



# Community Development Advisory Committee (CDAC)

# CDAC Purpose

- Provide community input into community needs and priorities
- Review grant applications
- Receive Project Presentations
- Make recommendations to the Board of County Commissioners (BCC)
  - ▣ CDAC Chairperson will present recommendations to BCC

# Meeting Ground Rules

- Show up on time and come prepared
- Stay mentally and physically present
- Be concise, stay on topic
- Listen with an open mind
- One speaker at a time
- Ask clarifying questions if you don't understand
- Demonstrate mutual respect: attack problems, not people
- If you disagree, propose a solution
- Have fun!

# Protocol

- Oath of Office
- Quorum – is 1 / 3 of committee membership
- Non-voting members
- Conflict of Interest
- Meetings are public
- Public Comment – Limited to 3 minutes

# Application Process

- Application made available through ZoomGrants
- Application and all related materials submitted electronically
- Applications reviewed by staff to ensure thresholds met
  - ▣ Eligible project
  - ▣ Complete application
  - ▣ All requested documents provided

# Funding 101

- The amount available for funding is grant specific
- Applicants may receive an allocation that is less than the total amount requested
- Consider how an increase or decrease in grant funds could affect funding decisions
- Consider whether the proposed activity is a construction/development or public service project – funding considerations are different

# CDAC Schedule 2023/2024

- January 16th— Project Presentations
- February 6<sup>th</sup> – Project Presentations
- February 20th - CDAC Recommendations for HOME/AHTF and HOME ARP Recommendation Review from the ESG/CoC Working Group

All meetings will be held in-person and begin at 6pm.

# Project Approval/Funding Schedule

- **March 2024-** Public hearing at Board of County Commissioners meeting on HOME/AAHTF, HOME ARP and ESG recommendations
- **May 2024** - Action Plan submitted to HUD
- **July 1, 2024** – Fiscal Year 2024-2025 begins
- **Fall 2024** – Clark County receives HOME/ESG funding
  
- **NO ACTIVITIES CAN BE STARTED UNTIL:**
  - **County receives federal award**
  - **Grant agreements are signed**
  - **Environmental Review (ER) is completed**



# CRM Program Contacts

- CDBG
  - ▣ Kent Golangco – [Kent.Golangco@clarkcountynv.gov](mailto:Kent.Golangco@clarkcountynv.gov)
  
- ESG/CoCEWG
  - ▣ Tameca Ulmer – [Tameca.Ulmer@clarkcountynv.gov](mailto:Tameca.Ulmer@clarkcountynv.gov)
  
- HOME/AAHTF
  - ▣ Kerri Medill – [Kerri.Medill@clarkcountynv.gov](mailto:Kerri.Medill@clarkcountynv.gov)
  - ▣ Melissa Tate – [Melissa.Tate@clarkcountynv.gov](mailto:Melissa.Tate@clarkcountynv.gov)
  
- HOME ARP
  - ▣ Derrick Penney - [derrick.penney@clarkcountynv.gov](mailto:derrick.penney@clarkcountynv.gov)
  
- Senior Grants Coordinator/CDAC
  - ▣ Natalie Cacho – [Natalie.Grajeda@clarkcountynv.gov](mailto:Natalie.Grajeda@clarkcountynv.gov)

CRM Main Phone - 702-455-5025

# Important Internet Links

- CRM Website - [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/index.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/index.php)
- CRM Resources (Action Plans, Consolidated Plans, Capital Improvement Plans, Consolidated Annual Evaluation & Evaluation Report, Regional Impediments to Fair Housing) - [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/federal\\_reports.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/federal_reports.php)
- ZoomGrants Website – <https://www.zoomgrants.com/>
- CRM Citizen Participation - [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/citizen\\_participation.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/citizen_participation.php)

# Clark County Social Service Community Resources Management

---

## Consolidated Plan and Annual Action Plan

# Purpose of the Consolidated Plan and Action Plan

- Required by HUD
- Must include citizen participation
- Identifies community needs
- Prioritizes strategies for project funding

