

2014 LIHTC Round Allocation Reservations
2014 Qualified Allocation Plan

Nevada Housing Division
 Mike Dang, 775.687.2033

	Tot U Restr U Location... Category	TDC TCR x 10/TDC 10xTC / ru TDC/u	Credits Requested	Credits Allocated	Category Balances	Overall Balance	Point Totals
Credit Ceiling per Capita				\$2.30			
Population of Nevada				2,790,136			
Preliminary Authority/Credit Ceiling				\$6,417,313			
Unused prior year credits				5,901			
Total Proposed 2014 Tax Credit Authority				\$6,423,214	\$6,423,214	\$6,423,214	

SET-ASIDES

1a Non Profit Set-Aside (IRC 42)(10% of Total Authority)

Nevada HAND			\$642,321	\$642,321	\$5,780,893	\$5,780,893	131
Vera Johnson Manor							
<i>Total request: \$1,000,000 (See Clark County)</i>							

USDA-RD Set-Aside (NHD Policy)(10% of Authority after NP)

2	Sonoma Springs LP	32	\$6,809,419	\$577,558	\$577,558	\$5,203,335	\$5,203,335	95
	Sonoma Springs Apts	32	85%					
	4110 Eaton Ave- Ste. A	100% Restricted	\$180,487 TC/ru					
	Caldwell ID 83607	Winnemucca	\$212,794 TDC/u					
	208-459-8522	Humboldt Co.	New Const.					
	C. Fred Cornforth	Family	USDA					
3	Kingsbury Village, LP	36	\$5,472,885	\$398,603	\$ -	\$5,203,335	\$5,203,335	50
	Kingsbury Village	36	73%					
	PO Box 2688	100% Restricted	\$110,723 TC/ru					
	Elko, NV 89803	Minden	\$152,025 TDC/u					
	775-738-8000	Douglas Co.	Acq./Rehab					
	Mary Gregory	Individuals w/children	USDA PBRA					
	Total: USDA			\$976,161	\$577,558	\$5,203,335	\$5,203,335	

4 Additional TC (5% of Authority after NP)

Winchester			\$59,720	\$59,720	\$5,143,615	\$5,143,615	
Total Set-Asides			\$1,678,202	\$1,279,599	\$5,143,615	\$5,143,615	

GEOGRAPHIC APPORTIONMENTS

Clark County

Allocation to Clark County		72%				\$3,703,403		
5	Bonnie Lane			\$958,782	\$958,782	\$2,744,621	\$4,184,833	
	Forward Commitment to 2013							
6	McKnight Senior Village LP	110	\$17,327,430	\$946,183	\$946,183	\$1,798,438	\$3,238,650	132
	McKnight Senior Village	90	55%					
	2655 S. Rainbow Blvd. # 401	82% Restricted	\$105,131 TC/ru					
	Las Vegas, NV 89114	Las Vegas	\$157,522 TDC/u					
	702-364-8027	Clark co.	Rehab					
	George Gekakis	Mixed Income	TB = 0.55 (lowest)					

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7	Russell Seniors II, LLC Russell Seniors Apartments, Ph II c/o Ovation Development Corp' 6021 S. Fort Apache, Suite 100 Las Vegas, NV 89148 702-990-2335	75 75 100% Restricted Las Vegas Clark co. Seniors	\$10,331,170 83% \$114,400 TC/ru \$137,749 TDC/u New construct. TB = 0.83	\$858,000	\$858,000	\$940,438	\$2,380,650	132
1b	Nevada HAND Vera Johnson Manor 295 E. Warm Springs Rd. #101 Las Vegas, NV 89119 702-410-2706 David Paull	112 112 100% Restricted Las Vegas Clark co. Families/Children	\$13,965,303 26% \$31,936 TC/ru \$124,690 TDC/u Acq./Rehab Non Profit	\$357,679 Clk	\$357,679	\$582,759	\$2,022,971	131
8	Vegas 1 Decatur LLC Vegas 1 Decatur LLC 2009 Alta Drive Las Vegas, NV 89106 702-873-8882 Frank Hawkins	60 40 67% Restricted Las Vegas Clark co. Mixed Income	\$9,680,162 71% \$172,982 TC/ru \$161,336 TDC/u New Construction	\$691,927	\$ -	\$582,759	\$2,022,971	129
9	Nevada HAND Flamingo Pines Senior Apts. 295 E. Warm Springs Rd. #101 Las Vegas, NV 89119 702-410-2706 David Paull	66 58 88% Restricted Las Vegas Clark co. Mixed Income	\$10,546,127 82% \$148,448 TC/ru \$159,790 TDC/u New construct.	\$861,000	\$ -	\$582,759	\$2,022,971	109
10	Nevada HAND Flamingo Pines 2 Senior Apts. 295 E. Warm Springs Rd. #101 Las Vegas, NV 89119 702-410-2706 David Paull	60 60 100% Restricted Las Vegas Clark co. Senior housing	\$9,942,600 93% \$154,333 TC/ru \$165,710 TDC/u New construct.	\$926,000	\$ -	\$582,759	\$2,022,971	107
Total: Clark County				\$5,599,571	\$3,120,644	\$582,759	\$2,022,971	
Washoe County								
Allocation to Washoe County			15%			\$771,542		
Add Clark County remaining balance (General Pool Funds)					582,759			
Total Washoe County and General Pool Funds					\$1,354,301			
11	4th & Lincoln Seniors, LLC Lincoln Way Apartments c/o Silver Sage Manor 3870 Neil Road, Suite A Reno, NV 89502 775-324-1278 Chip Hobson	45 45 100% Restricted Sparks Washoe Co. Seniors	\$8,690,674 84% \$162,111 TC/ru \$193,126 TDC/u New Const.	\$729,500	\$729,500	\$624,801	\$1,293,471	120
12	NNCHRB Village at North, Reno PO Box 20604 Reno, NV 89515 775-337-9155 Matthew Fleming	25 25 100% Restricted Reno Washoe Co. Veterans	\$4,991,123 72% \$144,610 TC/ru \$199,645 TDC/u Acq/Rehab	\$361,525	\$361,525	\$263,276	\$931,946	108
Total: Washoe County				\$1,091,025	\$1,091,025	\$263,276	\$931,946	

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Other Counties

Allocation to Other Counties		13%			\$668,670		
Add Washoe County remaining balance (General Pool Funds)					263,276		
Total Other Counties and General Pool Funds					\$931,946		
13	West Minor St Assoc II, LLC	30	\$5,154,987	\$470,000	\$470,000	\$461,946	114
	Larios Arms Sr. Residence, Ph II	30	91%				
	c/o NRHA	100% Restricted	\$156,667 TC/ru				
	3695 Desatoya Drive	Winnemucca	\$171,833 TDC/u				
	Carson City, NV 89701	Humboldt Co.	New Const.				
	775-883-2791	Seniors					
	John P. Comeaux						
Total: Other Counties				\$470,000	\$470,000	\$461,946	\$461,946

Summary

Total: Credit Ceiling		\$6,423,214
Total: Credits Requested	\$8,838,798	
Total: Allocated	\$4,745,589	
Unfunded requests	\$4,093,209	
Summary of Allocations by Type		
Non Profit (Included in Clark County)		\$642,321
USDA (Sonoma Springs)		\$577,558
Additional		\$59,720
Clark County		
Current Allocations	\$2,161,862	
Forward Commitment	\$958,782	
Total Clark County		\$3,120,644
Washoe County		1,091,025
Other Counties		470,000
Total		\$5,961,268
Forwarded to 2014 TC Round 2		\$461,945.80

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