

**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			
<b>Total Proposed 2014 Tax Credit Authority</b>				<b>\$6,423,214</b>	<b>\$6,423,214</b>	<b>\$6,423,214</b>	

**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	<b>131</b>
<b>Vera Johnson Manor</b>							
<i>Total request: \$1,000,000 (See Clark County)</i>							

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

<b>2</b>	Sonoma Springs LP	32	\$6,809,419	\$577,558	\$577,558	\$5,203,335	\$5,203,335	<b>95</b>
	<b>Sonoma Springs Apts</b>	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					
<b>3</b>	Kingsbury Village, LP	36	\$5,472,885	\$398,603	\$-	\$5,203,335	\$5,203,335	<b>50</b>
	<b>Kingsbury Village</b>	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	
<b>Total Set-Asides</b>			<b>\$1,678,202</b>	<b>\$1,279,599</b>	<b>\$5,143,615</b>	<b>\$5,143,615</b>	

**GEOGRAPHIC APPORTIONMENTS**

**Clark County**

Allocation to Clark County		<b>72%</b>				<b>\$3,703,403</b>		
<b>5</b>	Bonnie Lane			\$958,782	\$958,782	\$2,744,621	\$4,184,833	
	Forward Commitment to 2013							
<b>6</b>	McKnight Senior Village LP	110	\$17,327,430	\$946,183	\$946,183	\$1,798,438	\$3,238,650	<b>132</b>
	<b>McKnight Senior Village</b>	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)					

		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
7	Russell Seniors II, LLC <b>Russell Seniors Apartments, Ph II</b> 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	<b>132</b>
1b	Nevada HAND <b>Vera Johnson Manor</b> 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	<b>131</b>
8	Vegas 1 Decatur LLC <b>Vegas 1 Decatur LLC</b> 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	<b>129</b>
9	Nevada HAND <b>Flamingo Pines Senior Apts.</b> 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	<b>109</b>
10	Nevada HAND <b>Flamingo Pines 2 Senior Apts.</b> 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	<b>107</b>
Total: Clark County				\$5,599,571	\$3,120,644	\$582,759	\$2,022,971	
<b>Washoe County</b>								
Allocation to Washoe County			15%			<b>\$771,542</b>		
Add Clark County remaining balance (General Pool Funds)					582,759			
Total Washoe County and General Pool Funds					<b>\$1,354,301</b>			
11	4th & Lincoln Seniors, LLC <b>Lincoln Way Apartments</b> 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	<b>120</b>
12	NNCHRB <b>Village at North, Reno</b> 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	<b>108</b>
Total: Washoe County				\$1,091,025	\$1,091,025	\$263,276	\$931,946	

	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
<b>Other Counties</b>							
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	\$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
<b>Summary of Allocations by Type</b>	
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
<b>Total</b>	<b>\$5,961,268</b>
<b>Forwarded to 2014 TC Round 2</b>	<b>\$461,945.80</b>

**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			
<b>Total Proposed 2014 Tax Credit Authority</b>				<b>\$6,423,214</b>	<b>\$6,423,214</b>	<b>\$6,423,214</b>	

**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	<b>131</b>
<b>Vera Johnson Manor</b>							
<i>Total request: \$1,000,000 (See Clark County)</i>							

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

<b>2</b>	Sonoma Springs LP	32	\$6,809,419	\$577,558	\$577,558	\$5,203,335	\$5,203,335	<b>95</b>
	<b>Sonoma Springs Apts</b>	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					
<b>3</b>	Kingsbury Village, LP	36	\$5,472,885	\$398,603	\$-	\$5,203,335	\$5,203,335	<b>50</b>
	<b>Kingsbury Village</b>	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	
<b>Total Set-Asides</b>			<b>\$1,678,202</b>	<b>\$1,279,599</b>	<b>\$5,143,615</b>	<b>\$5,143,615</b>	

**GEOGRAPHIC APPORTIONMENTS**

**Clark County**

Allocation to Clark County		<b>72%</b>			<b>\$3,703,403</b>			
<b>5</b>	Bonnie Lane			\$958,782	\$958,782	\$2,744,621	\$4,184,833	
	Forward Commitment to 2013							
<b>6</b>	McKnight Senior Village LP	110	\$17,327,430	\$946,183	\$946,183	\$1,798,438	\$3,238,650	<b>132</b>
	<b>McKnight Senior Village</b>	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)					

	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	
7	Russell Seniors II, LLC <b>Russell Seniors Apartments, Ph II</b> 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	<b>132</b>
1b	Nevada HAND <b>Vera Johnson Manor</b> 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	<b>131</b>
8	Vegas 1 Decatur LLC <b>Vegas 1 Decatur LLC</b> 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	<b>129</b>
9	Nevada HAND <b>Flamingo Pines Senior Apts.</b> 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	<b>109</b>
10	Nevada HAND <b>Flamingo Pines 2 Senior Apts.</b> 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	<b>107</b>
Total: Clark County			\$5,599,571	\$3,120,644	\$582,759	\$2,022,971		
<b>Washoe County</b>								
Allocation to Washoe County		15%				<b>\$771,542</b>		
Add Clark County remaining balance (General Pool Funds)						582,759		
Total Washoe County and General Pool Funds						<b>\$1,354,301</b>		
11	4th & Lincoln Seniors, LLC <b>Lincoln Way Apartments</b> 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	<b>120</b>
12	NNCHRB <b>Village at North, Reno</b> 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	<b>108</b>
Total: Washoe County			\$1,091,025	\$1,091,025	\$263,276	\$931,946		

	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
<b>Other Counties</b>							
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	\$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
<b>Summary of Allocations by Type</b>	
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
<b>Total</b>	<b>\$5,961,268</b>
<b>Forwarded to 2014 TC Round 2</b>	<b>\$461,945.80</b>