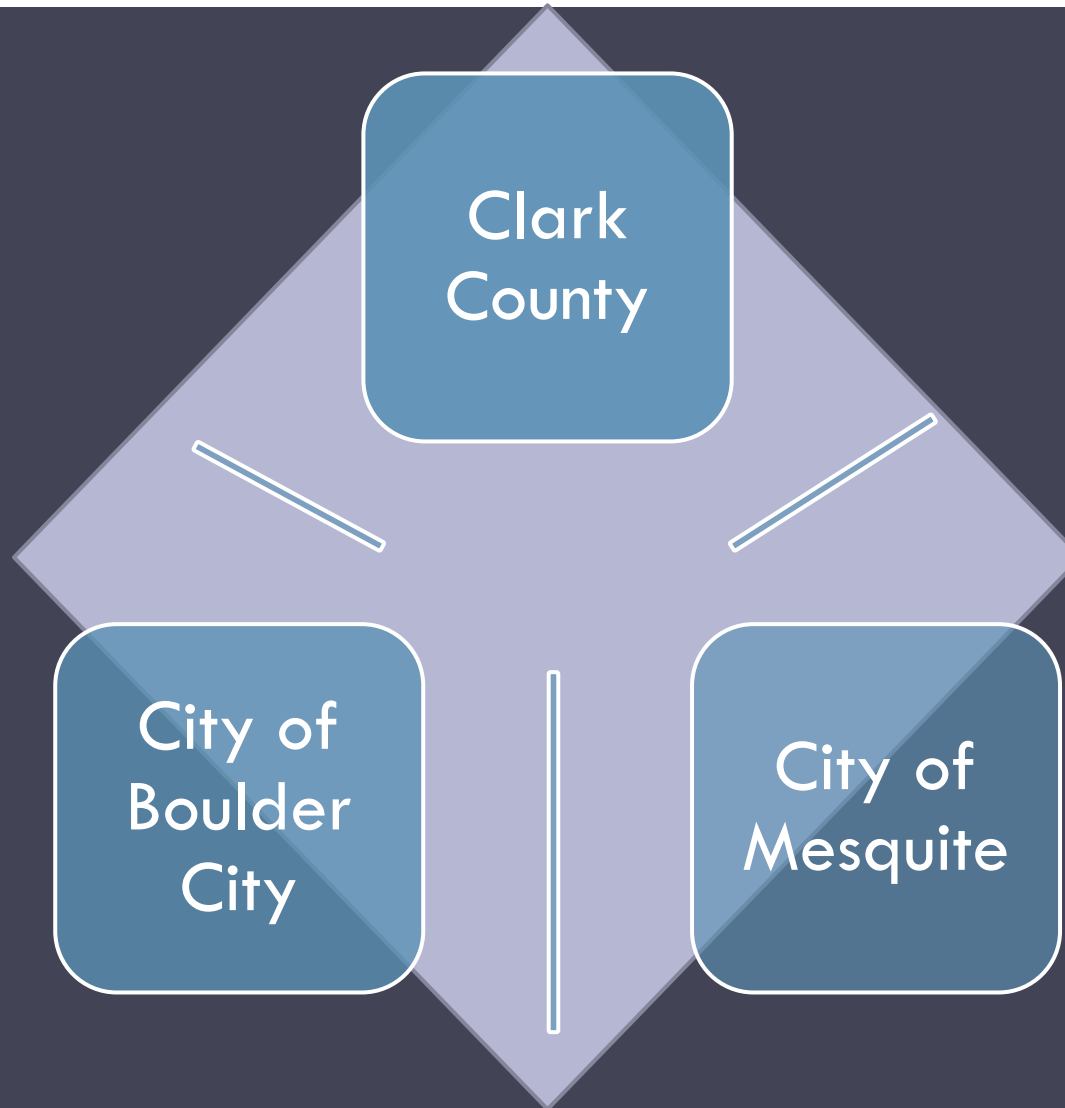


Boulder Highway Collaborative Campus

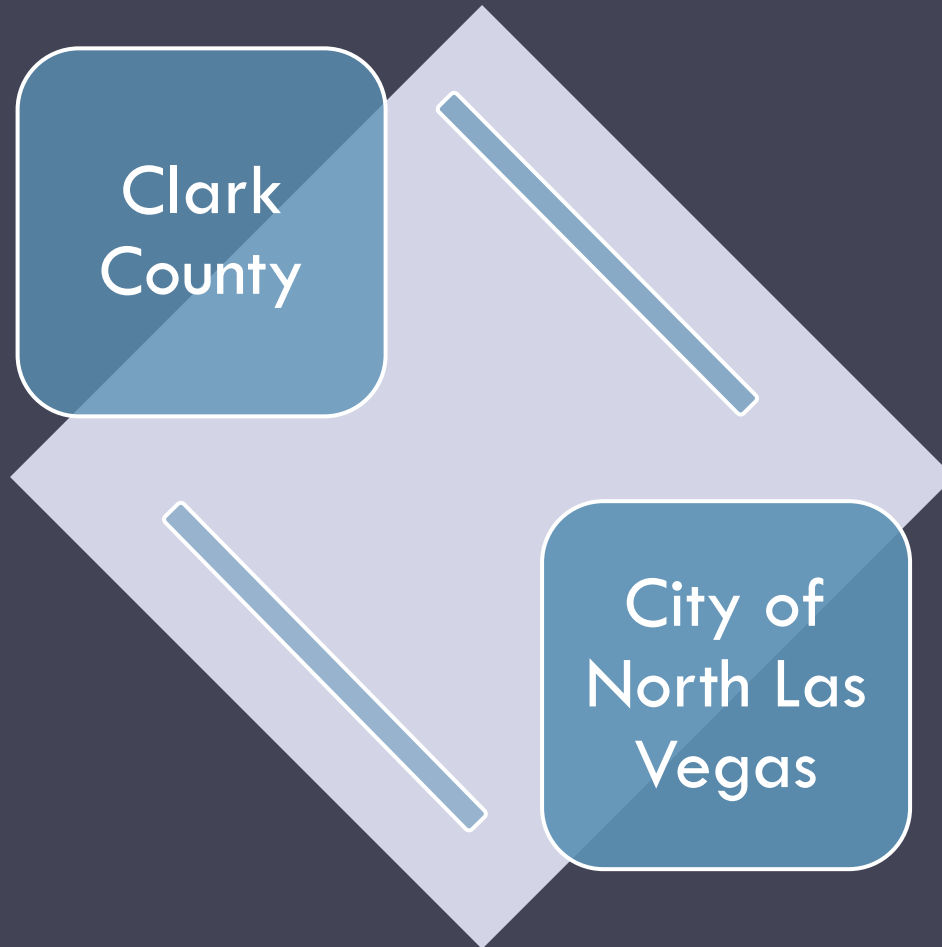
# Community Resources Management (CRM) Federal Grants

- ▣ **CDBG** - Community Development Block Grant
- ▣ **HOME** - HOME Investment Partnership Act
- ▣ **HOME** - HOME Investment Partnerships Program/American Rescue Plan Act of 2021
- ▣ **ESG** - Emergency Solutions Grant

# CDBG Urban County Consortium



# Clark County HOME Consortium



## HUD Required Reports and Plans

---

- 5-Year Consolidated Plan
- Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER)



# HUD 5-Year Consolidated Plan



Lutheran Social Services of Nevada - Boulder Highway Collaborative Campus

- Identifies development, housing, and homeless needs
- Requires citizen participation
- Describes strategies and priorities

# Citizen Participation

- Identify Housing Needs
- Identify Community Development Needs



# Coordination – Community Collaboration

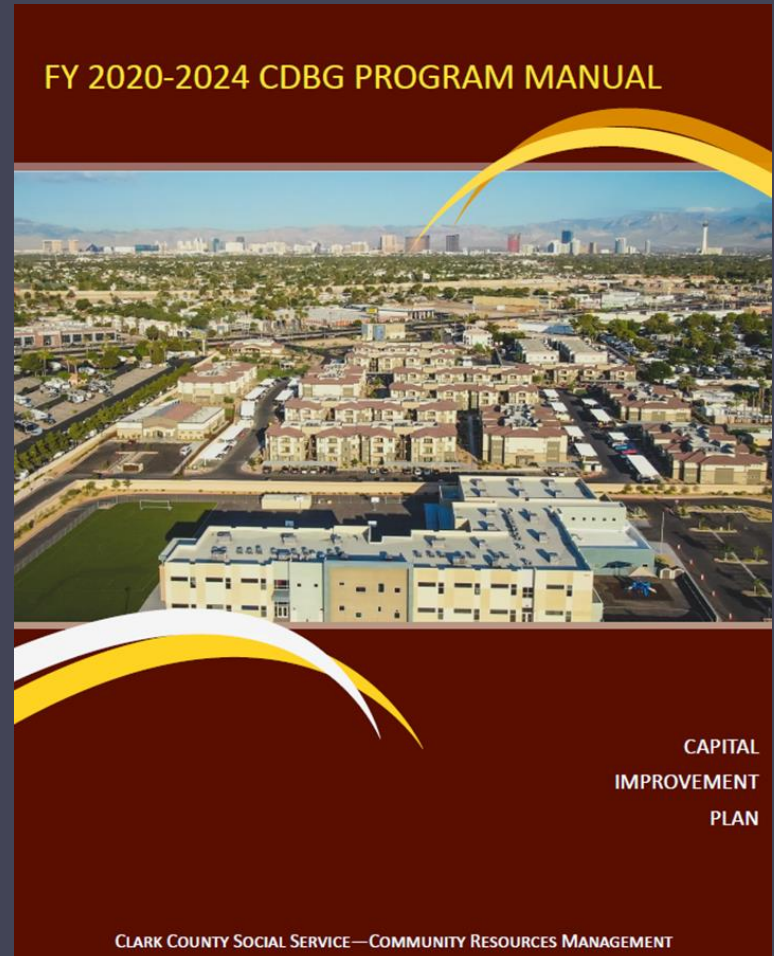
- Affects other grants:
  - HUD Continuum of Care Application
  - Housing Authorities Discretionary Grant Applications
  - Section 202/811 Senior/Disabled Housing Grant Applications



Patriot Place – Veterans Supportive Housing

# Capital Improvement Plan FY 2020-2024

- ❑ Completed FY2020-2024
- ❑ Decisions on CDBG 5-year funds
- ❑ Provide and improve public facilities  
- low/mod income areas and  
individuals



