

2014 LIHTC Round Allocation Reservations
2014 Qualified Allocation Plan

OFFICIAL NOTICE

Nevada Housing Division
 Mike Dang, 775.687.2033

	Tot U Restr U Location... Category	TDC TCR x 10/TDC 10xTC / u 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	

ROUND 1

SET-ASIDES

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

		10%					
	Beginning Balance					\$642,321	
1a	McKnight Senior Village LP (NP)	110	\$17,327,430	\$946,183	\$642,321	\$ -	\$5,780,892
	McKnight Senior Village	90	55%	\$(303,862)			
	2655 S. Rainbow Blvd. # 401	82% Restricted	\$105,131 TC/u				
	Las Vegas, NV 89114	Las Vegas	\$157,522 TDC/u				
	702-364-8027	Clark co.	Rehab				
	George Gekakis	Mixed Income	TB = 0.55 (lowest)				
	Ending Balances			\$642,321	\$642,321	\$ -	\$5,780,892

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

		10%					
	Beginning Balance					\$578,089	
2	Sonoma Springs LP	32	\$6,809,419	\$577,558	\$577,558	\$531	\$5,203,334
	Sonoma Springs Apts	32	85%				
	4110 Eaton Ave- Ste. A	100% Restricted	\$180,487 TC/u				
	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	\$ -	\$531	\$5,203,334
	Kingsbury Village	36	73%				
	PO Box 2688	100% Restricted	\$110,723 TC/u				
	Elko, NV 89803	Minden	\$152,025 TDC/u				
	775-738-8000	Douglas Co.	Acq./Rehab				
	Mary Gregory	Individuals w/children	USDA PBRA				
	Ending Balances			\$976,161	\$577,558	\$531	\$5,203,334

Additional TC (5% of Authority after NP)

		5%					
	Beginning Balance					\$289,045	
	(40 incl' 2013)	3.6					
4	Winchester (30 incl' 2013)	2.7		\$59,720	\$59,720	\$229,325	\$5,143,614
	Ending Set-Asides and Balances			\$59,720	\$59,720	\$229,325	\$5,143,614
	Total Set-Asides and Ending Balance			\$1,678,202	\$1,279,599	\$229,856	\$5,143,614

	Tot U Restr U Location... Category	TDC TCR x 10/TDC 10xTC / u TDC/u	Credits Requested	Credits Allocated	Category Balances	Overall Balance	Point Totals
GEOGRAPHIC APPORTIONMENTS							
Beginning Balance for All Geographic Apportionments						\$5,143,614	
CLARK COUNTY							
	Beginning Balance	72%			\$3,703,402		
5	Bonnie Lane (66 incl' 2013)	63.3	\$958,782	\$958,782	\$2,744,620	\$4,184,832	
	Forward Commitment to 2013	63.3					
1b	McKnight Senior Village LP (NP)	110	\$17,327,430	\$946,183	\$2,440,759	\$3,880,971	132
	McKnight Senior Village	90	55%	\$(642,321)			
	2655 S. Rainbow Blvd. # 401	82% Restricted	\$105,131 TC/u				
	Las Vegas, NV 89114	Las Vegas	\$157,522 TDC/u				
	702-364-8027	Clark co.	Rehab				
	George Gekakis	Mixed Income	TB = 0.55 (lowest)				
6	Russell Seniors II, LLC	75	\$10,331,170	\$858,000	\$1,582,759	\$3,022,971	132
	Russell Seniors Apartments, Ph II	75	83%				
	c/o Ovation Development Corp'	100% Restricted	\$114,400 TC/u				
	6021 S. Fort Apache, Suite 100	Las Vegas	\$137,749 TDC/u				
	Las Vegas, NV 89148	Clark co.	New construct.				
	702-990-2335	Seniors	TB = 0.83				
7	Nevada HAND (NP)	112	\$13,965,303	\$1,000,000	\$582,759	\$2,022,971	131
	Vera Johnson Manor	112	72%				
	295 E. Warm Springs Rd. #101	100% Restricted	\$89,286 TC/u				
	Las Vegas, NV 89119	Las Vegas	\$124,690 TDC/u				
	702-410-2706	Clark co.	Acq./Rehab				
	David Paull	Families/Children	Non Profit				
8	Vgas 1 Dcatur LLC	60	\$9,680,162	\$691,927	\$ -	\$582,759	129
	Vgas 1 Dcatur LLC	40	71%				
	2009 Alta Drive	67% Restricted	\$172,982 TC/u				
	Las Vegas, NV 89106	Las Vegas	\$161,336 TDC/u				
	702-873-8882	Clark co.	New Construction				
	Frank Hawkins	Mixed Income					
9	Nevada HAND	66	\$10,546,127	\$861,000	\$ -	\$582,759	109
	Flamingo Pines Senior Apts.	58	82%				
	295 E. Warm Springs Rd. #101	88% Restricted	\$148,448 TC/u				
	Las Vegas, NV 89119	Las Vegas	\$159,790 TDC/u				
	702-410-2706	Clark co.	New construct.				
	David Paull	Mixed Income					
10	Nevada HAND	60	\$9,942,600	\$926,000	\$ -	\$582,759	107
	Flamingo Pines 2 Senior Apts.	60	93%				
	295 E. Warm Springs Rd. #101	100% Restricted	\$154,333 TC/u				
	Las Vegas, NV 89119	Las Vegas	\$165,710 TDC/u				
	702-410-2706	Clark co.	New construct.				
	David Paull	Senior housing					
Total: Clark County				\$5,599,571	\$3,120,644	\$582,759	\$2,022,971

