

**AFFORDABLE HOUSING PROJECT FACT SHEET**

**Construction Start Date:** 07/01/2023

**Council Date:** 08/03/2022

**Completion Date:** 01/01/2025

**Agreement Signed:**

**IDIS:**

**Project:** Decatur and Rome Family Apartments  
6635 N. Decatur Blvd.  
Las Vegas, NV 89131  
(APN 125-24-701-041)

**Ward:** 6 (Fiore)

**Developer:** Coordinated Living of Southern Nevada, Inc.  
5625 S Hollywood Blvd, Las Vegas, NV 89122  
Southern Nevada Regional Housing Authority

**Partners:** N/A

**Project Type:** New Construction – Family Housing

**Home Funds Requested:** \$ 1,000,000.00 (2 % of total project cost)

**Funds Awarded:**

**Total Project Cost:** \$51,141,697.00

**Funding Sources:**

	<u>Requested</u>	<u>% of</u>
City HOME Funds	\$1,000,000.00	2.0
County HOME Funds	\$1,800,000.00	3.5
Other Federal Funds:		
NHD TSTC/FHLB AHP/ NHTF	\$3,000,000.00	5.9
Tax Credit Equity	\$20,848,038.00	40.8
Deferred Developer's Fee	\$3,618,659.00	7.0
Private Activity Bonds	\$17,875,000.00	35.0
Other: GAHP	\$3,000,000.00	5.8
Total	\$ 51,141,697.00	100.00

**Total Units:** 276 (112 1-bedroom, 78 2-bedroom, 48 3-bedroom, 38 studio)

**HOME UNITS:** 11 total project assisted

**Income Targeting:**

176 units at 31-50% AMI

100 units at 51-60% AMI

**Affordable Units:** 276

### **Amenities**

Community/Exercise Room  
Utilities included in rent  
Computer Room with free internet  
Recreation area outside  
Hard flooring throughout  
Community Building  
Covered patio or balcony

Laundry room  
Ceiling fans in units  
Community Room with Kitchen  
Hard flooring in kitchen and bath  
Washer/Dryer Hook-ups  
Business Center with copier

### **Narrative**

Decatur and Rome Family Apartment is a proposed new construction, 276-unit affordable family rental development, including 38 stand-alone “tiny homes,” to be located on the northwest corner of N. Decatur Blvd. and W. Rome Blvd in the northwest area of the city of Las Vegas. The Apartments is being co-developed by Ovation Design and Development, Inc., which is an affiliate of Ovation Contracting, Inc. and Coordinated Living of Southern Nevada, Inc. (“Coordinated Living”), a Nevada non-profit whose mission is to promote the development of affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice and dignity.

Decatur and Rome Family Apartments includes 190 units in an “E”-shaped three- and four-story elevator building and 48 units in two three-story walk-up buildings. The campus also includes 38 studios with loft one-story “tiny homes.”

Ovation and CLSN have earned high marks over the last several years for their development of tax credit senior communities. The proposed Decatur and Rome Family Apartments is their 13th affordable development. The addition will provide much needed construction jobs and permanent employment to the City of Las Vegas. We believe the location is excellent for family apartments because of its proximity to medical care, grocery stores, pharmacies, banks, shopping, and public transportation.

Because of the demand for low-income housing in the northwest area of Las Vegas and CLSN’s and Ovation’s demonstrated ability to provide vibrant and service-enriched affordable apartments, we strongly feel that the Decatur and Rome Family Apartments project would create much needed housing for family households below 60% AMI and would become an asset to the community as a whole.