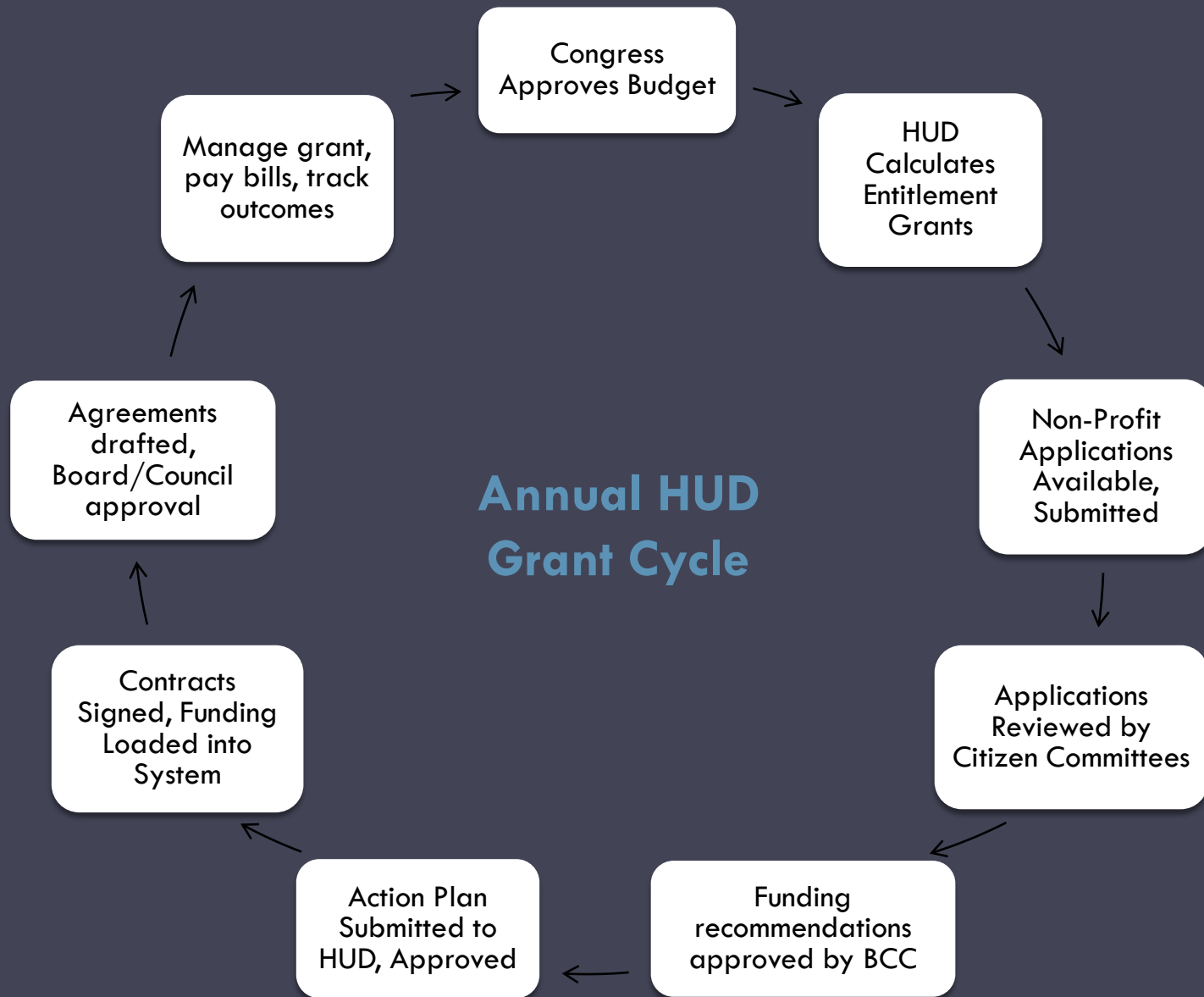
# Consolidated Plan and Annual Action Plan FY2020-2024

## 2020-2024 HUD CONSOLIDATED PLAN and 2020 ACTION PLAN



**CLARK COUNTY  
NORTH LAS VEGAS  
BOULDER CITY  
MESQUITE**

- Community Development Goals
- Emerging Issues
- Describe Projects and Programs
- Delineate Federal Grant funds
- Typically to HUD by *May 15*



# HUD Allocations

<b>Fiscal Year</b>	<b>CC Funding</b>
❖ FY 2017/2018	\$12,243,615
❖ FY 2018/2019	\$13,990,696
❖ FY 2019/2020	\$14,665,303
❖ FY 2020/2021	\$17,385,020
❖ FY 2021/2022	\$17,583,084
❖ FY 2022/2023	\$16,972,065
❖ FY 2023/2024	\$19,156,125
❖ FY 2024/2025 estimate	\$19,156,125

# Consolidated Annual Performance Evaluation Report (CAPER)

## 2022 CAPER

### CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT



Nevada HAND, Inc. – Decatur Commons Family Apartments









A Report for the  
U.S. Department of Housing and Urban Development  
on  
Housing and Community Development Activities in  
Clark County, North Las Vegas, Boulder City, and Mesquite

July 1, 2022 to June 30, 2023

- Reports on the progress of the Consolidated Plan and Action Plan
- Due in September each year for July-June.
- Includes all members of the CDBG Urban County Consortium and the HOME Consortium.



# CRM Report Library

<b>Consolidated Plan Documents</b> ▾	8 documents
<b>Consolidated Annual Performance and Evaluation Report (CAPER)</b> ▲	14 documents
 <b>2022 DRAFT CAPER</b>	
 <b>FY2021 CAPER</b>	
 <b>FY2020 CAPER</b>	
 <b>FY2019 CAPER</b>	
 <b>FY2018 CAPER</b>	
 <b>FY2012 ESG CAPER - Emergency Solutions Grant</b>	
 <b>FY2012 CAPER</b>	
 <b>FY2013 ESG CAPER - Emergency Solutions Grant</b>	

[https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/federal\\_reports.php#outer-128](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/federal_reports.php#outer-128)

# Questions





**Help Hope Home**

*Ending Homelessness In Southern Nevada*

CONTINUUM OF CARE 101

[WWW.HELPHOPEHOME.ORG](http://WWW.HELPHOPEHOME.ORG)

FALL 2023

# Definitions of Homelessness

---

## (1) Literal homelessness

- Sleeping unsheltered, including a car, park, bus or train station, etc.
- Living in an emergency shelter or transitional housing
- Exiting an institution where they stayed for less than 90 days and were literally homeless immediately prior to entering

## (2) At risk of homelessness

- Will lose primary residence within 14 days
- Has nowhere else to go
- Has no resources or support networks to obtain permanent housing

# Definitions of Homelessness

---

## (3) Unstably Housed (Title I Education definition)

- Families with children or unaccompanied youth who are and are likely to remain unstably housed
- Who have not had a lease or ownership of a housing unit in the last 60 or more days
- Has had two or more moves in the last 60 days
- May have disability or multiple barriers to employment

## (4) Fleeing/Attempting to flee domestic violence

- Fleeing, or attempting to flee DV
- Has no subsequent residence that has been identified
- Has no resources or support networks to obtain permanent housing

# Chronically Homeless

---

Live in a place not meant for human habitation, a safe haven, or in an emergency shelter

---

Experienced homelessness for 1 year:

Continuously or

At least 4 separate occasions in the last 3 years adds up to 12 months

---

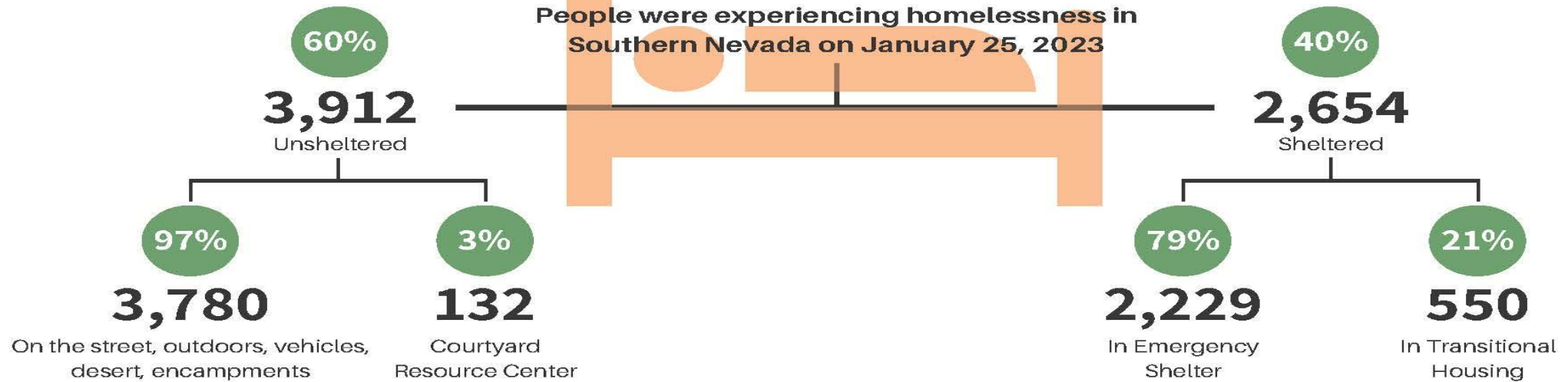
Has a disability

# 2023 Southern Nevada Point-In-Time Count

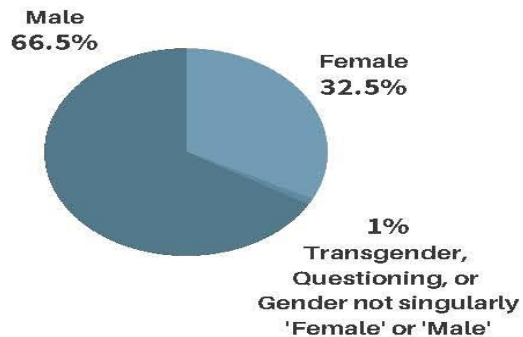
The 2023 Southern Nevada Point-In-Time Count was a community-wide effort conducted on January 25, 2023.

