributed in September 2021, \$200 million in December 2021 and \$240 million was distributed in March 2022, for a total of \$940 million in total distributions. BCM has been assigned the Bloomberg Barclays CMBS AAA Index benchmark.



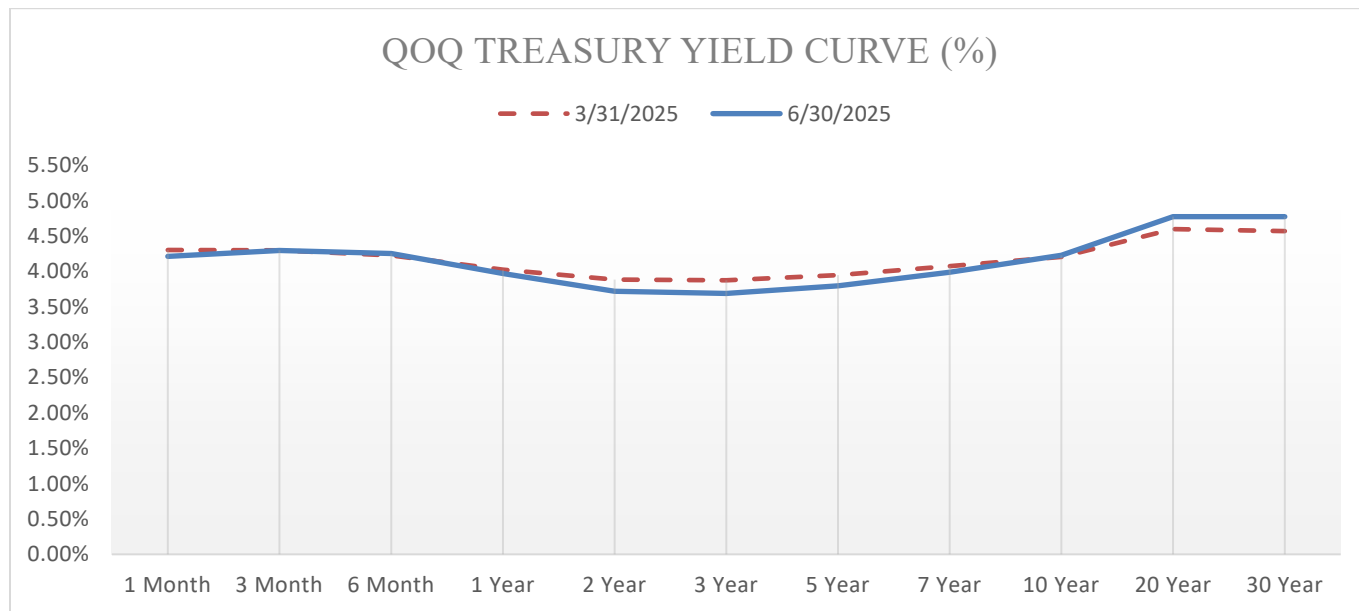
***BCM inception date was October 2020.**

****No new funding occurred during the previous quarter.**

GENERAL PORTFOLIO			
Amortized Book Value			
June 30, 2025			
	Treasurer In-House	Buckhead Capital Management	Total Portfolio
TIME CERTIFICATES OF DEPOSIT	\$-	\$-	\$-
NEGOTIABLE CD'S	300,000,000	-	400,000,000
MONEY MARKET FUNDS	163,301,639	8,580,078	171,881,717
ASSET-BACKED SECURITIES	-	49,393,377	49,393,377
MORTGAGE-BACKED SECURITIES	-	-	-
CORPORATE NOTES	1,059,339,155	-	1,059,339,155
COMMERCIAL PAPER	1,253,851,272	-	1,253,851,272
MUNICIPAL BONDS	-	-	-
U.S. TREASURY NOTES	862,681,795	-	862,681,795
U.S. TREASURY BILLS	945,020,518	-	945,020,518
U.S. AGENCIES	1,994,871,332	449,762,151	2,444,633,483
U.S. GOVT GUARANTEED DEBT	-	-	-
SUPRANATIONALS	221,577,873	-	221,577,873
CMO'S	133	497,414,584	497,414,717
FOREIGN NOTES	10,000,000	-	10,000,000
REPURCHASE AGREEMENTS	400,000,000	-	400,000,000
TOTAL	\$7,210,643,718	\$1,005,150,190	\$8,215,793,908

Fixed Income Market Highlights as of June 30, 2025

- U.S. 10- year Treasury yields rose by 2 basis points during the third quarter of Fiscal Year 2025 and closed the quarter at 4.23%. Over the same period, 1 month T-Bill rates fell 9 basis points from 4.31% to 4.22%.
- The Federal Reserve cut the Fed Funds rate 25bps in December 2024 and continued to hold rates steady through June. The Fed Funds Rate closed the June 2025 quarter in the range of 4.25% to 4.5%.



