



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 5, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: To adopt a Resolution providing for the transfer of the city's 2018 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority. (Lee Plemel, lplemel@carson.org)

Staff Summary: According to the Nevada Administrative Code, Carson City may annually allocate a share of State money that is set aside for tax exempt loans to fund industrial development and affordable housing projects. The Private Activity Bond Cap provides lower-interest financing for eligible projects and can be transferred to another local government. Carson City may also allocate its share to specific projects that apply and qualify with the State, or the allocation goes back into the general State-wide pool. For 2018 Carson City has an allocation of \$2,921,587.73.

Agenda Action: Resolution

Time Requested: 10 minutes

Proposed Motion

I move to adopt Resolution No. 2018-R-__ providing for the transfer of Carson City's 2018 Private Activity Bond Cap to the Nevada Rural Housing Authority to finance the costs of single family residential housing.

Board's Strategic Goal

Economic Development

Previous Action

N/A.

Background/Issues & Analysis

Carson City has not received other requests for the allocation of the City's share of the State private activity bond volume cap. According to Nevada Rural Housing Authority's (NRHA), its Single-Family Housing program has helped 630 families purchase their first home and invested \$106.7 million in our community. See the attached materials from the NRHA for more information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 348A (Issuance of Private Activity Bonds)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The transfer is not a financial transfer, only the allocation of loan capacity to specific qualifying projects.

Alternatives

Do not transfer the Private Activity Bond Cap allocation.

Attachments:

- 1) Resolution
- 2) Nevada Rural Housing Authority request for PABC transfer

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION No. 2018-R-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2018 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to Carson City, Nevada (the “City”), the amount of \$2,921,587.73 in tax-exempt private activity bond volume cap for year 2018 (the “2018 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2018 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2018 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the “State”); and

WHEREAS, the NRHA is located within Carson City, pursuant to NRS 315.963, which defines the NRHA's area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the Board of Supervisors of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers 2018 Bond Cap in the amount of \$2,921,587.73 to the NRHA for its Single Family Programs.

Section 3. Use of 2018 Bond Cap. The NRHA will use the 2018 Bond Cap for single family purposes in calendar year 2018, or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director may contact Nancy Paulson, City Manager, regarding this Resolution at (775) 887-2100 or in writing at 201 N. Carson Street, Suite 2, Carson City, NV 89701.

Section 5. Additional Action. The Mayor and City Manager are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2018 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2018 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Diane Arvizo, Director of Homeownership Programs of the NRHA regarding this Resolution at (775) 886-7900 or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2018.

CARSON CITY, NEVADA

By _____
Robert Crowell, Mayor

ATTEST:

By _____
Susan Merriwether, Carson City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Susan Merriwether, am the duly chosen and qualified Clerk of Carson City, Nevada (the “City”) and in the performance of my duties as Clerk of Carson City do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“NAC”), that the 2018 private activity bond volume cap allocated to Carson City in the amount of \$2,921,587.73 has been transferred as follows:

\$2,921,587.73 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within the City for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CARSON CITY, NEVADA

By _____
Susan Merriwether, Carson City Clerk

cc: Diane Arvizo, Nevada Rural Housing Authority



June 1, 2018

The Honorable Robert Crowell
Mayor of Carson City
201 N. Carson St. Ste. 2
Carson City, NV 89701

Dear Mayor Crowell:

On behalf of the Nevada Rural Housing Authority (NRHA), I would like to thank you for your longstanding and valuable partnership with NRHA. Because of our strong partnership, **NRHA has invested \$106.7 million and helped 630 families in your community** to obtain their dream of affordable homeownership, which is critical to building healthy communities. This accomplishment would not have been possible without you! NRHA's ability to continue serving your community with the most innovative rural homebuyer programs is predicated on receiving a transfer from your Private Activity Bond Cap (PABC), which will be combined with transfers from other cities and counties to fund NRHA's Single-Family Housing program.

As Nevada experiences continued rapid growth in population and a long-hoped-for economic recovery, a record number of families seek our help. NRHA helps families overcome barriers to homeownership through our flagship Home At Last™ programs - currently offering Mortgage Credit Certificates, Down Payment Assistance, and soon a new lease-to-own option. In the past three years, the NRHA Home At Last™ program has twice received the prestigious National Association of Local Housing Finance Agencies (NALHFA) Single-Family Housing Excellence award. As a national award-winning program, NRHA continuously strives to meet our mission to promote, provide and finance affordable housing opportunities for all rural Nevadans. As a result, our programs provide unprecedented access to credit, resulting in doors being opened so that rural Nevadans can afford to own a home of their own.