# 6,566

People were experiencing homelessness in Southern Nevada on January 25, 2023



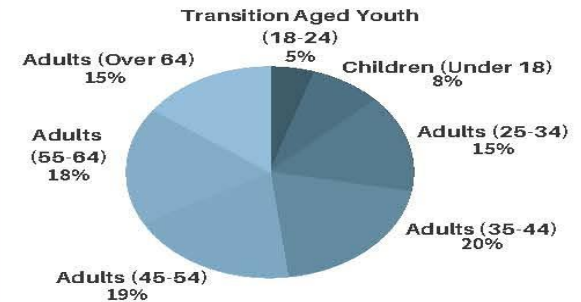
## Gender



## Race & Ethnicity



## Age



# Setting a Path to Ending Homelessness in Southern NV

---

Requires having a system of care that **prevents** homelessness to the maximum extent possible, while seeking to ensure that homelessness, when it occurs, is **rare, brief** and limited to a **one time** occurrence.



This is done through the use of **proven practices, collaboration** and **civic engagement**.

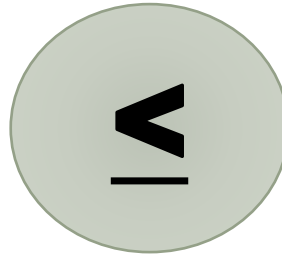


# A Healthy System of Care



When a system is **robust** with **programs** to serve **everyone** who seeks those services

# A Healthy System of Care



*If every person experiencing homelessness said they would like assistance today, we would have enough resources for everyone.*

