

Madison

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program will accept Section 8 funds. There are no guarantees beyond that, said Dottie Manz, HUD chief of the Multifamily branch.

Whoever purchases Madison Terrace will have to comply with the same requirements, Bennett said.

"If they don't like the terms, then HUD has the option of sending it back to the streets," she said.

HUD officials are still evaluating the revised Creative Choice bid. They expect to have a decision "hopefully within the next week," Manz said. "We look

at what's best for the residents," Manz said. "We're very much interested in protecting current residents."

At the same time HUD officials are also considering the need for low-cost housing and the authority's ability to finance renovations, she added.

"We definitely would like to get this property occupied and maintained," Manz said.

The LVHA has "said they can't afford to rehab, and they want to sell," she said.

In light of that request, auditors gave the LVHA until Dec. 31 to sell the property. If Madison Terrace is not sold by

that date, the housing authority is to begin renovations on the 84 remaining units.

The housing authority will also have to repay funds HUD felt were used improperly when Madison Terrace was evacuated.

By Nichole Davis
Sentinel-Voice

A large pizza-sized portion of Leisha Lemor's bathroom collapsed in her Madison Terrace apartment recently. No one was hurt.

When Las Vegas Housing

Regardless of who eventually purchases the property, Board of Commissioners Chairwoman, Las Vegas Mayor Jan Jones, and others call the sale a "win-win situation" for both the housing authority and residents.

Residents get renovated low-

income living quarters, and the cost is paid by private industry. And the housing authority stops paying a \$10,000 a month mortgage on a closed property, officials said.

"LVHA currently owes \$935,019.36 on a loan with Bank

of America for the property and has spent approximately \$400,000 in maintenance and debt service costs to date (July 3)," LVHA officials said. "Maintenance and debt service will cease when the property is sold."

Residents claim repair requests ignored

Authority officials came to her apartment three days later, they said the collapse was caused by a leaky pipe. The mother of two was not surprised to find she had a plumbing problem.

When she first moved into her apartment, her downstairs

toilet would overflow every time water went down the kitchen drain. Her kitchen floors seeped a tar-like substance when she mopped them, and her bathtub felt like it was going to fall through the 2nd-story floor, Lemor said.

That Madison Terrace would have some problems isn't surprising. The complex was condemned by the city about two years ago due to improper maintenance and roach infestation.

But the timing of the complaints may be questionable. The units where Lemor and 15 other families are now living were renovated at a cost of \$250,000.

They were re-opened only after the housing authority received a Certificate of Occupancy from the city of Las Vegas two years ago. The

complex is now in the process of being sold.

In 1994, authorities walked through room by room and evaluated the condition of the apartments.

Still, it "feels like the tub is going to sink," she said in a Monday interview.

"The pipes are just bad," she said. "Before they moved us in here they should have gone in there and ripped up these pipes."

Lemor and other residents met with Development/Modernization Director Rory Lorenzo March 28. Residents vented their problems and were updated about the impending sale of the complex.

But, "we haven't even heard from Rory since we heard from them three months ago," Lemor

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