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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 (Beginning Balance)					\$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/u \$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/u \$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

OTHER NEVADA 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 (Beginning Balance)					\$931,946		
13	West Minor St Assoc II, LLC Larios Arms Sr. Residence, Ph II c/o NRHA 3695 Desatoya Drive Carson City, NV 89701 775-883-2791 John P. Comeaux	30 30 100% Restricted Winnemucca Humboldt Co. Seniors	\$5,154,987 91% \$156,667 TC/u \$171,833 TDC/u New Const.	\$470,000	\$470,000	\$461,946	\$461,946 114
Total: Other Counties				\$470,000	\$470,000	\$461,946	\$461,946

Summary of Round 1

Total: Credit Ceiling		\$6,423,214	100%
Total: Credits Requested	\$8,838,798		
Total: Allocated	\$5,961,268		\$461,946
Unfunded requests	\$2,877,530		
Summary of Allocations by Type			
IRS Non Profit (Included in Clark County)		\$642,321	10%
USDA (Sonoma Springs)		\$577,558	9%
Additional		\$59,720	1%
Clark County			
Current Allocations	\$2,161,862		
Forward Commitment	\$958,782		
Total Clark County	\$3,120,644		49%
Washoe County	1,091,025		17%
Other Counties	470,000		7%
Total	\$5,961,268		
Balance to 2014 TC Round 2		\$461,945.80	7%

	Tot U Restr U Location... Category	TDC TCR x 10/TDC 10xTC / u TDC/u	Credits Requested	Credits Allocated	Category Balances	Overall Balance	Point Totals
ROUND 2							
Beginning Balance					\$461,945.80	\$461,946	
Vgas 1 Dcatur LLC	42	\$7,149,258	\$461,000	\$461,000	\$945.80	\$946	134
Vgas 1 Dcatur LLC	28	64%					
2009 Alta Drive	67% Restricted	\$164,643 TC/u					
Las Vegas, NV 89106	Las Vegas	\$170,220 TDC/u					
702-873-8882	Clark co.	New Construction					
Frank Hawkins	Mixed Income						
Kingsbury Village, LP	36	\$5,472,885	\$398,603	\$ -	\$946	\$946	74
Kingsbury Village	36	73%					
PO Box 2688	100% Restricted	\$110,723 TC/u					
Elko, NV 89803	Minden	\$152,025 TDC/u					
775-738-8000	Douglas Co.	Acq./Rehab					
Mary Gregory	Individuals w/children	USDA PBRA					
Summary of Round 2 (Ending Balances)			\$859,603	\$461,000	\$946	\$946	

Summary of Round 1 and 2

	In Application	Awarded	% Awarded/ Proposed	TC/Restr'd U
Total Units (incl' additional)	717.9	537.9	75%	
Total Restricted Units	669.0	503.0	75%	\$127,684
Restricted / Total Units	93%	94%		
			Total	Total
Total: Credit Ceiling			Annual TC	TC x 10
Total Allocations			\$6,423,214	\$64,232,138
Total Remaining Credits			6,422,268	64,222,680
			\$946	\$9,458

Note: Westcliff Heights unit adjustment (TC Award from 2012 Round)

Total	80
Restricted	50
Total Units (incl' additional)	617.9
Total Restricted Units	553.0
	89%

TC amount does not include the Westcliff Heights part as it was included in 2012 totals.

Fraction of units is based on pro rata fraction from additional request and forward commitment.