## Who needs housing?\*

3,580 Adults without Children    570 Persons in Families    417 Youth

\*November 15<sup>th</sup> Coordinated Entry Data

# Coordinated Entry in Southern Nevada



Homeless Service  
Programs



Coordinated  
Intake  
System

Many Doors:  
First Come,  
First Served

One Door:  
Equal Opportunity  
for Access

Outreach



Prevention



Diversion



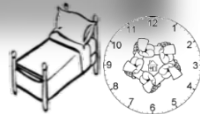
Emergency Shelter



Bridge Housing



Transitional-Rapid Rehousing



Permanent Supportive Housing



Rental Assistance



Affordable Rental Housing



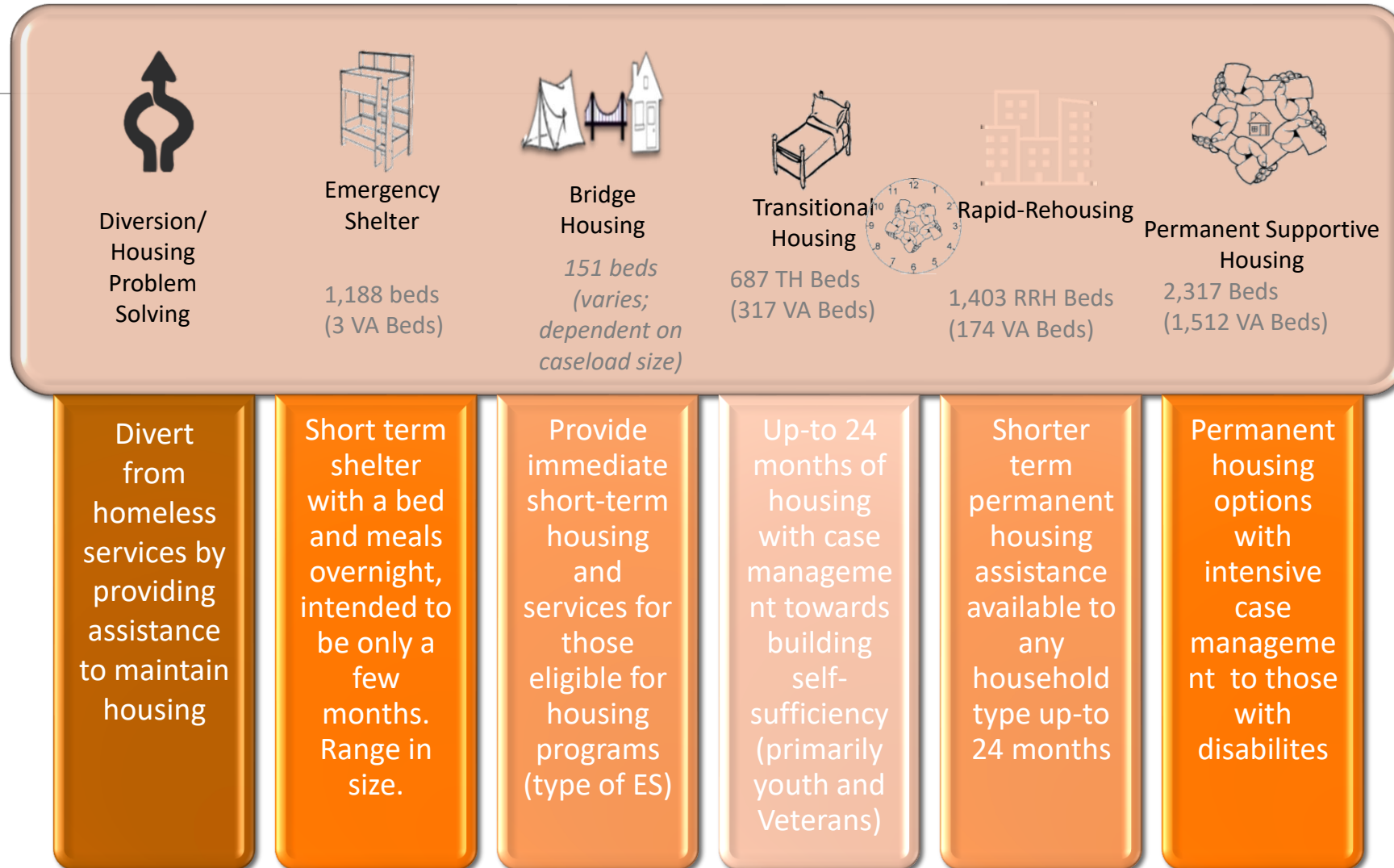
Market Rental Housing



Home Ownership



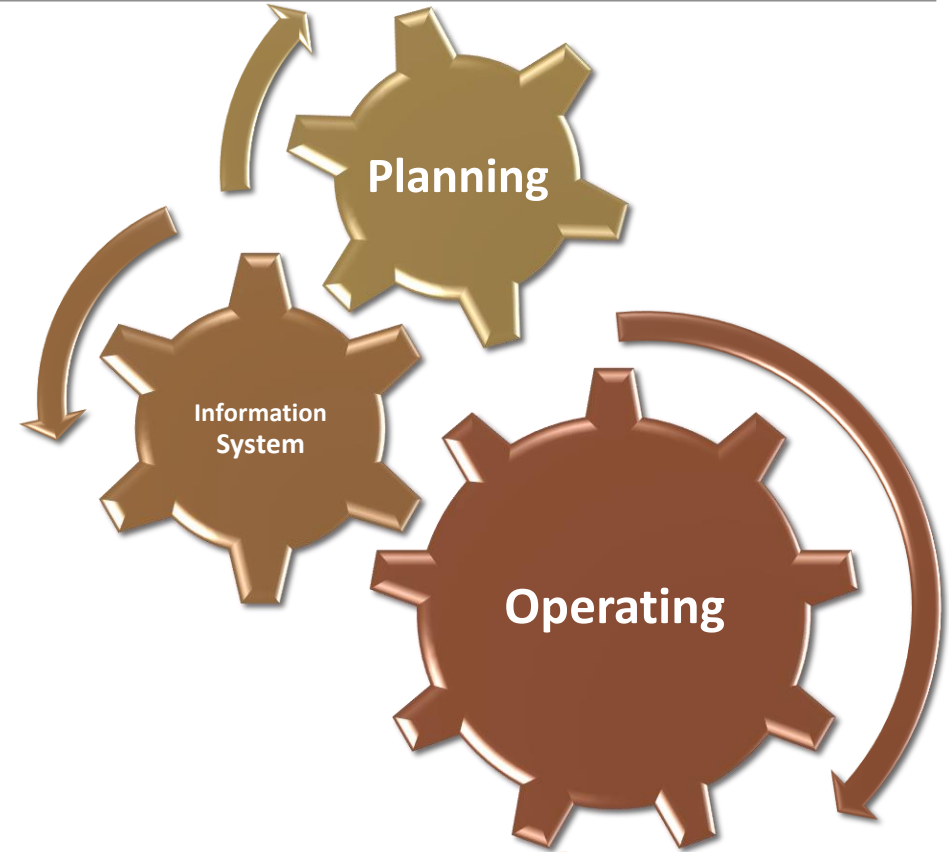
# Current Housing Interventions





# CoC Responsibilities and Duties

- Planning for a CoC's geographic area,
- Designating and operating a Homeless Management Information System, or HMIS, and
- Operating a CoC
  - Governance
  - System Operations
    - Coordinated Assessment
    - Written Standards
    - Performance expectations and monitoring



# Southern Nevada Homelessness Continuum of Care

SNH CoC Board

Steering Committee

Evaluation

Monitoring

Data and Systems Improvement

Youth

Planning

Community Engagement

Coordinated Entry System

Lived X Consultants





# Get Involved



Sign-up to receive the Help Hope Home Newsletter

Follow us on Facebook and Twitter @HelpHopeHome

Join a working Group

- Find our calendar at: <http://helphopehome.org/attend-a-meeting/>

Attend a SNHCoC Board Meeting (2:00 pm on the 2<sup>nd</sup> Thursday monthly)

Advocate

- Sign-up to receive the Nevada Homeless Alliance Newsletter and act on opportunities to advocate and improve policy  
<http://nevadahomelessalliance.org/>
- Educate others about homelessness and the solutions

Donate to local service agencies

- Partner on the distribution of donated goods to ensure the items are safely distributed and don't contribute to blight or foodborne illness
- Volunteer your time

# Resources

## [HelpHopeHome.org](https://www.helphopehome.org/)

- Online Resource Guide
- Printable Pocket Resource Guide
- Community Calendar
- Fact Sheets
- Regional, State, and Federal Plans to End Homelessness

## NV 2-1-1

- Online resource guide: <https://www.nevada211.org/>
- Call 2-1-1 or 1-866-535-5654
- Text your zip code to 898211 (Live text chat)
- Chat with Nevada 2-1-1 online (Live online chat)

# Clark County 2024-2025 Emergency Solutions Grant

Tameca Ulmer, Ed.D.  
Community Resources Management  
Tameca.Ulmer@clarkcountynv.gov  
702-449-7245

# Purpose of ESG

- ▶ Engage homeless individuals and families living on the street,
- ▶ Improve the number and quality of emergency shelters for homeless individuals and families & help operate shelters,
- ▶ Provide essential services to shelter residents,
- ▶ Rapidly re-house homeless individuals and families,
- ▶ Prevent families and individuals from becoming homeless.

# Allowable ESG Activities

- ▶ Rapid Rehousing
- ▶ Homelessness Prevention
- ▶ Emergency Shelter
- ▶ Street Outreach
- ▶ HMIS
- ▶ Administration



# Local Funding Priorities

Local priorities for Clark County CoC are in alignment with federal goals.

2024-2025 Clark County ESG program focus:

- ▶ Homelessness Prevention
- ▶ Street Outreach for rural communities

\*\* All programs are mandated by HUD to have case management for clients\*\*



# 2024-2025 CLARK COUNTY ACTIVITIES

# Homelessness Prevention



- ▶ Prevent families and individuals from becoming homeless.
- ▶ Includes housing relocation and stabilization services as well as short/medium term rental assistance.



# Homelessness Prevention Rental Assistance

- Short and medium-term rental assistance (medium term rent max. of 15 months per written standards)
- Must comply with local Fair Market Rent, rent reasonableness, and include a written lease

# Street Outreach

- ▶ Essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services and providing them with urgent, non-facility-based care
- ▶ Eligible costs include engagement, case management, emergency health and medical services, transportation and services for special populations.



# Administrative Activities

## Eligible activities:

- ▶ Providing management, oversight, and coordination
- ▶ Monitoring programs and evaluating performance
- ▶ Training on ESG requirements
- ▶ Preparing ESG & homelessness-related sections of the Consolidated Plan
- ▶ Carrying out environmental review responsibilities

Up to 7.5% of total grant can be used for administrative costs

# ESTIMATED 2024 Funding



- ▶ Allocation breakdown (\$707,992\*)
  - ▶ 7.5% Administration (Clark County)
  - ▶ Homeless Prevention
  - ▶ Street Outreach
  - ▶ HMIS - comparable database (DV)

# ESG Review Panel & Process

- ▶ 3-5 Members of CDAC
- ▶ 3-5 Members of CoCEWG
- ▶ 2 Meetings
  - ▶ Orientation
  - ▶ Discussion and Recommendations
- ▶ Please note: All meetings will take place during normal work hours and via WebEx



# Application Evaluation Process

- ▶ 12/8/2023 - ESG Application Released
- ▶ 1/8/2024 - ESG Application Deadline
- ▶ 1/9/2024- CDAC/CoCEWG Meetings Orientation
- ▶ 2/12 - 2/15/2024 - CDAC/CoCEWG Recommendations
- ▶ 2/20/2024 - Funding Recommendations to CDAC
- ▶ 3/2024 - Funding Recommendations to BCC
- ▶ 7/1/2024 - Contracts begin



# Clark County Social Service Community Resources Management

---

## Capital Improvement Plan Updates

# CDBG and CIP Purpose

- Purpose of the CDBG Program: To benefit low- and moderate-income households by developing viable communities which include:
  - ▣ Decent housing
  - ▣ A suitable living environment
  - ▣ Expanded economic opportunities
- CDBG CIP Plan Purpose – To focus on 5-Year Pre-Award Capital Improvement Plan- “Projects of Significance”
  - ▣ Pre-award approval allows the County or Community Partner to advance or “loan” funds to complete a large capital project
  - ▣ Funds are then reimbursed upon receipt of the subsequent CDBG awards