General Portfolio Investment Guidelines

The permissible investments of the General Portfolio include United States Treasury and Agency securities, repurchase agreements, high quality corporate notes and commercial paper, negotiable certificates of deposit, foreign notes, international development notes, asset-backed securities, municipal bonds and banker's acceptances. These securities are diversified to prevent over-concentration in a specific maturity, a specific issuer, or a specific class of securities. The targeted duration of the portfolio is one and a half years, with no security extending longer than ten years.

The State Treasurer maintains a conservative, moderately active investment strategy. Cash flow forecasts are prepared to identify operating cash requirements that can be reasonably anticipated. In order to maintain sufficient liquidity, a portion of the portfolio is structured so that securities mature concurrently with cash needs in the short and medium term. Monies deemed to have a longer investment horizon, are invested to take advantage of longer-term market opportunities.

Local Government Investment Pool (LGIP)

The State of Nevada Local Government Investment Pool (LGIP) was established as an alternative investment program to be utilized by local governments for their public funds. This program's operation is the responsibility of the State Treasurer who, by the provisions of state statute, has adopted guidelines for the prudent investment of these pooled funds. Any local government, as defined by NRS 354.474, may deposit its public monies into this fund for purposes of investment. As of June 30, 2025, there were 105 members of the LGIP, which includes cities, counties, school districts, and various special districts.

The LGIP's foremost investment objectives include safety of principal, portfolio liquidity, and market return, which are consistent with a conservative, short duration portfolio. Local Government Investment Pool (LGIP).

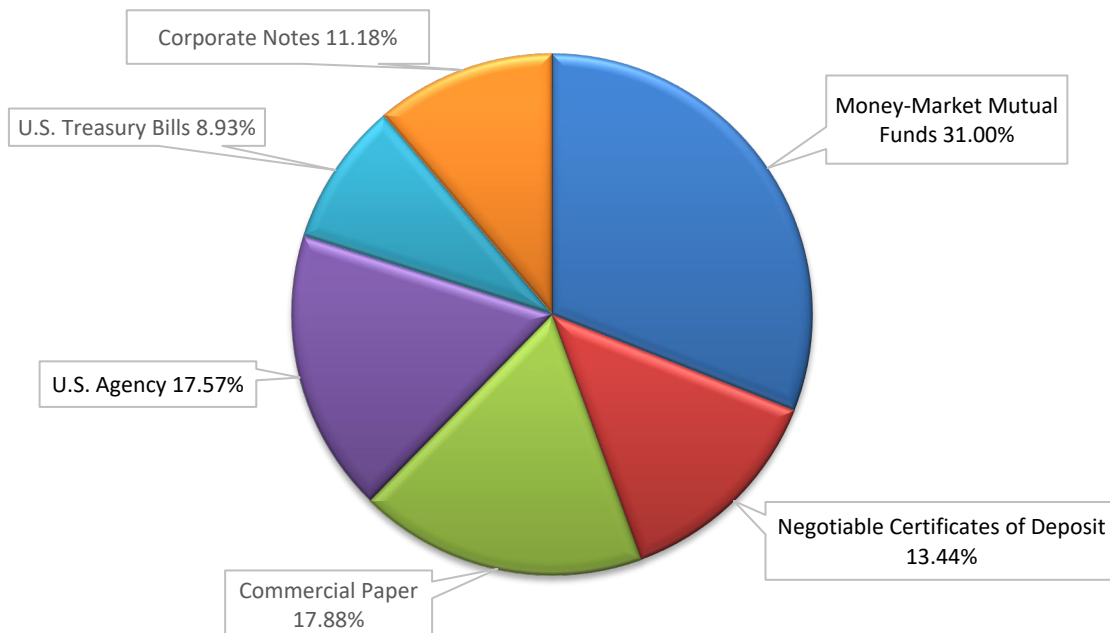
The permissible investments of the LGIP include United States Treasury and Agency securities, repurchase agreements, high quality commercial paper, negotiable certificates of deposit, foreign notes, international development notes, municipal bonds and banker's acceptances. These securities are diversified to prevent over-concentration in a specific maturity, a specific issuer, or a specific class of securities. The average maturity of the portfolio must not exceed 150 days, and no single security may be longer than two years. The State Treasurer maintains a conservative investment strategy, which incorporates the matching of maturing securities to the cash needs of the participants. Approximately 40% of the fund matures daily, ensuring sufficient liquidity to meet both anticipated and unanticipated withdrawals.

Additionally, approximately 79.7% of the fund matures within 90 days, compared to the policy requirement of 50%. This requirement minimizes the risk that the market value of portfolio holdings will fall significantly due to adverse changes in general interest rates. As of June 30, 2025, the total assets under management (AUM) were \$2.2 billion. The yield to maturity as of June 30, 2025, was 4.42% which is 15 basis points above the benchmark yield of 4.27%.