To expedite the transfer of your PABC allocation to NRHA, we simply need a board resolution and the corresponding transfer certificate (see attached). **Please accept this letter as our formal request to schedule this action (or consent) item for your July 5, 2018 Board of Supervisors meeting.**

Once the resolution and transfer certificate are signed, **within 5-days of board approval**, please email a copy to Diane@NVRural.org and submit the original transfer documents to:

Attn: Carrie Foley
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

The transfer of PABC does not obligate Carson City County in any way. If you have any questions about the transfer, please consult your counsel or NRHA's tax counsel, Ryan Bowen at (312) 845-3277.

We look forward to our continued partnership and to helping more Nevadans into homeownership.

Sincerely,

William L. Brewer
Deputy Director

Enclosures: 3
Attachment 1: 2018 Distribution of PABC
Attachment 2: Resolution
Attachment 3: Transfer Certificate

3695 Desatoya Drive Carson City, NV 89701 • P: 775-887-1796 • F: 775-887-1798

TDD: 800-545-1833 ext. 545 • **NVRural.org** • Diane@NVRural.org

This institution is an equal opportunity provider and employer.





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

NRHA’s mission to promote, provide and finance affordable housing opportunities for all rural Nevadans is truly at the epicenter of building thriving rural communities. Home At Last™ is an integral part of expanding and ensuring homeownership opportunities in rural Nevada, which is a key component to successful economic development throughout the state.

NRHA’s Home At Last™ program has twice been the recipient of the distinguished Single-Family Housing Excellence Award from the National Association of Local Housing Finance Agencies (NALHFA). As a result of our accomplishments, residents and communities in the Silver State have seen a positive impact: more home purchases, stronger economic recovery and neighborhood stabilization.

Innovation requires commitment and collaboration which in turn produce synergy that captures all parties involved and drives effective change. We take pride in working with our local communities to open doors so that every rural Nevadan has a home they can afford, which is the cornerstone for building healthy communities. Our motto of “*Getting You Home*” expands vastly beyond geographical boundaries of rural Nevada. We are excited when other housing agencies can replicate our revolutionized programs into their market.

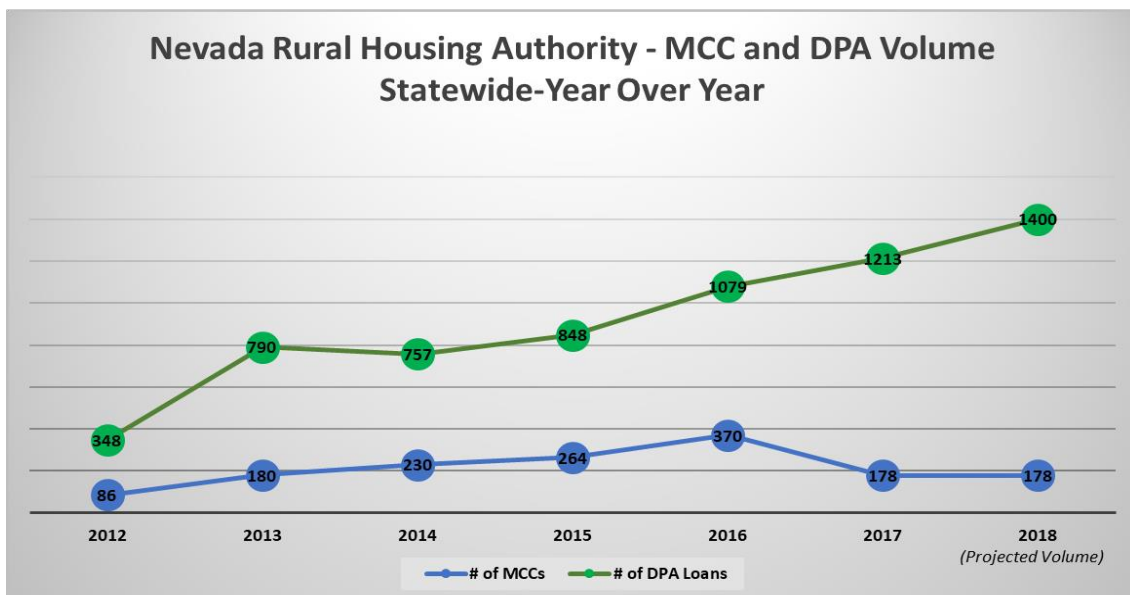
Pursuant to NRS 315.977, NRHA operates under the oversight of a board of commissioners consisting of five commissioners appointed by the Nevada Association of Counties and Nevada League of Cities and Municipalities. NRS 315.983 defines that NRHA is an instrumentality, local government and political subdivision of the State, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out the purposes and provisions of NRS 315.961 to 315.99874, inclusive. NRHA’s area of operation is defined per NRS 315.9835, as follows: The State Authority may operate in any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.