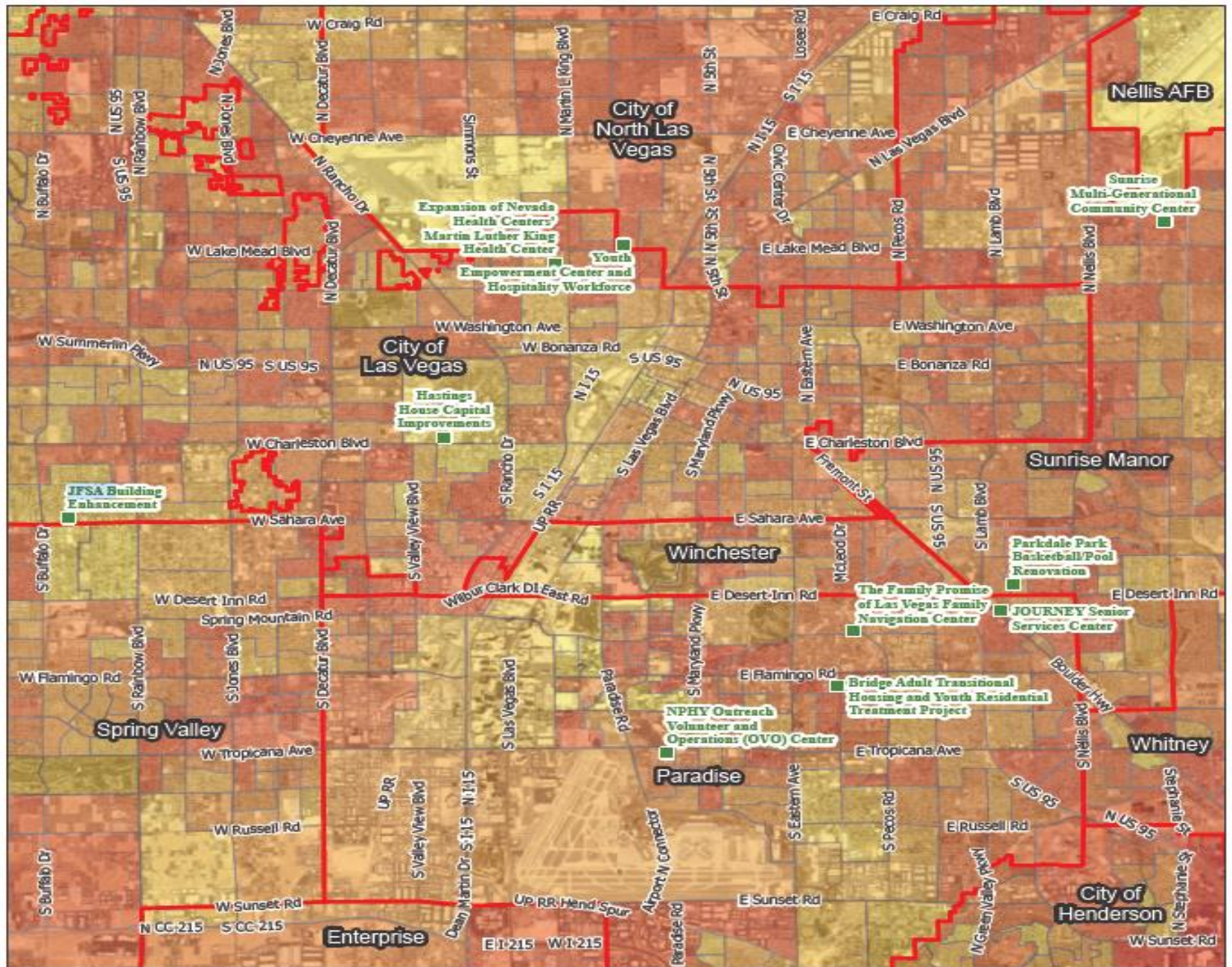


# FY20-24 Approved CDBG CIP Projects



See next slide

Organization	Title of Project	Total Project Cost	Original Award	Supplemental Funding Requested	New Total	Notes
St. Jude's Ranch for Children	Healing Center	\$ 15,233,972	\$ 3,000,000	\$ -		Cancelled
Safe Nest: TADC	Trauma Triage Center and Shelter	\$ 16,349,457	\$ -	\$ -		Reserve Project
Nevada Partnership for Homeless Youth (NPHY)	Outreach, Volunteer, and Operations (OVO) Ctr	\$ 1,834,702	\$ 893,275	\$ 1,088,000	\$ 1,981,275	Requesting addtl \$324,390 due to increased construction costs to closeout project.
Accessible Space, Inc. (ASI)	Hastings House Capital Improvements	\$ 480,000	\$ 400,000	\$ 169,000	\$ 569,000	Completed. Pending Closeout
Clark County Parks & Recreation	Parkdale Park Basketball/Pool Renovation	\$ 476,913	\$ 476,913	\$ 158,228	\$ 635,141	Bidding
Nevada Health Centers	Expansion of Martin Luther King Health Center	\$ 1,489,037	\$ 1,489,037	\$ 314,360	\$ 1,803,397	Design and Pre-bid prep
Lutheran Social Services of Nevada	JOURNEY Senior Services Center	\$ 1,784,377	\$ 1,784,377	\$ 1,694,061	\$ 3,478,438	Split project into 2 phases. Phase 1 pending RFP solicitation. Phase 2 pending additional funding.
Bridge Counseling Associates, Inc.	Adult Transitional Housing and Youth Residential Treatment Project	\$ 5,242,019	\$ 4,242,019	\$ 657,478	\$ 4,899,497	Design and Pre-bid prep
Family Promise of Las Vegas	Family Navigation Center	\$ 5,817,000	\$ 4,300,000	\$ 1,000,000	\$ 5,300,000	Overshot design budget by \$2M due to increased cost in construction. Requesting additional funding. Advised to scale down scope of work to fit budget as addtl funding is uncertain.
Clark County Parks & Recreation	Laughlin Multigenerational Center	\$ 7,564,092	\$ 3,970,473	\$ -	\$ 3,970,473	Pending Commissioner's instructions.
Nevada Partners, Inc.	Youth Empowerment Center	\$ 10,700,000	\$ 2,500,000	\$ 1,250,000	\$ 2,500,000	Pending Resolution.
Culinary Academy Las Vegas	Hospitality Workforce Expansion	\$ 10,700,000	\$ 1,262,534	\$ -	\$ 1,262,534	Year 5 Project.
Jewish Family Service Agency	JFSA Building Enhancement	\$ 2,199,926	\$ 2,199,926	\$ 1,640,024	\$ 2,199,926	Building purchase completed. Awarded EDI grant for renovation and construction.
Clark County Dept. of Juvenile Justice	Sunrise Multi-Generational Community Center	\$ 11,797,214	\$ 3,243,980	\$ -	\$ 3,243,980	Year 5 project. Pending design.
			\$ 26,762,534		\$ 31,843,661	

