



BRIAN SANDOVAL
Governor

STATE OF NEVADA

DEPARTMENT OF BUSINESS & INDUSTRY HOUSING DIVISION

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BRUCE BRESLOW
Director

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Administrator

NEVADA'S 2017 QUALIFIED ALLOCATION PLAN WORKSHOP FOR LOW-INCOME HOUSING TAX CREDITS Meeting Notice and Agenda Thursday, September 1, 2016 10:00 a.m. to 12:00 pm

In accordance with the provisions of NAC 319.951 to 319.999, inclusive, TAX CREDITS FOR LOW-INCOME HOUSING, the Nevada Housing Division (Division) will hold a public hearing on the draft 2017 Qualified Allocation Plan (QAP). The public is invited to attend at any location specified below.

The Nevada Housing Division (NHD) recognizes the need for input on key subject areas prior to addressing the QAP as a whole in a public hearing in October 2016. This Workshop will focus on the agenda items listed below for actionable approaches and solutions.

Persons may submit written comments during the comment period, which starts on Wednesday, August 17, 2016 and ends at **5:00 p.m. (PDT) Tuesday, August 29, 2016**. The Division will consider all 2017 QAP comments received during this period. Written letter, email, facsimile, and telephone comments are welcome. The staff requests that all telephone comments also be submitted in a written format to ensure that public input is accurately received.

The workshop will be held on **Thursday, September 1st, 2016, from 10:00 a.m. to 12:00 pm**; and will be held via video conference at the following locations as well as teleconference. For conference call access, you may dial in at: (888) 636-3807, Access Code: 3042696

Public Hearing locations:

Nevada Housing Division
Conference Room
7220 Bermuda Road, Suite B
Las Vegas, NV 89119
702-486-7220

Nevada Housing Division
Conference Room
1535 Old Hot Springs Rd., Suite# 50
Carson City, NV 89706
775-687-2040

Great Basin College
McMullen Building #125
1500 College Parkway
Elko, NV 89801 775-738-8493

A copy of this NOTICE AND AGENDA can be accessed at <http://housing.nv.gov/>.

AGENDA

1. Call to Order – Scott Hamlin, State and Federal Programs Manager
2. Public Comment (General discussion before QAP item discussion)
No action may be taken on any matter raised under this agenda item until the matter has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based upon viewpoint.
3. QAP Discussion Points (for possible action):
 - i. For New Construction Unit projects what should the ceiling be for maximum per unit cost?
 - ii. Which amenities should be threshold items and which ones deserve award points?
 - iii. USDA Set-Aside projects will be for preservation only.
 - iv. All future 4% and 9% tax credit projects will have a 30-year affordability period with the Qualified Contract option waived.
4. Public Comment and Discussion.
No action may be taken on any matter raised under this agenda item until the matter itself has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based upon viewpoint.
5. Adjournment.

This notice has been mailed to persons as provided in NRS 241.020, and has been posted at the following locations: The Division's offices in Carson City and Las Vegas as well as the Division's website, www.housing.nv.gov; the Nevada State Library; The Office of the State Attorney General; Great Basin College and Truckee Meadow Community College.

ADDITIONAL NOTICES

1. Items may be taken out of order listed on the Agenda;
2. Two or more Agenda items may be combined for consideration;
3. Items may be removed from the Agenda or delayed at any time;
4. Public comment is limited to 3 minutes per person ;
5. Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the hearings. If you plan to attend a hearing and require assistance please contact the Division in advance of the hearing date. In Las Vegas, please contact Mark Licea at 702-486-7254. In Reno or Carson City, please contact Denise Cox, Section 504 coordinator at 775-687-2044. The TDD Number is 800-326-6868. For a copy of the supporting materials for this meeting, please contact Scott Hamlin at 702-486-7220.