TOTAL PROGRAM PERFORMANCE (since Home At Last™ launch in 2006):

- \$1.4 BILLION** in Mortgages Provided
- 7,352 FAMILIES ASSISTED** with Mortgage Credit Certificates and/or Down Payment Assistance
- \$24.8 MILLION** in tax savings - reinvested into local communities
- \$42.2 MILLION** in Down Payment Assistance

CARSON CITY

Program	Loan Volume	# of Loans
Down Payment Assistance Loans	\$81,453,694	475
Mortgage Credit Certificates	\$27,042,810	162
Total	\$108,496,504	637





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

Nevada Rural Housing Authority – Home At Last™ Families Assisted Carson City County

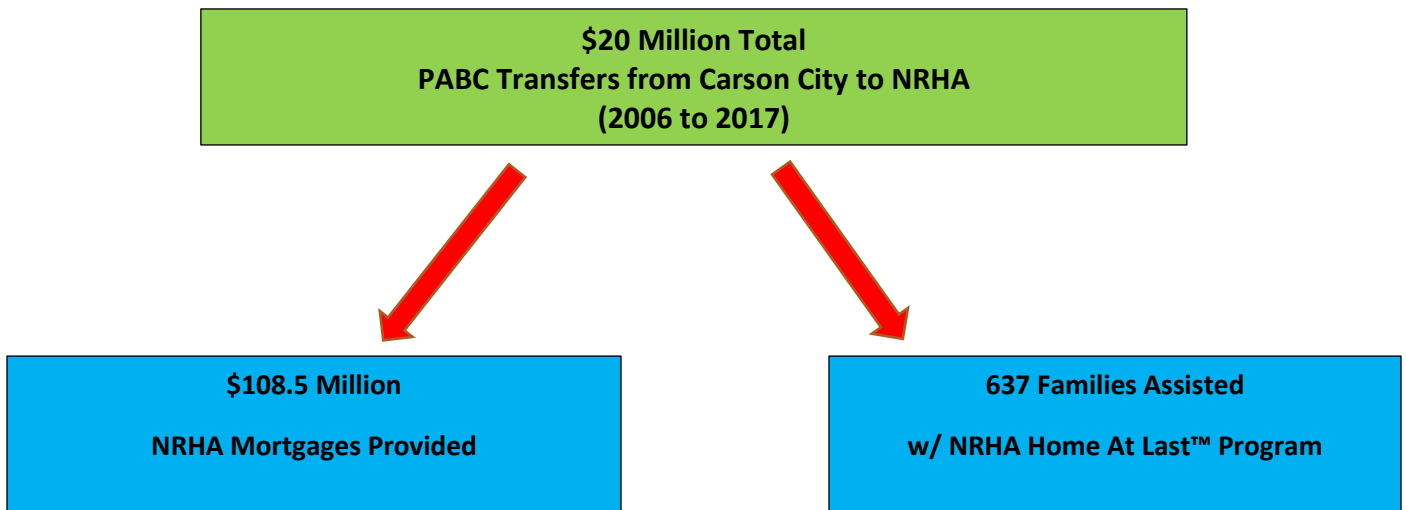
Statewide – Total Program Performance since 2006

- \$1.4 Billion in mortgages provided
- \$24.8 Million in tax savings to homeowners – reinvested into local economy
- \$42.2 Million in Down Payment Assistance provided to Nevada homebuyers
- 7,352 Families Assisted with Mortgage Tax Credits and/or Down Payment Assistance

