



COA Presentation



October 17, 2024

Co-Developers

Ovation Design and Development, Inc. (“Ovation”) and Coordinated Living of Southern Nevada

Ovation Design and Development, Inc.

Led by Alan Molasky, with over 11,000 multifamily units completed in Southern Nevada since 1984.

Coordinated Living of Southern Nevada

A dedicated non-profit organization focused on providing affordable housing to Las Vegas families. Our mission is to elevate our communities by providing quality, compassionate, valuable resident services and programs that support and enrich lives.



Completed Communities

1	Acapella Senior	142	2012
2	Minuet Senior	75	2013
3	Tempo	101	2014
4	Duet	80	2015
5	Ensemble	182	2015
6	Tempo II	75	2016
7	Ensemble II	188	2016
8	Minuet II	60	2017
9	Tempo III	105	2018
10	Harmony	272	2019
11	Crescendo	195	2019
12	Melody	201	2020
13	Arioso	195	2021
14	Capriccio	195	2023
15	Tempo IV	208	2024
		2,274	

Under Construction Communities

1	Pebble & Eastern	195	05/15/25
2	Decatur Rome	276	07/01/25
3	Torrey Pines Arby	190	02/11/26
4	South Nellis (PSH)	50	12/25/25
		711	1st Move-In

Planned Communities

1	Bruner	194	06/01/25	Senior
2	West Henderson	390	07/13/25	Family
		584	Break Ground	

**2,274
Completed
Units**

**711 Under
Construction
Units**

**584
Planned
Units**

**3,569
Total
Units**



Tempo IV

Senior

208 Units

Broke Ground: 12/19/22

1st Move In: 06/03/24

55.29% Leased





Tempo IV

Senior

208 Units

Broke Ground: 12/19/22

1st Move In: 06/03/24

55.29% Leased



Tempo IV
Common
Amenities



Tempo IV
Common
Amenities



Tempo IV
Unit Photos



Comprehensive On-Site Services:

- Managed by Coordinated Living of Southern Nevada
- Dedicated Resident Services Coordinator to manage and deliver daily assistance and programming

Key Service Areas:

- **Health & Wellness:** Fitness classes, wellness workshops, and nutrition programs in partnership with local organizations (internal food rescue program)
- **Transportation Assistance:** Door-to-door transportation services for appointments, shopping, and community events via Silver Rider Transit
- **Social & Educational Programs:**
 - Community game nights, hobby groups, and social outings
 - Workshops on financial literacy, legal aid, and credit counseling
 - Art, music, and educational classes for all age groups



Health Education



Food Rescue Program

Fostering Community Engagement:

- Monthly calendar of events and activities to encourage social interaction and foster a strong sense of community
- On-site community spaces include a multi-purpose room, fitness center, and game room, all designed to bring residents together




Long-term Stability:

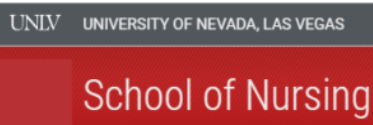
- Programming promotes resident stability and quality of life, addressing both social and practical needs that are often lacking in affordable housing projects



Chair Volleyball Champions!



