



**CITY OF NORTH LAS VEGAS**

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# **AFFORDABLE HOUSING**

**EXHIBIT G – AFFORDABLE HOUSING**  
Meeting Date: 01-23-06  
Document consists of 13 slides.  
Entire Exhibit Provided

# AFFORDABLE HOUSING PROJECTS

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- Multi-Family Housing Rehabilitation
- Multi-Family New Construction
- Single Family Housing Rehabilitation
- Single Family New Construction
- Affordable Housing Acquisition
- Homebuyers Assistance

# MULTI-FAMILY HOUSING REHABILITATION

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- 120 affordable multi-family units
- \$1,499,447 HOME/LIHTF
- \$6,061,900 total project cost



# MULTI-FAMILY NEW CONSTRUCTION

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- 414 affordable multi-family units
- \$1,298,000 HOME/LIHTF
- \$36,545,171 total project cost



# SINGLE FAMILY HOUSING REHABILITATION

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- 101 affordable single family units
- \$2,363,968 HOME/LIHTF
- Approximately \$12,238,970 total project cost





# SINGLE FAMILY NEW CONSTRUCTION

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- 20 affordable single-family units
- \$1,040,000 HOME
- \$2,598,989 total project cost



# AFFORDABLE HOUSING ACQUISITION

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- 7 affordable multi-family units
- \$405,555  
HOME/LIHTF
- \$405,555  
total project cost



# HOMEBUYERS ASSISTANCE

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- 112 affordable single-family units
- \$532,047 HOME
- Approximately \$13,440,000 total project cost





# PRIVATE ACTIVITY BOND PROJECTS

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- Centennial Park – 156 units
- Desert Palms – 248 units
- Rosemont Casa Del Norte – 252 units
- Judith Villas – 144 units
- Rancho Mesa – 272 units
- Whispering Palms – 208 units

**TOTAL UNITS – 1,280**

**TOTAL BOND DOLLARS - \$53,775,000**

# SUGGESTIONS TO ADDRESS AFFORDABLE HOUSING SHORTAGES

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- Waive connection fees on units dedicated as affordable housing
- Create a development trust fund dedicated to affordable and workforce housing
- Require developers to dedicate a small percentage of units as affordable in multi-family complexes

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- Allow local entities to utilize LIHTF dollars to assemble and acquire property
  - Require developers converting apartment complexes to condominiums to dedicate a small percentage of units as affordable
  - Encourage mixed use and mixed income projects to increase long-term sustainability of affordable housing

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- Address the number of single family units being utilized as rental units
  - Encourage affordable housing projects be developed in close proximity to public transportation corridors

# QUESTIONS

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