Carson City County – Total Program Performance since 2006

- \$108.5 Million in mortgages provided
- \$2.6 Million in estimated tax savings to homeowners – reinvested into local economy
- \$3.3 Million in Down Payment Assistance provided to Nevada homebuyers
- 637 Families Assisted with Mortgage Tax Credits and/or Down Payment Assistance

Carson City County - PABC Return on Investment

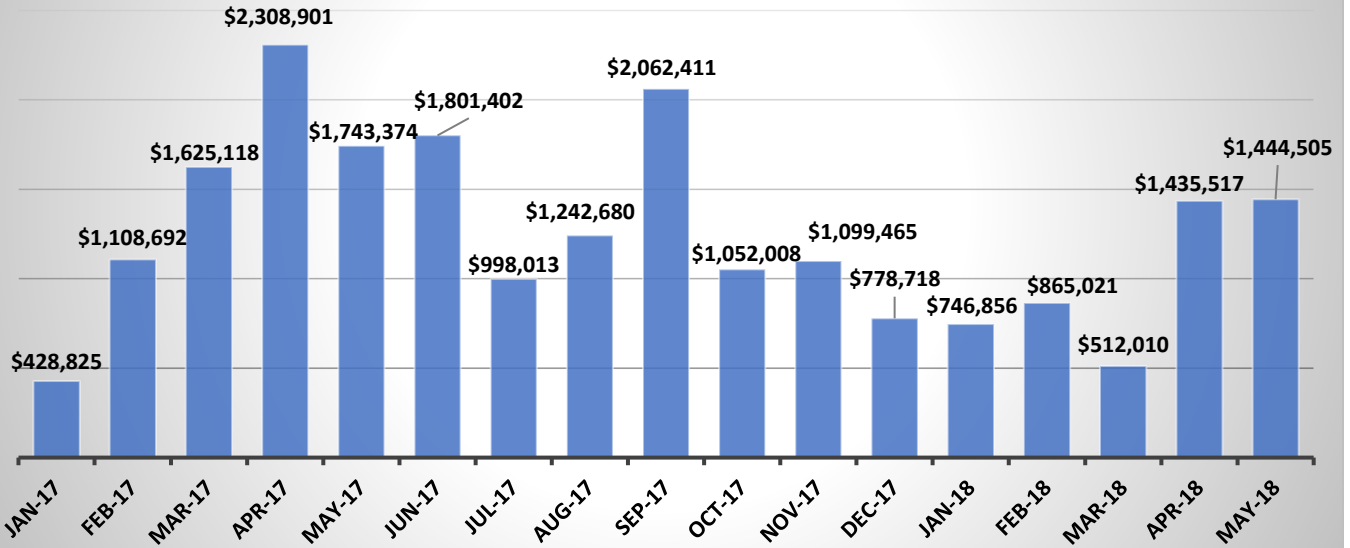




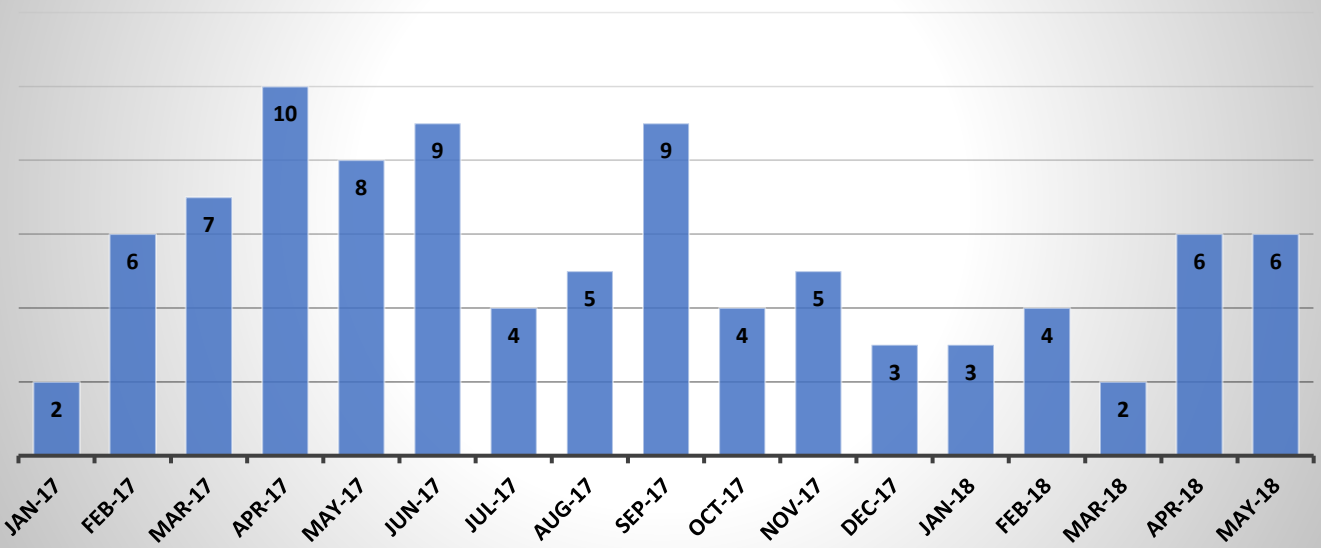
A Program of
**Nevada Rural
 Housing Authority**
 HomeAtLastNV.org

