



Nevada H.A.N.D., Inc.

Housing And Neighborhood Development

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Old Homeless Corridor Becomes New Site for Affordable Housing

LAS VEGAS, NEV. – Nevada H.A.N.D, Inc. will host a grand-opening celebration for its newest affordable housing community, Sky View Pines Family Apartments, at 11:00 a.m. on Thursday, May 3, at 21 W. Owens Ave., Las Vegas, Nev. 89030.

The celebration will include remarks from city of Las Vegas Mayor Carolyn G. Goodman and City Councilman Ricki Y. Barlow. Refreshments, a ribbon cutting and tours of the new community will follow.

According to city of Las Vegas data compiled within the last few years, 300 homeless people could be found living on the sidewalks where Sky View Pines now stands. This blighted site was filled with tents, trash and debris. The city of Las Vegas partnered with Nevada HAND to help end the vicious cycle of homelessness.

“Nevada HAND is a proud supporter of the city of Las Vegas’ Corridor of Hope Alliance,” said Michael Mullin, founder and president of Nevada H.A.N.D., Inc. “We’re delighted that our community has been able to take many people off the streets and place them into affordable housing.”

Sky View Pines opened its door to the public on July 2011. This community provides an affordable option to seniors and families living in Clark County. Sixty-three-year-old LJ Berarducci has lived at Sky View since September 2011.

“The apartments are spectacular,” said Berarducci. “I was paying almost \$1,000 a month to live on the west side of town for a one-bedroom apartment smaller than this, plus I was paying my own utilities. So I was putting out almost \$1,200-\$1,300 a month just to live there, and this is just far superior,” said Berarducci.

Rental rates for residents at Sky View Pines are calculated based on the specific needs of each household. On average, rents fall between \$369-\$888 for a one-or-two person household. All utilities are included in this rate. Many residents, like Berarducci, moved to Sky View Pines from local shelters in the nearby area.

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The development of this project also brought some relief to a struggling construction industry.

“The construction of Sky View Pines helped the city retain 650 jobs and create 45 new positions. Some of these trades would have shut down if it wasn’t for the creation of new affordable housing solutions,” said Mullin.

Sky View Pines could not have become a reality without several partnerships and funding sources. Nevada HAND was awarded \$1 million in HOME Funds from the city of Las Vegas. In addition, the organization was awarded \$5 million in Tax Credit Assistance Program (TCAP) funds from the Nevada Housing Division; \$11.5 million in Low Income Housing Tax Credit (LIHTC) funds from National Equity Fund, Inc.; and \$953,000 from the Federal Home Loan Bank of San Francisco. Construction financing was provided by Citi Community Capital. This community was also funded in part by the American Recovery and Reinvestment Act (ARRA) legislation from the Department of Housing and Urban Development (HUD).

About Nevada H.A.N.D. Inc.

Formed in 1993, Nevada H.A.N.D., Inc. is a nonprofit corporation with the mission to improve the lives of low-income individuals by providing affordable housing solutions and supportive services. In pursuit of this mission, Nevada HAND has grown into a full-service real estate development company with the ability to design, develop, finance, construct and manage affordable housing for rent.

As a Nevada-based nonprofit organization and HUD-certified Community Housing Development Organization (CHDO), Nevada HAND finances its developments by using funds from the Nevada Low-Income Housing Tax Credit Program, HOME and Low-Income Trust Fund Program, and the Federal Home Loan Bank of San Francisco’s Affordable Housing Program. For more information about Nevada H.A.N.D., Inc., visit www.nevadahand.org.

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