

Balzar Senior Apartments Project



BALZAR SENIOR APARTMENTS
1818 Balzar Avenue, Las Vegas,
Nevada
Developer/Partner: Nevada H.A.N.D.
Architect: Perlman Architects
Estimated completion: 11/30/10
Estimated total development cost:
\$10,262,849

- ❖ **Project Description:** A Conventional Public Senior Housing. This 65 unit (60 - 1bdrm/714sqft and 5 - 2bdrm/860sqft) development was funded through Competitive CFP ARRA and CFP RHF Funds and is located at Balzar Avenue and Comstock Drive. Household income restricted to 30% AMI or less. Rent will be approximately \$359/month for 1bdrm and \$431/month for 2bdrm. Funding sources for this new development is CFP RHF Funds, ARRA Funds, Non-Federal Funds and FHL Affordable Housing Program Funds.

Balzar Green Features

- Energy efficient L.E.D. parking lot light fixtures
- Vinyl frame, Low E windows
- Combination L.E.D. energy saving florescent interior light fixtures
- Tank-less water heaters
- Hydronic heating system
- Desert landscaping



Lobby Area



Movie Theatre



Fitness Center



Community Dining Area