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SNRHA Launches First-in-the-Nation Public Housing Transformation

HENDERSON, Nev. - The Southern Nevada Regional Housing Authority (SNRHA) will host a Groundbreaking on Tuesday, March 4th, at 8:30 a.m. to signal the start of renovations at Landsman Gardens Apartments, a 100-unit former public housing development in the Valley View neighborhood in Henderson.

The Groundbreaking will take place at the project site, at the intersection of Santa Paula Way and Palo Verde Drive. Taking part in the ceremony will be Henderson's Ward 1 City Councilwoman Gerri Schroder, representatives from the SNRHA, the US Department of Housing and Urban Development, PNC Bank, Wells Fargo, and the State of Nevada Department of Business and Industry Housing Division.

At the event, Kirk Clausen, Regional President of Wells Fargo, will present the SNRHA with \$90,000 in funding awarded under Wells Fargo's "Leading the Way Home Priority Markets Initiative."

Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. RAD is an innovative new HUD initiative that allows housing authorities to convert public housing into subsidized housing with project-based rental assistance in order to finance the rehabilitation and preservation of affordable housing. Additional financing for the Landsman Gardens project includes tax-exempt bonds issued



by the Nevada Housing Division and insured under the FHA 221(d)(4) mortgage guarantee program, equity from the sale of 4% Low Income Housing Tax Credits to PNC Real Estate, short-term tax-exempt bonds for construction from Citi Community Capital, public housing capital funds and operating reserves from the SNRHA, HUD HOME funds from the City of Henderson and grant funds from Wells Fargo Housing Foundation.

Under the RAD program, Landsman Gardens will receive a complete facelift, including removal of harmful asbestos, new kitchens, bathrooms, flooring, painting, and appliances, extensive energy efficiency and water conservation improvements, attractive landscaping as well as site security, infrastructure and accessibility improvements across the entire 12-acre site. The property renovations will also include upgrading the on-site Learning Center where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school programming, financial literacy, and resource referrals to nutrition and wellness programs.

Landsman Gardens opened in 1971 as the first family housing development of the former Clark County Housing Authority. The site is named in honor of Albert M. Landsman, former Board Chairman. It is well located near Robert E. Taylor Elementary School, Basic High School, Valley View Community Center, Morrell Park and Heritage Park Aquatic Complex. Once the renovations are complete this December, Landsman Gardens will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

The SNRHA was formed in January 2010 through the consolidation of three housing authorities in the Las Vegas Valley. It currently operates over 3,500 public and affordable housing units and two mobile home parks. With its over 10,000 rental vouchers, SNRHA is the 6th largest public housing authority in HUD Region 9, which includes California, Nevada, Arizona and Hawaii. The



SNRHA and its non-profit subsidiary, Affordable Housing Program, Inc., have successfully developed a number of recent affordable housing ventures, including Marion D. Bennett Sr. Plaza, Otto Merida Desert Villas, Lubertha Johnson Estates and the acquisition and rehabilitation of 139 single family homes and acquisition of over 50 new rental modular homes under the Federal Neighborhood Stabilization Program.

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