

NEVADA HAND

More Than A Home

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Introductions



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Agenda

Welcome & Introductions

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Affordable Housing Solutions

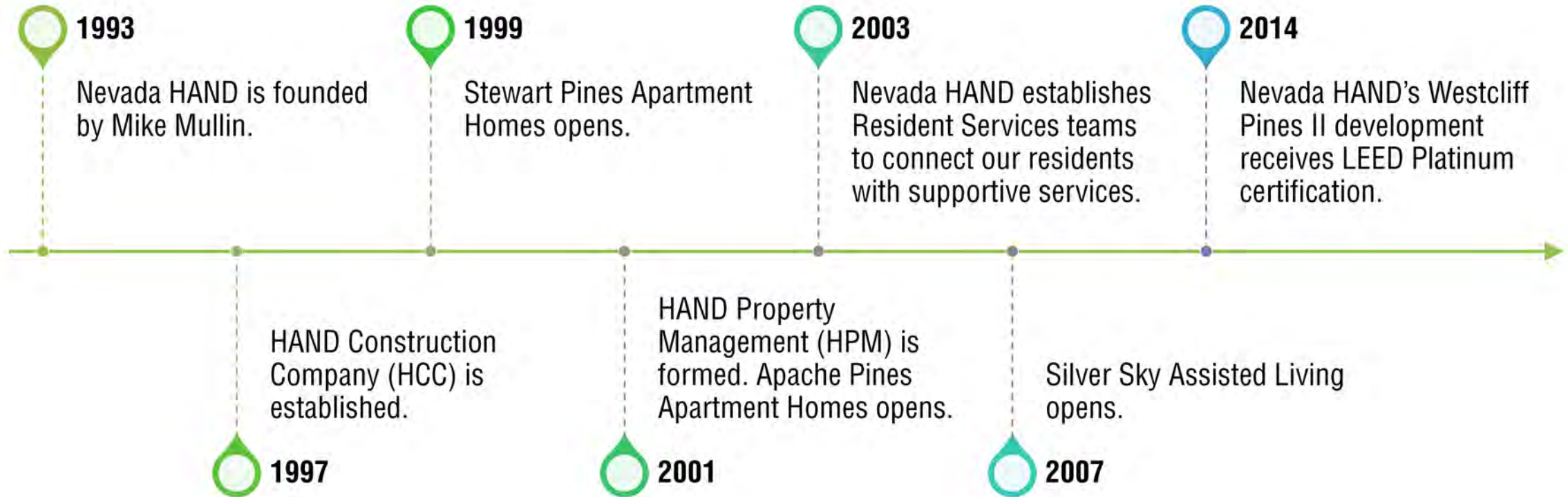


About Nevada HAND

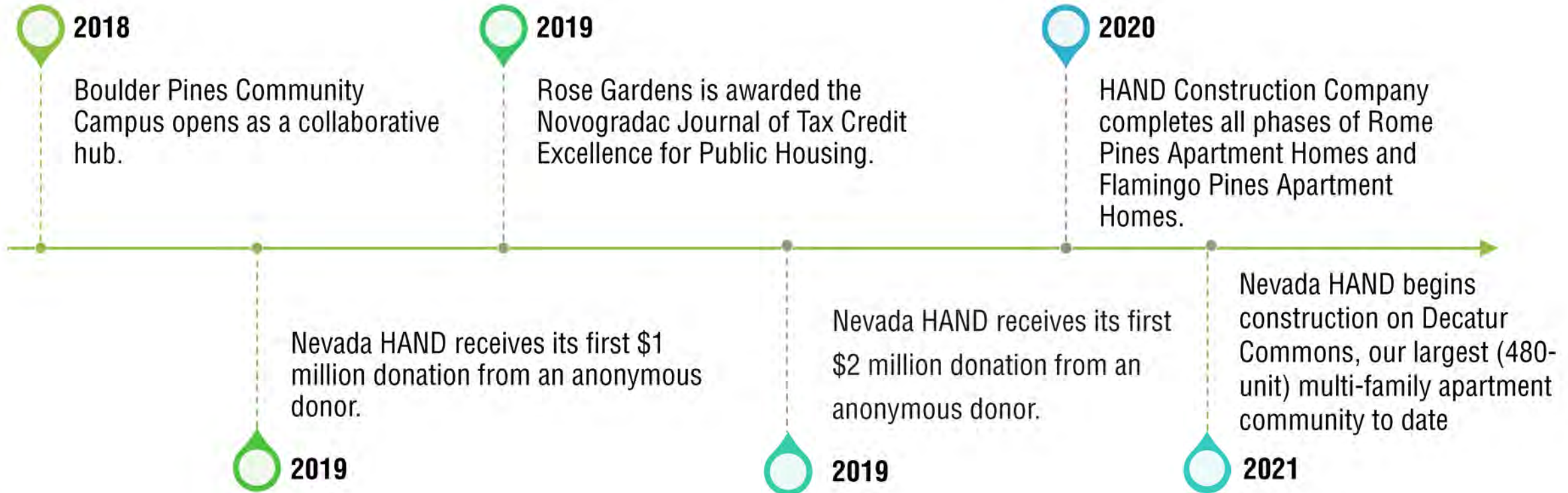
Nevada HAND is the state's largest nonprofit 501(c)(3) who is dedicated to the **financing, development, construction, and management** of high-quality affordable apartment communities in Southern Nevada.

We seek to improve the lives of low-income working families and seniors by providing positive living environments, where healthy, engaged residents can improve their economic status and take pride in their communities.

Company Timeline



Company Timeline





Mission and Vision

Mission Statement

Nevada HAND improves the lives of low-income individuals by providing affordable housing solutions and supportive services.

Vision Statement

Nevada HAND is committed to providing positive living environments where healthy, engaged residents can improve their economic status and take pride in their communities. We believe that providing opportunities and support for economic stability, wellness, education, and community engagement will help our residents reach their full potential, stabilize families, and transform lives.



Property Portfolio

Nevada HAND serves over **8,000 people** a year, including working adults, children, and seniors. Currently, Nevada HAND's portfolio consists of:

- **35 apartment communities**
 - **11 family communities**
 - **22 independent senior communities**
- **2 assisted living communities**
- **4,722 high-quality affordable apartment units**

HAND Senior Living

Nevada HAND's Assisted Living communities are designed for seniors who may not be able to live on their own safely, but do not require the higher level of care provided in a nursing home. Our Assisted Living communities, Silver Sky and Silver Sky at Deer Springs, offer the following:

- Activities of daily living (bathing, dressing, personal hygiene, escorting, etc.)
- Medication management
- Meal service
- Transportation
- Housekeeping
- Laundry Services
- Life enrichment/community life activities
- Coordination of care



Nevada HAND's Current Projects

- **Rome Pines Senior – New Construction**
 - 225 total senior units
 - Construction for senior units began in early 2022
- **Desert Pines - Rehab**
 - 204 total units
- **Decatur Commons – New Construction**
 - 480 total units – 240 for families and 240 for seniors



Annual Economic Impact



\$107M

construction activity (local income, taxes, and local government revenue)



1,200+

local jobs supported by construction activity



\$25M

average rent savings from market-rate apartments, which was funneled back into the local economy

