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Affordable Housing Community for Low-Income Families and Seniors Opens in Las Vegas
Nevada HAND's newest community provides 480 units of high-quality affordable housing to low-income Southern Nevadans

LAS VEGAS – Decatur Commons is a mixed-use community providing 480 units of affordable housing to low-income families and seniors (240 family units and 240 senior units). The community was designed on a 20-acre in-fill site in the heart of Las Vegas. The units will serve individuals and families making between 30% and 80% of the Area Median Income (AMI). This project was developed in partnership with George Gekakis, Inc. Decatur Commons Family Apartments is located off Decatur Boulevard and Meadows Lane, and Decatur Commons Senior is located off Decatur Boulevard and Alta Drive.

“We are thrilled to be introducing Decatur Commons to the Southern Nevada community as we continue to address our states’ affordable housing crisis by building as quickly and as responsibly as we can,” says Nevada HAND’s President & CEO, Audra Hamernik. “A Nevada HAND community is ‘more than a home’ for our 8,000 residents because our affordable homes are coupled with life-enriching supportive Resident Services. On-site Resident Services helps residents climb the ladder of success and provides them with the opportunity to access resources and programming for financial stability, education, health and wellness, and community engagement.”

The total development cost is approximately \$110 million. Financing for the development includes 4% and 9% LIHTC equity from Wells Fargo, construction financing from Wells Fargo and Citi Community Capital, permanent financing from Citi Community Capital, Nevada Housing Division Growing Affordable Housing Program loan, HOME Funds, State of Nevada Low Income Housing Trust Funds, AHP funds from the Federal Home Loan Bank of San Francisco, and Clark County and City of Las Vegas Home Loan acquisition financing from Community Housing Capital.

“Since the founding of Nevada HAND in 1993, challenged individuals and families seeking affordable housing opportunities have been increasingly well served with excellent facilities and meaningful wrap-around services,” says Las Vegas Mayor Carolyn G. Goodman. “Las Vegas remains grateful to Nevada HAND and its outstanding team for the positive impact they have had on the lives of so many.”

Decatur Commons was designed with long-term sustainability in mind by providing energy efficient appliances, windows, LED lighting, solar, and desert landscaping. Decatur Commons is built in an opportune area of Las

Vegas, located within walking distance of the health department, schools, parks, retail, grocery, and a RTC bus route.

Community Amenities Include:

- Clubhouse and Activity Rooms
- Fitness Center
- Technology Lab
- Swimming Pool
- Dog Park
- BBQ & Picnic Areas
- Energy Efficient Appliances
- Full-Size Washer and Dryers
- On-site Resident Services

Special Senior Amenities Include:

- Food Pantry
- Transportation Program
- Theater Room
- Community Garden

“I’m honored and proud to partner with Nevada HAND to build Decatur Commons,” says George Gekakis. “When I acquired the land, I saw the work Nevada HAND was doing in the community, and I wanted to partner in their development needs and support their overall mission. Now, our work together has produced essential affordable housing units to aid in the affordable housing crisis Southern Nevada is experiencing.”

Decatur Commons broke ground in January 2021, and now the land has transformed into 480 high-quality affordable family and senior apartments.



Additional photos of construction of this development may be accessed [HERE](#).

Decatur Commons Senior Apartments is still accepting applications for the final group of two-bedroom apartments that rent for \$995 per month. These units' range in size from 813 to 857 square-feet and are available for immediate move-in. Applicants should be over the age of 55 with income between \$29,835 - \$34,380 for singles or between \$29,835 - \$39,300 for couples. Apply for Decatur Commons Senior Apartments through Nevada HAND's website: decaturchcommonseneior.nevadahand.org.

Last month, Nevada HAND was awarded \$36 million in funds from Clark County's Community Housing Fund to build and rehab hundreds of affordable housing units throughout Southern Nevada to address the state's affordable housing crisis. Currently, there is a need for over 85,000 units of affordable housing in Nevada, ranking the most severe in the country. The funds will allow the nonprofit affordable housing developer to build an additional 613 units.

As Southern Nevada's nonprofit leader in affordable housing, Nevada HAND not only strives to provide residents with more than a place to live by offering life-enriching Resident Services to every resident, but also by offering affordable rents that cost an average of \$733 per month. The nonprofit also ensures that residents' homes are modern, efficient, and accessible for any family or senior residents' needs.

Thank you to Arizona Charlies for being the Lead Sponsor of the Decatur Commons Grand Opening event. Their support and partnership make the celebration and ribbon cutting of Decatur Commons possible.

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About Nevada HAND

Since 1993, Nevada HAND has provided affordable housing and supportive services to low-income individuals. Nevada HAND is the state's largest nonprofit 501(c)(3) and is dedicated to the financing, development, construction, and management of high-quality affordable homes. With 35 affordable communities in Southern Nevada, including the only two affordable assisted living facilities in the state, Nevada HAND serves more than 8,000 seniors and families every day. Nevada HAND's affordable apartment communities are coupled with life-enriching Resident Services. Our support helps residents climb the ladder of success and provides them with the opportunity to access resources and programming for financial stability, education, health and wellness, and community engagement. For more information about Nevada HAND, visit nevadahand.org.

Follow Nevada HAND on social media (Facebook, Instagram, Twitter, and LinkedIn): [@nevadahandLV](https://www.instagram.com/nevadahandLV)

About Nevada HAND's Resident Services

Nevada HAND's Resident Services is founded on four pillars: Education, Health & Wellness, Financial Stability, and Community Engagement. Resident Services Coordinators meet one-on-one with residents to assess their needs and connect them with critical resources, programming, and information that offer them social, financial, educational, and health-related benefits.

About George Gekakis Inc.

The real estate development and construction firm George Gekakis, Inc., (GGI), was founded in 1981 in Shreveport, Louisiana and incorporated in 1984, building custom homes as well as commercial structures,

including office complexes, fire stations and shopping plazas in and around the Shreveport area. In 1989, George Gekakis President & Founder, expanded the company's efforts to Las Vegas, Nevada. The company built several design/build projects for prominent locals, as well as speculative single-family residences for the potential million dollar plus buyer. Throughout the company's history, they renovated, contracted, and built developments from hotels like MGM Grand on the Las Vegas strip to local city and assisted living facilities. Over the last 25 years, GGI has developed and manages over 2,000 affordable senior housing communities. Today, GGI is an established firm of experience and diversity, with the ability to recognize development opportunities with investment potential and profitability, providing expertise with site analysis and acquisition, project feasibility and design, project budgeting, marketing plan development and implementation, complete development and entitlement process, construction costs, project management, and bottom-line profitability. Along with its non-profit partner, Silver State Housing, GGI provides supportive services free to its residents, including medical screenings, doctor visits, food distribution, employment counseling, social and educational activities all on a monthly calendar.