



Presentation to the Committee on Senior Citizens, Veterans and Adults With Special Needs

January 9, 2020

Our Mission

Nevada Rural Housing Authority's mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.



What is “Rural”?

Under 150,000 Population

We serve Nevada’s 15 rural counties and the rural portions of Clark and Washoe Counties – a coverage area of 110,000 square miles and home to more than 1.3 million Nevadans.



- Home At Last™
- Rental Assistance
- Community Development
- Weatherization & Home Repair





A Program of
**Nevada Rural
Housing Authority**
HomeAtLastNV.org

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Affordable Home Financing Options for Rural Nevadans

Down Payment Assistance
Homebuyer Education
Homebuyer Tax Credits
HAL Pals Pet Adoption

- **8,574** Families Served
- **\$1.7 billion** in Mortgages Provided
- **\$49.3 million** in Down Payment Assistance Provided
- **\$27.1 Est. Million** in Tax Credit Savings to Homebuyers



What does that mean in terms of service to Elderly, Disabled, and Veterans?

- Since 2015, NRHA has assisted 268 borrowers who were 62+ with down payment assistance
 - Average age of these borrowers was 68
 - \$50.6 million in mortgages were provided
 - Average FICO score for these borrowers was 710
- Since 2015, NRHA has assisted 204 borrowers who were veterans with down payment assistance
 - \$43.8 million in mortgages were provided
 - Average FICO score for these borrowers was 698

What does that mean in terms of service to Elderly, Disabled, and Veterans?

- Since 2009, NRHA has assisted 48 borrowers who were 62+ with the Mortgage Credit Certificate (homebuyer tax credit) program
- Since 2009, NRHA has assisted 87 borrowers who were veterans with the Mortgage Credit Certificate (homebuyer tax credit) program
- The Mortgage Credit Certificate (MCC) program waives the first-time homebuyer requirement for veterans, active duty military and National Guard, and NRHA waives the program fee for all qualifying veterans



Rental Services

**Housing Choice Vouchers
Program-Based Vouchers
Emergency Assistance
HCV Homeownership
Security Deposit Assistance
Resident Support Services**

- Impacting 2,000+ Nevada families
- Serving more than 110,000 square miles of rural Nevada
- HUD High Performer for 17 years

What does that mean in terms of service to Elderly, Disabled, and Veterans?

- NRHA administers approximately 1,400 vouchers across rural Nevada
- Half of those Heads of Household are disabled
- 558 Heads of Household are 62 or older; 89 of those Heads of Household are over 80 years old.
- 2/3 of our voucher recipients are elderly and/or disabled
- Our oldest Head of Household is 102 years old
- 68 hold special VASH vouchers (Veterans Affairs Supportive Housing)
- 83% of our households are Extremely Low Income (<30% AMI)
- Average Annual Household Income is \$12,098



Community Development

Ground-up Developments
Rehabilitations
Project Design and Planning
Asset Management
Construction Management
Housing Studies

- Designing and delivering housing solutions to fulfill our mission
- Portfolio of **582 units** on 13 property sites
- Assets under management at **\$82.5 est. million**
- **\$65+ million** in investments made



What does that mean in terms of service to Elderly, Disabled, and Veterans?

- 320 of those 582 units are set aside specifically for households with HoH 62 or older or who are disabled
- Almost all tenant households are Very-low Income (<50% AMI)
- 511 of those units have a form of deep rental subsidy
- At least 5% of the units in each property are fully handicap accessible (total of 37 units)
- Approx. 18% of our units are occupied by disabled HoH



Weatherization & Home Repair

Ensuring safe, healthy, energy-efficient homes for low-income households.

- Audits for qualifying individuals in single-family, multi-family and manufactured housing
- Services provided or contracted based on audit
- Help reduce cost of utilities and improve energy conservation for low-income Nevadans

Our Board & Leadership



Thank you!



NVRural.org
(775) 887-1795

Nevada Rural Housing Authority is an equal opportunity provider and employer.