Nevada HAND Residents

SENIORS

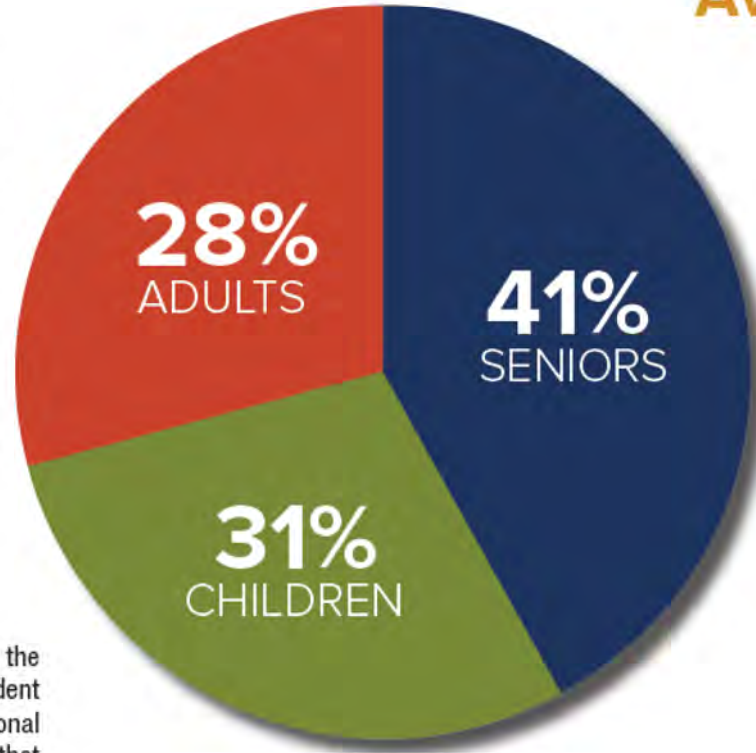
We foster a sense of community, providing individualized services that promote mental, physical, and emotional well-being, helping them age in place.

ADULTS

We provide safe, high-quality homes and supportive services for residents that help them to improve their financial health, participate in personal and professional enrichment opportunities, and pursue opportunities that may have otherwise been out of reach.

CHILDREN

We offer programs and resources that support the educational and extra-curricular interests of resident children. We also support the social and emotional development of our resident children to ensure that every life-affirming opportunity is possible.



Average Annual Resident Income

\$28,642

Family

\$21,721

Assisted Living

\$18,661

Independent Senior

Nevada HAND's affordable apartment communities are coupled with **life-changing** and **community-enriching** Resident Services.



Resident Services

- Nevada HAND's Resident Services team provide supportive services, programs, and resources to ensure our residents have the tools and opportunities to live well.
- Resident Services works to deliver **four key pillars** that propel social and economic stability:
 1. **Education**
 2. **Health & Wellness**
 3. **Economic Stability**
 4. **Engagement**

THE FOUR PILLARS

FOUNDED TO CREATE PATHWAYS OF SUCCESS THROUGH RESIDENT SERVICES.

EDUCATION



Programs and activities that promote educational attainment, life-long learning, life skills, and healthy choices.

Basic Computer Class • Lunch & Learn
After School Activities • Kid President

HEALTH & WELLNESS



Programs and activities that are intended to enhance the overall physical, mental, and social well-being.

Children Nutrition Programs • Self-Guided Exercise Program
Continental Breakfast • Safety Meeting • Smoking Cessation
Back to School Wellness Event • Supplemental Food Programs
Brain Games for Brain Health • Commodities
Nutrition Program

ECONOMIC STABILITY



Programs and activities that promote and increase financial literacy and self-efficacy.

Energy Assistance Program • Financial Literacy Workshop
Transportation • Weekly & Special Trips
Donation Room • Service Coordination
Senior Choice Pantry • Anytime Dining

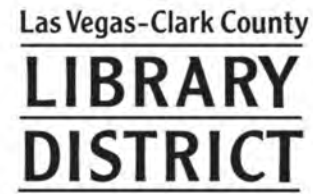
ENGAGEMENT



Programs and activities that encourage social participation and reduce isolation by creating community.

Bingo • Birthday Social • Seasonal Door Décor Contest |
Community Planning Meeting • Meet Your Neighbor
Community Potluck • Movie Day • Community Socials
Arts & Crafts

Community Partners



United Way
of Southern Nevada



Access to **quality** affordable housing is a key element of a **strong** and **secure** Nevada.

What is Affordable Housing?

According to the federal government, housing is affordable when rent or mortgage payments (principal, interest, taxes, insurance) plus utilities are **no more than 30% of the occupant's monthly income**. Regardless of income, policymakers consider households contributing more than 30% of their income towards housing as cost-burdened.

