

AFFORDABLE HOUSING PROJECT FACT SHEET

Construction Start Date: August 2025

Council Date: 4/2/2025

Completion Date: May 2027

(Dates are tentative)

Project: Marble Manor Phase I
1310 W. McWilliams Ave
Las Vegas, NV 89106
(APN 139-28-702-001)

Ward: 5 (Summers-Armstrong)

Developer: Brinshore Development, LLC
1603 Orrington Ave Ste 450
Evanston, IL 60201

Partners: Southern Nevada
Regional Housing Authority

Project Type: Demolition/New Construction

Home Funds Requested: \$1,000,000.00 (1.6% of total project cost)

Total Project Cost: \$60,818,598

Funding Sources:

	<u>Requested</u>	<u>% of</u>
City HOME Funds	\$1,000,000	1.6
City CDBG Funds	\$1,500,000	2.5
Federal Tax Credit Equity	\$19,507,336	32.1
State Tax Credit Equity	\$2,610,000	4.3
CNI Funds	\$3,700,000	6.1
Deferred Developer's Fee	\$2,713,041	4.5
Permanent Loan	\$17,420,000	28.6
Community Housing Funds	\$10,000,000	16.4
Federal Home Loan Bank funds	\$1,250,000	2.1
CCI CNI Funds	\$325,000	0.5
Seller's Note	\$500,000	0.8
45L Credits	\$293,221	0.5
Total	\$60,818,598	100.00

Total Units: 138 (43 one-bedroom, 62 two-bedroom, 25 three-bedroom, 7 four-bedroom, 1 five-bedroom)

HOME UNITS: 6 total project assisted

Income Targeting:

17 units at 30% or below of AMI

48 units at 31-50% of AMI

43 units at 51-60% AMI

30 units over 80% AMI

Affordable Units: 108

Amenities

Community/Exercise Room	Hard flooring in kitchen and bath	Ceiling fans in units
Recreation area outside		Wellness room
Hard flooring throughout	Covered patio or balcony	Community room with kitchen
Washer/Dryer Hook-ups	Washer/dryer in units	

Narrative

The redevelopment of Marble Manor is a once-in-a-generation opportunity to shape the future character of West Las Vegas. We accomplish this by breaking barriers, the barriers created many years ago that have isolated this West Las Vegas neighborhood. The new development will create a diverse and inclusive community by integrating people from different socio-economic backgrounds and will support a range of incomes from extremely low income to market rate. Additionally, it is designed to provide housing opportunities for locals as well as the wider Las Vegas community.

As a traditional federal low-income public housing development located in the Historic Westside of Las Vegas, Marble Manor was built in phases between 1952 and 1962, and consists of 235 family units in single story semi-detached mostly duplex buildings on 35.74 acres. The property is a typical example of concentrated poverty, functionally obsolete housing, and underutilized land.

Brinshore Development has partnered with the Southern Nevada Regional Housing Authority (SNRHA) to revitalize Marble Manor. Marble Manor Phase 1 will be the initial phase developed as part of a multi-phased mixed-income, mixed-finance and mixed-use redevelopment plan. The master plan includes 600+ units of mixed income housing, commercial space and extensive active and passive outdoor areas. Phase 1 consists of 138 units including 108 affordable units, 53 of which are replacement housing for existing Marble Manor residents, and 30 unrestricted/market rate units. There will be a variety of bedroom types from one-bedroom to five-bedroom units in townhome, walk-up and elevator building types. The historic neighborhood and its residents will remain the central focus of the redevelopment effort that will include one-for-one replacement of the public housing units.

Through a collaborative process, Brinshore will work closely with the community, residents, the City and SNRHA to transform Marble Manor into an inclusive and diverse new community that is better connected to the burgeoning economy of Las Vegas. We will work shoulder-to-shoulder with the SNRHA to advance this vision through community engagement, master planning, entitlement, financing, construction, lease-up and through stabilized occupancy. From the big picture program conceptualization to the details of design, financing, and implementation, our proposed redevelopment plan is inclusive, engaging, and people-oriented.

With high quality thoughtfully designed housing, the current residents of Marble Manor will have a place to call home in a safe and vibrant new community. This will be a community that also welcomes new families and encourages social and cultural exchange while also providing opportunities for growth and self-sufficiency.