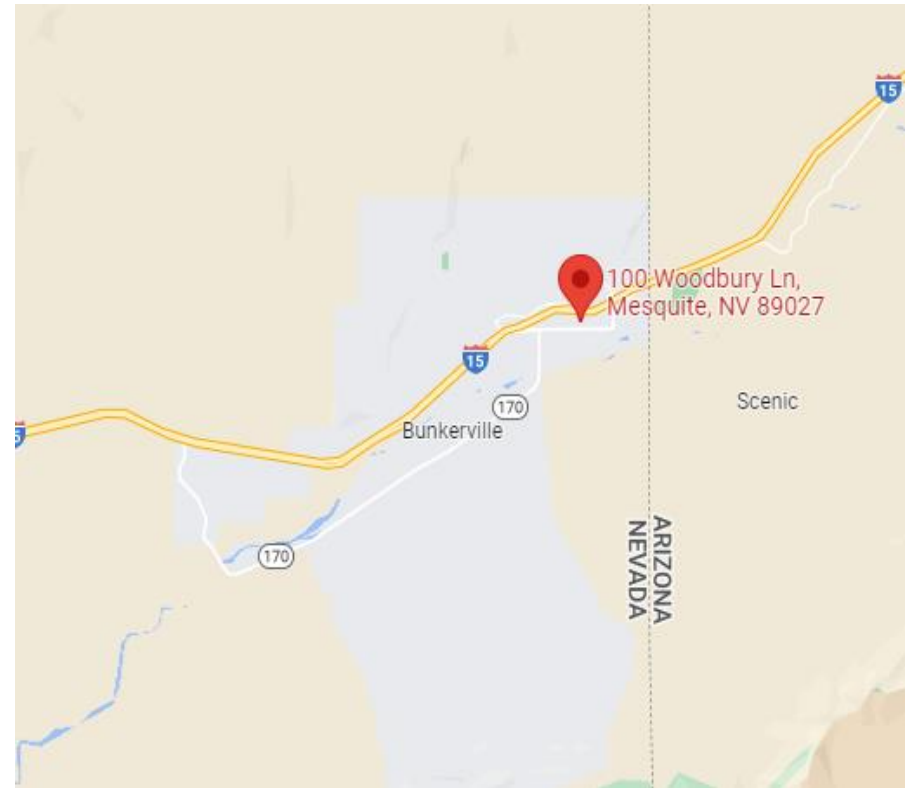




# City of Mesquite

## Approved FY20-24 CIP Projects

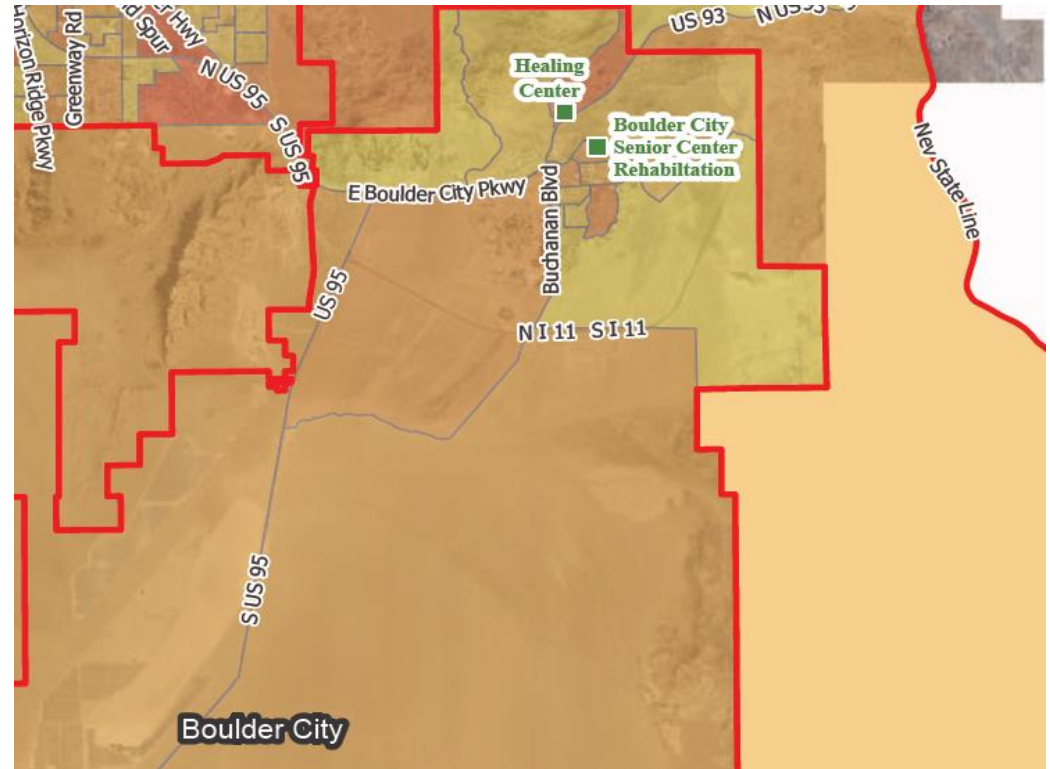
- Mesquite decided to replace all prior projects with the construction of Woodbury Skate Park and is in the design phase.
- Enhancement of the existing Woodbury Park to a community Skate/Pump track park. Removal of approx. 1.20 Acres of grass for water conservation and add fill, fencing, cement and asphalt. Installation of a pump track, skate/bike park, benches, security cameras and drinking fountains.



# City of Boulder City

## Approved FY20-24 CIP Projects

- Boulder City Senior Center Rehabilitation



# City of Boulder City

## Approved FY20-24 CIP Projects

- Lend-A-Hand Building Rehabilitation
  - ▣ Lend A Hand plans to move to and lease a building owned by the City; CDBG funds will be used to completely renovate the building
- In progress.

# Family Promise of Las Vegas – Family Navigation Center

- Location: 3110 E. Twain
- Funding Amount: \$5,300,000
- The 12,000 sq. ft facility will provide community and support services to families at risk of homelessness (including office space, dedicated program space and housing units).



# Nevada Partnership for Homeless Youth – NPHY Outreach, Volunteer, and Operations (OVO) Center

- Location: 4969 Shirley Street
- Funding Amount: \$1,693,275 + \$288,000
- Requesting add'l \$324,390
- The 4,400 sq. ft. facility will be dedicated to strengthening NPHY's direct client services for homeless youth, street and preventative outreach efforts.
- The new facility will be known as the NPHY OVO Center





# Accessible Space Inc. – Hastings House Capital Improvements

- Location: 3253 Hastings Avenue
- Funding Amount: \$400,000 + \$169,000 (reallocation)
- Hastings House is an eight unit accessible and affordable group home for those transitioning from hospitals or acute care settings. The property is over 65 years old and in need of improvements.
- Pending closeout.



# Jewish Family Service Agency – JFSA

## Building Expansion

- Location: 5851 W. Charleston Blvd, Las Vegas, NV 89416
- Funding Amount: \$2,199,926
- The expansion will include the acquisition of the new building as well as an interior remodel consisting of the creation of a new Food Pantry and the creation of a multi-purpose room for senior services and meetings.
- Awarded EDI grant of \$2,555,000 for building renovation and construction.



# Bridge Counseling Associates, Inc. – Adult Transitional Housing and Youth Residential Treatment Center

- Location: 4221 McLeod Drive, Las Vegas, 89121
- Funding Amount: \$4,242,019
- Two separate structures will be developed by BCA, Inc. on their existing campus.
- Due to budget constraints, the project will now consist of 2 phases.
- Phase One will add a two-story north wing expanding a 48,000 Sq. Ft. building providing transitional living space for 120+ adults in shared spaces and a 20 bed women's residential shelter. \$1M cost estimate.
- Phase Two will renovate an out-structure as a Nevada licensed Psychiatric Residential Treatment Facility with up to 20 beds for patients under 18.

# Bridge Counseling Associates, Inc. – Adult Transitional Housing and Youth Residential Treatment Center



The current BCA, Inc. Campus - Location of the proposed Adult Transitional Housing project



The Youth Residential Treatment Center will be constructed on the southwestern portion of the campus.

# Lutheran Social Services of Nevada – JOURNEY Senior Services Center

- Location: 4221 McLeod Drive, Las Vegas, 89121
- Funding Amount: \$1,784,377
- Due to budget constraints from increased costs, the project will consist of 2 phases.



# LSSN – JOURNEY Senior Center

## (cont'd)

- Expansion of current building to construct a Senior Services Center. This project will include a dining hall, a commercial kitchen, route electricity to the DigiMart Food Pantry and office space for the Supportive Services staff.

### Phase I (\$1,784,377)

- 1. Design & Build a Full Commercial Kitchen.
- 2. Ancillary needs to serve the operations of the kitchen. (Bathroom, dining hall and lockers)
- 3. Expansion of the 2nd floor towards the South above the DigiMart Food Pantry with entrance by the elevator.
- 4. Ventilation System and flooring upgrade.

### Phase II (Approx. \$1,800,000)

- 1. Front Lawn by the entrance - Green & colorful landscaping with sitting benches for clients waiting outside.
- 2. Space designed for General Office Space, Kitchenette, restrooms.
- 3. Solar Panels, HVAC & Ceiling.

# Nevada Health Centers - Expansion of Martin Luther King Health Center

- Location: 1799 Mount Mariah Drive Las Vegas, NV 89106
- Funding Amount: \$1,489,037 + \$314,360 (reallocation)
- 2,800 sq. ft. addition that will create space on the 2nd floor of the existing center to add a dedicated pharmacy and behavioral health treatment offices.
- Design phase.





