

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Petitioner: Lisa Kremer, Deputy County Manager
Dagny Stapleton, Community Housing Administrator

Recommendation:

Approve, adopt, and authorize the Chair to sign a resolution supporting an application by Nevada H.A.N.D., Inc. to the State of Nevada Housing Division (NHD) for Private Activity Bond Cap (PABC) to finance the rehabilitation of the existing Apache Pines Apartments located at 9552 W. Tropicana Avenue, Las Vegas, NV 89147. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

In prior years, Clark County has transferred a portion of its allocation of Private Activity Bond Cap (PABC) to the State of Nevada Housing Division (NHD) to be used for future affordable housing developments. As part of the process for receiving PABC funds from that set-aside, Nevada H.A.N.D., Inc., the developer/sponsor for the rehabilitation of Apache Pines Apartments located at 9552 W. Tropicana Avenue, Las Vegas, NV 89147 (APN #163-19-813-000 & 001), has requested a resolution from Clark County in support of Nevada H.A.N.D., Inc.'s application to the NHD for PAB financing. Apache Pines Apartments is an existing affordable housing project that Nevada H.A.N.D. has owned and operated since they built it in 2001. This 274-unit complex has 23 two-story walk-up buildings with apartment units and ancillary buildings that are all in need of rehabilitation. The rehabilitation will include selective demolition, upgrades to the HVAC, plumbing and electrical/lighting systems in the residential units and common areas, as well as new flooring, paint, cabinetry, countertops and other aesthetic improvements. Occupancy was 94% at the end of 2025.

Nevada H.A.N.D. will be applying to the NHD for \$23,180,000 in PABC funds, and Clark County's resolution of support for the rehabilitation of Apache Pines will assist the project in receiving transferred Clark County PABC funding. Staff has reviewed the request, including project budget, pro-forma and rehabilitation scope, and recommends approval.

Cleared for Agenda

05/05/2026

File ID#

26-1549