Carson City – Program Performance

**Carson City Mortgages Provided
 January 2017 - May 2018 (MoM)**



**Carson City Families Assisted
 January 2017 - May 2018 (MoM)**



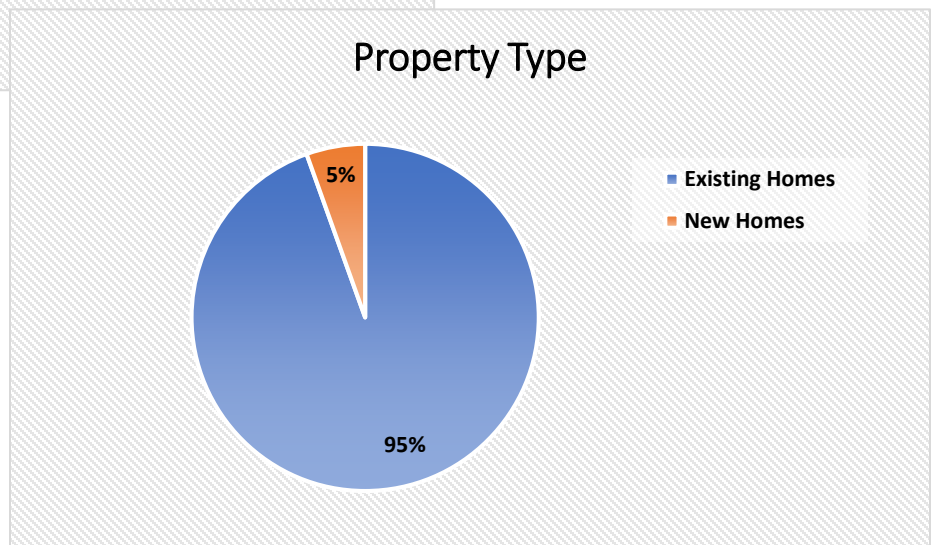
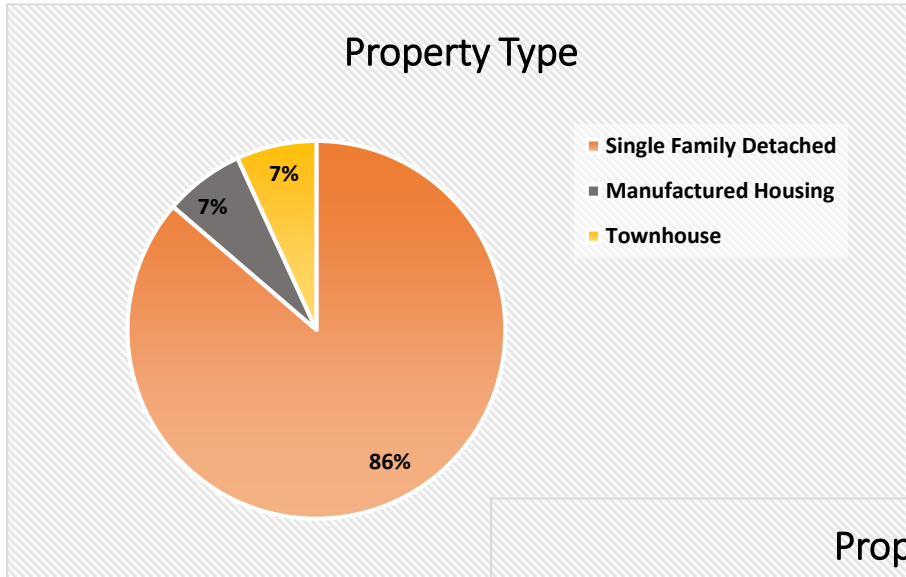
3695 Desatoya Drive Carson City, NV 89701 • P: 775-887-1796 • F: 775-887-1798
 TDD: 800-545-1833 ext. 545 • NVRural.org • Diane@NVRural.org
 This institution is an equal opportunity provider and employer.