**togetherforbetter**

# **2024-25 HOME/AAHTF PROGRAM OVERVIEW**

December 5, 2023



# HOME Investment Partnerships Program

- Provided through the U.S. Department of Housing and Urban Development (HUD).
- Established by Congress in 1990.
- Clark County received its first funding under the HOME program in 1992.
- Provides formula grants to States and local participating jurisdictions (PJ's).
- These resources are used to strengthen public-private partnerships.
- Designed to expand the supply of affordable housing for low- and very low-income households.



**togetherforbetter**

# HOME (Continued)

- Communities often use these funds in partnership with local nonprofit groups.
- Helps fund the development, acquisition and/or rehabilitation of affordable housing.
- HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.



West Sahara Senior Housing  
Developer: George Gekakis, Inc.





# Account for Affordable Housing Trust Fund (AAHTF)

- Formerly known as the Low-Income Housing Trust Fund (LIHTF).
- Established in 1989 and administered by the State of Nevada.
- Funds are allocated by the state to the local governments.
- Designed to expand the supply of affordable housing for low- and very low-income households.
- Funds are used as non-federal match to satisfy federal HOME requirements.



**togetherforbetter**

# HOME/AAHTF Funds are for Affordable Housing Projects

- Not for public facilities, like parks or community centers
- Not for service programs
- Must provide safe, sanitary housing for the community
- May include housing identified for seniors, multifamily or individuals with special needs



Lake Mead West Apartments  
Developer: Foresight Housing Partners, Inc.

**togetherforbetter**



# Eligible Activities

- Development of Rental Housing
  - New Construction
  - Acquisition and Rehabilitation
- Homebuyer Activities
- Tenant Based Rental Assistance (TBRA)
- Owner Occupied Rehabilitation



Decatur Commons Senior Apartments  
Developer: Nevada H.A.N.D.



**togetherforbetter**

# Major Program Requirements

- All Clark County HOME funded units must be at or below 50% Area Median Income (AMI).
  - Area Median Income (AMI) for a family of 4 in Clark County is \$83,900
  - 50% AMI for a family of 4 in Clark County is \$43,300

## Comparison

### AMI Rent

- 2 Bedroom \$1,457/per month

### 50% AMI Rent

- 2 Bedroom \$975/per month

\* Based on FY 2023 HOME program rent limits and HUD Fair Market Rent Documentation System



**togetherforbetter**

# Minimum Affordability Period

- Projects must have “minimum affordability period” as shown below:
  - Rehabilitation and acquisition of Housing:
    - 5 years - \$1,000 to \$14,999 per unit amount of HOME funds
    - 10 years - \$15,000 to \$40,000 per unit amount of HOME funds
    - 15 years – over \$40,000 per unit amount of HOME funds
  - New Construction:
    - 20 years - any amount
- Projects may be subject to extended affordability period



**togetherforbetter**



# The Affordability “Gap”

Without subsidies like HOME and AAHTF, quality housing for low-income households would not be developed:

- The “affordability” of affordable housing is based on the customer’s ability to pay, **not** the developer’s cost to build.
- The lower the income targeting proposed, the less the tenant can pay, and the less cash flow the developer will have available to cover operating expenses, including debt service.



**togetherforbetter**



# Public Funds Fill the “Gap”

- Public subsidy is used to make up the gap in the development budget.
- Public money is exchanged for public benefit.
- The “benefit” is the development of quality housing - that housing becomes available and affordable to lower income households.
- Other benefits include: long term affordability, special needs, community revitalization.
- Like its private counterpart, public financing is based primarily on project feasibility.
- The project must pencil.



**togetherforbetter**



# 2024-2025 HOME/AAHTF Funds

- Estimated \$8.4 million in funding
- Clark County's current year's focus:
  - Multifamily Rental Housing Development
    - New Construction
    - Acquisition and Rehabilitation

# 2024-2025 HOME/AAHTF Funds

- 15% of HOME funds are set aside for Community Housing Development Organization (CHDOs).
- County Administration: Up to 10% of the allocation of HOME funds can be utilized to administer the HOME program.
- County Set-Aside:
  - Ensures funds are available to support ongoing programs and special projects.
  - Allows flexibility to meet federal expenditure guidelines.



**togetherforbetter**

# CDAC timeline

- CDAC Orientation – December 5, 2023
- HOME Application Deadline – December 11, 2023
- Project Presentations – January 16, 2024
- Committee Scoring Deadline HOME - January 17 to February 2, 2024
- Voting Recommendation – February 20, 2024



**togetherforbetter**



# Questions



**togetherforbetter**





**togetherforbetter**

---

**CDAC HOME-ARP OVERVIEW**

**December 5, 2023**

# HOME-American Rescue Plan (“HOME-ARP”)

On March 11, 2021, President Biden signed ARP into law, providing over \$1.9 trillion in COVID-19 relief

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the HOME program to expand the supply of affordable housing and availability of supportive services for qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations



**togetherforbetter**





# HOME-ARP v. HOME

**HOME-ARP provides funds for homelessness and supportive services assistance under the HOME statute, but certain requirements are waived or modified:**

**No matching requirements**

**No 24-month commitment deadline**

**No maximum per unit subsidy limit**

**No set-aside for housing developed, sponsored, or owned by community housing development organizations (CHDOs)**

**15-year affordability requirement**



**togetherforbetter**



# Eligible Activities

HOME-ARP funds can be used for the following eligible activities:

- Affordable Rental Housing – acquisition, rehabilitation or new construction (same as HOME)
- Supportive Services (unique to HOME-ARP)



**togetherforbetter**

# Available Funding

- \$7,475,673 in HOME Investment Partnerships Program - American Rescue Plan Act of 2021 (HOME-ARP) funds and up to \$10,000,000 in County funds will be available for the development of permanent supportive rental housing.
- The County also is releasing a companion application to fund supportive services for residents of the HOME-ARP and County funded permanent supportive housing rental development, including up to \$3,114,864 in HOME-ARP funds and up to \$2,500,000 in County funds (a portion of the up to \$10,000,000 in County funds noted above) together with this Application.



**togetherforbetter**

# Qualifying Populations (QPs)

HOME-ARP funds must be used to benefit “Qualifying Populations.”

The Qualifying Populations (QPs) for HOME-ARP are summarized as follows:

- Homeless
- At Risk of Homelessness
- Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations (1. Families Requiring Services or Housing Assistance to Prevent Homelessness OR 2. Those at Greatest Risk of Housing Instability)



**togetherforbetter**



## Preferences

Units funded through HOME-ARP funds must be available to serve all QPs without preference.

## Project Requirements

At least seventy percent (70%) of a project's HOME-ARP units must admit households based only upon their status as QPs.



**togetherforbetter**

## Supportive Services

HOME-ARP funds may be used to provide a broad range of homelessness prevention services to QPs who are not already receiving these services through another program. These services include, but are not limited to:

- case management
- childcare
- improving knowledge and basic educational skills
- employment assistance and job training programs
- providing meals or groceries
- assistance in obtaining suitable housing
- certain legal services
- teaching critical life skills
- transportation and food
- mental health, outpatient health and outreach
- substance abuse treatment



**togetherforbetter**





# Services Plan

All projects must have a detailed services plan outlining how the QPs proposed to be housed will access and receive supportive services that will help them achieve and maintain stability and remain healthy and successfully housed.



**togetherforbetter**

# Important Dates to Remember for HOME-ARP

<b>Event Description</b>	<b>Date</b>
CDAC Orientation	December 5, 2023, at 6:00 p.m. PST
CDAC Application Presentations	February 6, 2024, at 6:00 p.m. PST
CDAC HOME-ARP Application Scoring	February 7, 2024 - February 14, 2024
CDAC Voting Recommendations	February 20, 2024, at 6:00 p.m. PST



togetherforbetter



**QUESTIONS?**



**togetherforbetter**