<u>LGIP Earning Statistics</u>			
	Prior Quarter End	Current Quarter End	<u>FYTD</u>
(in \$ Millions)	<u>03/31/2025</u>	<u>06/30/2025</u>	
Average Daily Balance	2,908.4	2,090.8	2,540
Net Interest	10.8	7.6	120.1
Earned Income Return	4.38%	4.42%	4.73%

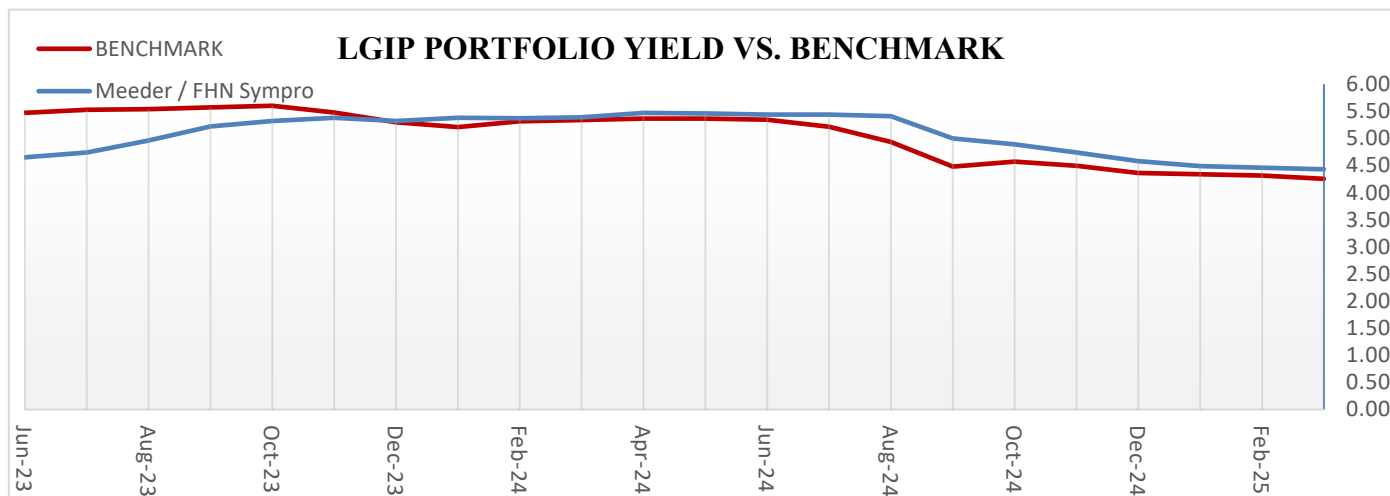
<u>LGIP Fund Statistics</u>		<u>Holdings on 03/31/2025</u>		<u>Holdings on 06/30/2025</u>	
<u>Investment Type (in \$ Millions)</u>	<u>% of Portfolio</u>	<u>Book Value</u>	<u>% of Portfolio</u>	<u>Book Value</u>	
U.S. TREASURIES	15.3%	447.8	8.93%	199.5	
U.S. AGENCIES	6.6%	191.6	17.6%	392.2	
CORPORATE NOTES	10.2%	297.2	11.2%	249.6	
COMMERCIAL PAPER	17%	497.2	17.9%	399.2	
NEGOTIABLE CD'S	6.8%	200	13.4%	300	
MONEY MARKET FUNDS	40.8%	1,192	31%	692	
SUPRANATIONAL DISC	3.4%	99.4	0%	0	
	100.00%	2,925.5	100.00%	2,232.6	

LGIP PORTFOLIO 06/30/2025 AMORTIZED BOOK VALUE



Performance

Meeder / FHN began managing the LGIP portfolio in July 2015. As of June 30, 2025, the LGIP's portfolio book yield was 4.41%, and the blended benchmark was 4.27%. The average days to maturity of the LGIP portfolio was 49 days.



* Benchmark is 3-month rolling weighted average of 55% Dealer Commercial Paper 150-Day Index, 30% Agency Note 180 Day Index, and 15% Dreyfus Institutional Preferred Government Money Markey Fund.

**Benchmark was updated July 2020. This graph represents that change.

Administration

The State Treasurer has adopted an Investment Policy relating specifically to the LGIP. The State Board of Finance shall review and approve or disapprove the policies established by the State Treasurer for investment of money of the LGIP at least every four months. The State Treasurer hereby confirms all LGIP investments are in compliance with the Terror-Free Investment Policy and the Divestiture Policy. The State Treasurer may contract with an independent auditor to review LGIP transactions for accuracy and fairness in reporting.