In Nevada, renters making up to 120% of the area median income (AMI) are eligible for affordable housing.



Affordable Housing in Nevada

According to the National Low-Income Housing Coalition, Nevada has a shortfall of over 84,000 units of affordable housing.

Renters make up over 45% of Nevada, and they bear the brunt of the shortfall in affordable homes.

The average rent for a one-bedroom apartment is now around \$1,500. This is up from an average of \$1,167 reported in February of 2021.

2021 NEVADA HOUSING PROFILE



Across Nevada, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Catherine Cortez Masto and Jacky Rosen

KEY FACTS

105,241

OR

21%

Renter Households that are extremely low income

\$25,750

Maximum income of 4-person extremely low income households (state level)

-84,320

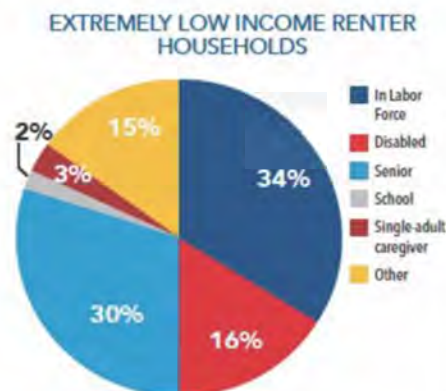
Shortage of rental homes affordable and available for extremely low income renters

\$45,416

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

81%

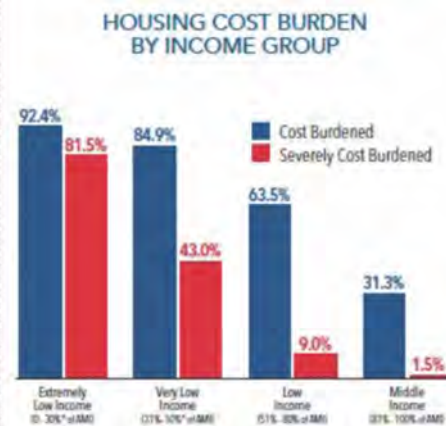
Percent of extremely low income renter households with severe cost burden



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 14% of extremely low-income renter households are single adult caregivers, more than half of whom usually work more than 20 hours per week. Source: 2019 ACS PUMS.



Source: NLIHC tabulations of 2019 ACS PUMS.



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened, those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

Extremely Low Income = 0-30%* of AMI
 Low Income = 31-80% of AMI
 Note:*Or poverty guideline, if higher.
 Very Low Income = 31%-50% of AMI
 Middle Income = 81%-100% of AMI

Updated: 07/19/2021

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 WWW.NLIHC.ORG



Thank you for your investment in Affordable Housing!



- The “Home Means Nevada” initiative will invest \$500 million towards affordable housing solutions to lower the cost of housing, help people stay in their homes, and create good-paying jobs.
 - \$300 million towards affordable housing multifamily developments; \$130 million to preserve affordable housing; \$30 million to increase homeownership; \$40 million for land acquisition for future affordable developments, etc.
- Essential Funding throughout the pandemic.

Affordable Housing Solutions

- Housing Choice Vouchers
- Project-Based Section 8 Vouchers
- Expand the Low-Income Housing Tax Credit Program
- Land Availability
- Philanthropy for Supportive Resident Services





In 2021, Nevada HAND accomplished:

Watch Nevada HAND's 2021 Recap Video [HERE](#)

- 8,000 + residents rented a Nevada HAND home
- Financed, constructed, and rehabbed 834 affordable apartments
- Began construction on Decatur Commons, our largest (480-unit) multi-family apartment community to date
- Over \$1.5 million in rental assistance secured for residents





How to Support Us

- Get involved with our organization by scheduling a tour
- Subscribe to our monthly newsletter, the Neighborhood
- Make a financial donation
- Engage with us on social media @NevadaHANDLV



THANK YOU