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

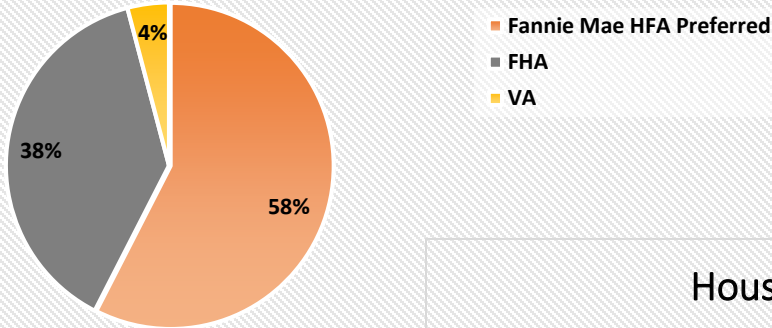
Year	Average Loan Size	Average Household Income	Average Age of Primary Borrower	Average Household Size
2018	\$243,643.71	\$76,731.83	38	2
2017	\$232,654.32	\$64,797.77	37	2



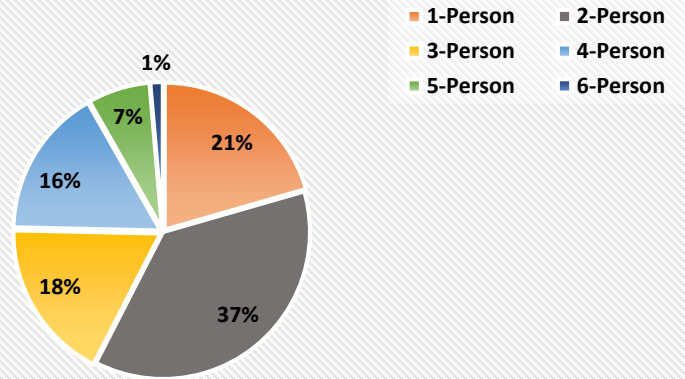
3695 Desatoya Drive Carson City, NV 89701 • P: 775-887-1796 • F: 775-887-1798
 TDD: 800-545-1833 ext. 545 • NVRural.org • Diane@NVRural.org
 This institution is an equal opportunity provider and employer.