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>National Donald Duck Day ⁹</p> 	<p>National Iced Tea Day ¹⁰</p> 	<p>Morning Bingo w/ Archwell Health 10:00AM – 11:00AM</p>  <p>Ensemble Casino Day</p>	<p>National Peanut Butter Cookie Day ¹²</p> <p>Coffee and Peanut Butter Cookies 9:30AM-10:30AM</p> <p>Tech Class: Bring your Phones or Laptops down and ask your coordinator any questions! 11:00AM-12:00PM</p> <p>RTC Bus Passes 3:00PM-4:00PM</p>	<p>Doorstep Dental In Wellness Room 9:00AM-1:00PM</p> <p>Golden Groceries *Pick up Bags* 11:00AM – 1:00PM *Pick up times depend on food delivery*</p>	<p>Flag Day ¹⁴</p> <p>Coffee Social and Breakfast Bars 9:30AM-10:30AM</p> <p>Outdoor Walking Club 11:00AM-11:30AM</p> <p>Nutrition Class: Let's make Chicken Salad Sandwiches 2:00PM-3:00PM Loop Shopping Shuttle</p>	<p>Coffee Social and RTC Bus Passes 9:30AM-10:30AM</p> <p>Father's Day Lunch! 12:00PM-1:00PM</p> <p>Chair Volleyball & Refreshments 2:00PM-3:30PM</p>
<p>Father's Day ¹⁶</p> 	<p>National Root Beer Day ¹⁷</p> 	<p>Coffee, Oatmeal w/ Fruit, and Sudoku 9:30AM-10:30AM</p> <p>Afternoon Movie w/ Root beer Floats 1:00PM-2:30PM</p> <p>RTC Bus Passes 3:00PM-4:00PM</p>	<p>Juneteenth ¹⁹</p> <p>Coffee Social and Fruit Cups 9:30AM-10:30AM</p> <p>Arts and Crafts Project: Therapeutic Coloring and Snacks 11:00AM-12:00PM</p> <p>Coordinator Half Day!</p>	<p>National Vanilla Milkshake Day ²⁰</p> <p>Coffee Social 9:30AM-10:30AM</p> <p>Vanilla Milkshakes & BINGO 11:00AM-12:00PM</p> <p>Chair Volleyball & Refreshments 2:00PM-3:30PM</p>	<p>National Smoothie Day ²¹</p> <p>Coffee Social and Fruit Smoothies 9:30AM-10:30AM</p> <p>Volunteer Recruitment Party: Please Attend if you are interested in Volunteering for Events and Food Programs!!! 2:00PM-3:00PM Loop Shopping Shuttle</p>	<p>National Onion Ring Day ²²</p> <p>Coffee Social and RTC Bus Passes 9:30AM-10:30AM</p> <p>Nutrition Class: Let's make Turkey Burgers w/ Onion Rings! 12:00PM-1:00PM</p>  <p>2:30PM-3:30PM</p>
<p>National Hydration Day ²³</p> <p>If you have any questions, please call your Resident Services Coordinator at (702) 990-2764 Monday – Friday between 9:00AM – 5:00PM</p>	<p>Midsummer ²⁴</p> 	<p>National Strawberry Parfait Day ²⁵</p> <p>Coffee and Strawberry Yogurt Parfaits 9:30AM-10:30AM</p> <p>Team Sikora 10:00AM – 10:45AM</p>  <p>12:00PM-1:00PM</p> <p>RTC Bus Passes 3:00PM-4:00PM</p>	<p>National Chocolate Pudding Day ²⁶</p> <p>Coffee Social and Chocolate Pudding Cups! 9:30AM-10:30AM</p> <p>Outdoor Walking Club 11:00AM-11:30AM</p> <p>Chair Volleyball & Refreshments 2:00PM-3:30PM</p>	<p>Crescendo Market ²⁷</p> <p>Units 235-366 *Sign up @9AM *Bring Your OWN bag or Cart @11AM</p> <p>*Target, Big Lots, Costco Giveaway *Time will be announced* *Must sign up day of*</p>	<p>Coffee, Bacon & Egg Casserole and Crosswords 9:30AM-10:30AM</p> <p>Tech Class: Bring your Phones or Laptops down and ask your coordinator any questions! 11:00AM-12:00PM</p> <p>CLSN Staff Meeting Lunch 1:00PM-3:00PM Lop Shopping Shuttle</p>	<p>Coffee Social and RTC Bus Passes 9:30AM-10:30AM</p> <p>June Pool Party Birthday Bash w/ Food and Music 12:00PM-2:00PM</p> <p>Coordinator Office Hour 3:00PM-4:00PM</p>



Thank you.