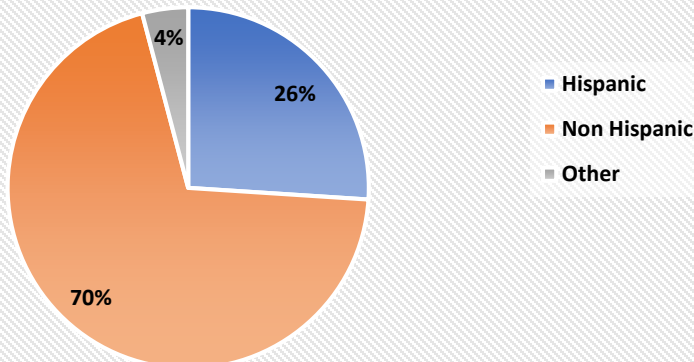
Loan Type Report



Household Size Report



Ethnicity Report



CARSON CITY



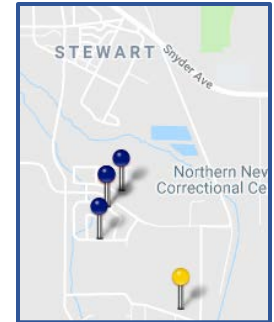
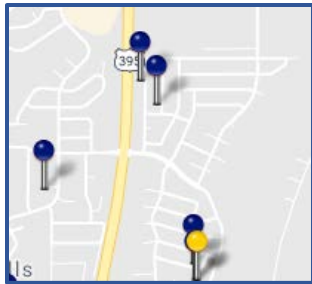
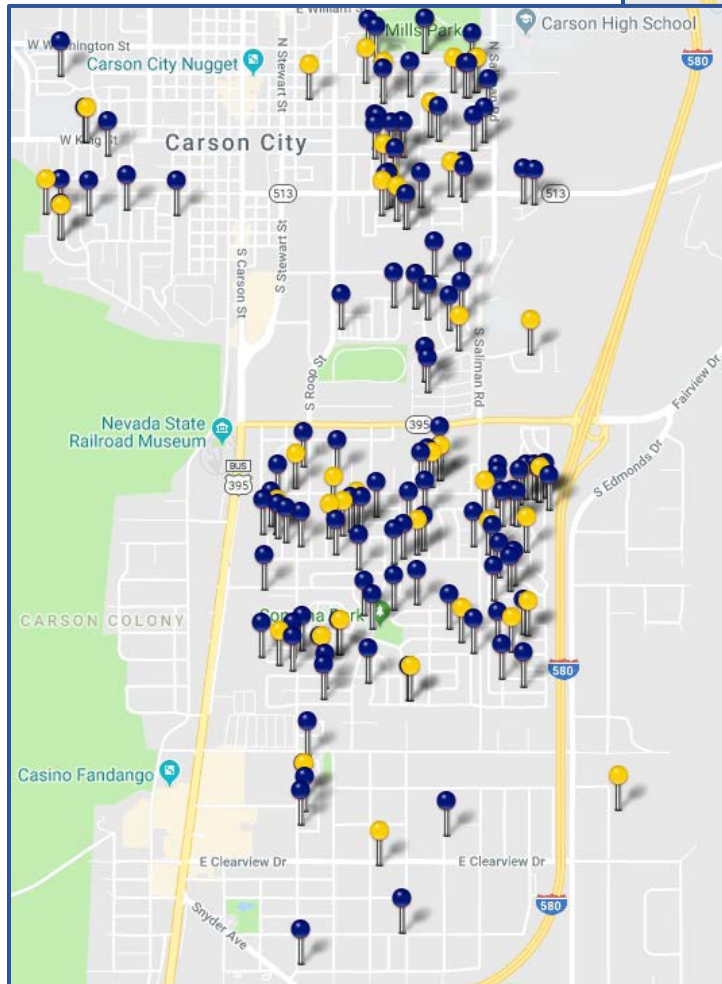
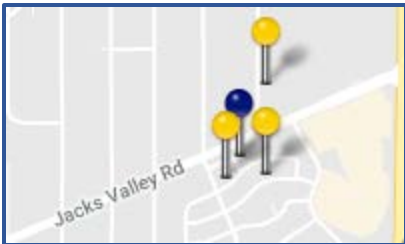
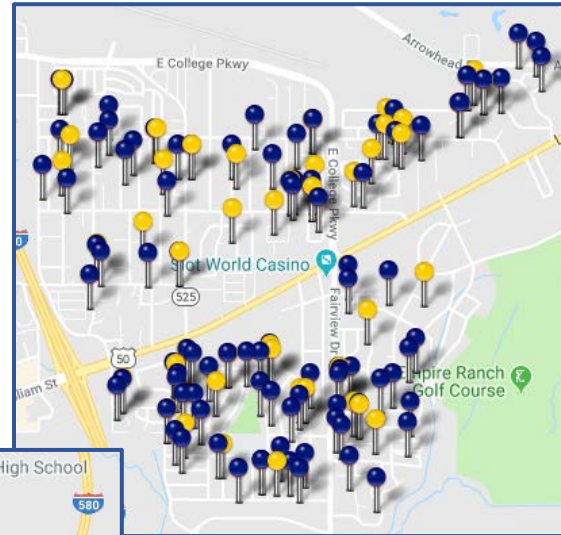
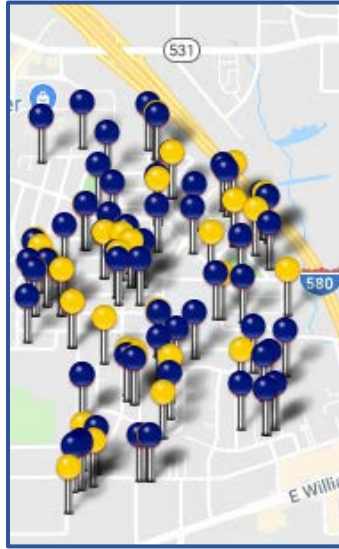
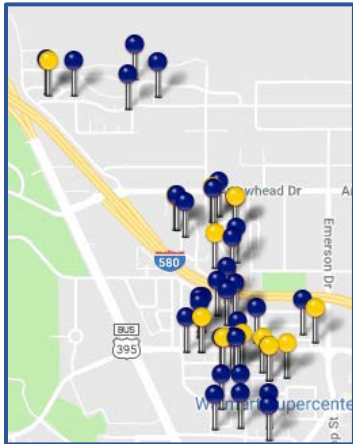
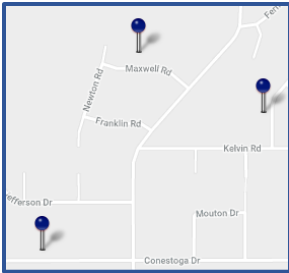
= Down Payment Assistance



= Mortgage Credit Certificates

Families Assisted: 637

Total Mortgages Provided: \$108,496,504



Nevada State Department of Business & Industry
Distribution of Federal Tax Exempt Private Activity Bonding Authority [CAP]
For Use in Calendar Year 2018

\$314,794,095.00 =Total statewide allocation
\$157,397,047.50 =Local jurisdictions allocation Total

Based upon Estimates from the Nevada Department of Taxation and the Nevada State Demographer's Office

Counties & Incorporated Cities	2017 Population Estimate**		Percentage of State Population	Total for Distribution \$	157,397,048
	County Totals	Jurisdiction Totals			
Carson City	55,438	55,438	1.85619%	\$	2,921,587.73
Churchill County	25,387				
Fallon		9,030	0.30234%	\$	475,881.84
Unincorporated County		16,357	0.54767%	\$	862,015.41
Clark County	2,193,818				
Boulder City		16,121	0.53977%	\$	849,578.19
Henderson		300,709	10.06842%	\$	15,847,392.12
Las Vegas		633,028	21.19521%	\$	33,360,634.16
Mesquite		20,838	0.69770%	\$	1,098,164.53
North Las Vegas		243,339	8.14754%	\$	12,823,987.81
Unincorporate County		979,783	32.80535%	\$	51,634,654.74
Douglas County	48,300	48,300	1.61719%	\$	2,545,414.47
Elko County	53,287				
Carlin		2,617	0.08762%	\$	137,916.14
Elko		20,789	0.69606%	\$	1,095,582.22
Wells		1,312	0.04393%	\$	69,142.52
West Wendover		4,201	0.14066%	\$	221,393.09
Unincorporated County		24,368	0.81590%	\$	1,284,195.85
Esmeralda County	970	970	0.03248%	\$	51,119.09
Eureka County	1,932	1,932	0.06469%	\$	101,816.58
Humboldt County	16,978				
Winnemucca		7,947	0.26608%	\$	418,807.64
Unincorporated County		9,031	0.30238%	\$	475,934.54
Lander County	6,200	6,200	0.20759%	\$	326,740.57
Lincoln County	5,170				
Caliente		1,066	0.03569%	\$	56,178.30
Unincorporated County		4,104	0.13741%	\$	216,281.18
Lyon County	54,657				
Fernley		19,300	0.64621%	\$	1,017,111.79
Yerington		3,202	0.10721%	\$	168,745.70
Unincorporated County		32,155	1.07662%	\$	1,694,571.47
Mineral County	4,674	4,674	0.15650%	\$	246,320.23
Nye County	46,390	46,390	1.55324%	\$	2,444,757.29
Pershing County	6,743				
Lovelock		1,933	0.06472%	\$	101,869.28
Unincorporated County		4,810	0.16105%	\$	253,487.44
Storey County	4,084	4,084	0.13674%	\$	215,227.18
Washoe County	451,923				
Reno		244,612	8.19016%	\$	12,891,075.03
Sparks		96,928	3.24537%	\$	5,108,114.57
Unincorporated County		110,383	3.69587%	\$	5,817,194.31
White Pine County	10,705				
Ely		4,267	0.14287%	\$	224,871.29
Unincorporated County		6,438	0.21556%	\$	339,283.20
Totals =	2,986,656	2,986,656	100.0000%	\$	157,397,047.50

IRS Notice 2018-45

**State Demographer's 'Governor Certified Population of Nevada Counties, Cities and Towns 2017'

Saved in Excel as: 2018 Volume Cap Distribution & Demographer Info