

HOME-ARP DEVELOPMENT APPLICANT COMPARISON

Organization Name	Project Name	Target Population	Unit AMI Range	Total Units	Cost per Unit	Total Project Cost	Requested amount
HELP of Southern Nevada/George Gekakis, Inc.	Tropicana Trails	Qualifying Populations	30% AMI	50	\$ 711,282.72	\$ 35,564,136.00	\$ 7,475,673.00
Nevada H.A.N.D., Inc.	Sunrise Ranch	Qualifying Populations	30-50% AMI	144	\$ 373,077.20	\$ 53,723,117.00	\$ 1,800,000.00
Nevada H.A.N.D., Inc.	Silver Sky	Seniors - Assisted Living	30-60% AMI	122	\$ 169,698.75	\$ 20,703,248.00	\$ 8,000,000.00
WestCare NV, Inc.	WestCare NV "The Village"	Women in Recovery	50% and below	58	\$ 291,979.95	\$ 16,934,837.00	\$ 1,018,571.00
Coordinated Living of Southern Nevada	South Nellis PSH	Qualifying Populations	30-50% AMI	50	\$ 326,173.76	\$ 16,308,688.00	\$ -
	Totals			424	\$ 337,816.10	\$ 143,234,026.00	\$ 18,294,244.00

CDAC HOME-ARP Scoring Worksheet

Question Number	Zoomgrants question	Useful Documents
1	Overall Quality of Project: Based on the project narrative and additional materials provided, how would you rate the overall quality of this project? Consider the quality of proposed materials architecture, and site design.	Site Plan & Architectural Renderings; Property Information & a Project Narrative
2	Affordable Housing Development Experience: Rate the applicant's affordable housing development experience based on their previous developments (i.e., track record).	Narrative on Organization & Organizational Capacity & Development Team Members, Qualifications & Relevant Experience
3	Location of proposed project: How would you rate the project location? Consider the need for affordable housing in this area and its proximity to transportation and ability to access healthcare, employment, services, and other activities.	Site Plan & Architectural Renderings; Property Information & a Project Narrative
4	Supportive Services: Rate the applicant's services plan as well as their ability to deliver supportive services based upon their capacity & experience.	Supportive Services Plan; Narrative on Organization & Organizational Capacity & Development Team Members, Qualifications & Relevant Experience; Narrative Plan for Supportive Housing Services
5	Site Control and Project Readiness: Based on the information provided (esp. site control and construction timeline), how would you rate the project readiness to proceed?	Site Information form; Evidence of Site Control to include deed, lease or purchase agreement; Schedule of Performance; Project Development Milestone Chart

HOME-ARP SERVICES APPLICANT COMPARISON

Organization Name	Project Name	Target Population	On-Site Services Provider	Total Units	Requested amount
HELP of Southern Nevada/George Gekakis, Inc.	Tropicana Trails	Qualifying Populations	HELP of Southern Nevada	50	\$ 4,563,318.00
WestCare NV, Inc.	WestCare NV "The Village"	Women in Recovery	WestCare NV, Inc.	58	\$ 2,693,068.00
Coordinated Living of Southern Nevada	South Nellis PSH	Qualifying Populations	Mojave Counseling	50	\$ 2,200,000.00
	Totals			184	\$ 9,456,386.00

CDAC HOME-ARP Scoring Worksheet

Question Number	Zoomgrants question	Useful Documents
1	Rate the applicant's experience & capacity.	Narrative of Applicant Qualifications & Relevant Experience; Narrative of Personnel Experience Including List of Key Personnel & Staff with Resumes; Organizational Capacity
2	Do they have experience providing the proposed services?	Narrative of Applicant Qualifications & Relevant Experience; Narrative of Personnel Experience Including List of Key Personnel & Staff with Resumes
3	Do they have enough staff to deliver the services?	Narrative of Personnel Experience Including List of Key Personnel & Staff with Resumes; Narrative re Program Design & Scope of Services; Organizational Capacity
4	Have they had success providing services in the past?	Narrative of Applicant Qualifications & Relevant Experience; List of Previous Service Provision Programs with References
5	Have they collaborated with public and/or private entities?	Narrative of Applicant Qualifications & Relevant Experience
6	Does the extent of collaboration & defined relationship with the developer bode well for the successful delivery of services?	Narrative re Program Design & Scope of Services; Introduction Narrative Including Description of Relationship to Developer
7	Does the services plan demonstrate an understanding of the application objectives & requirements?	Narrative re Program Design & Scope of Services
8	Rate the applicant's ability to provide case management & show how its done.	Narrative re Program Design & Scope of Services; Narrative of Applicant Qualifications & Relevant Experience
9	Is this a cost-effective program with documentable & realistic outcomes?	Narrative re Program Design & Scope of Services; Services Budget
10	Is this a good fit between the services offered & the anticipated needs of the qualifying populations?	Narrative re Program Design & Scope of Services
11	Is the applicant or partner a minority or woman-owned business and do they show a commitment to diversity, equity & inclusion?	MBE/WBE Certification



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**CDAC HOME-ARP
Applications and Scoring
February 6, 2024**

INTRODUCTION

The County has prioritized HOME-ARP funds to build Permanent Supportive Housing (PSH). PSH is very low-income housing with services.

Per HUD rules, HOME-ARP funds must be used for Qualifying Populations (QPs), which include:

- 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)

The County may provide County funds for projects whose populations do not meet the QP criteria



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An aerial photograph of a suburban neighborhood, likely in Henderson, Las Vegas, showing a grid of streets, houses, and palm trees. In the background, there are large, reddish-brown mountains under a clear blue sky. The image is partially obscured by a blue circular graphic on the right side.

HOME-ARP Applications

- \$7,475,673 available for development
- \$3,114,864 available to fund services
- \$18,294,334 (development) and \$9,456,386 (services) requested in qualifying applications
- 5 development and 3 services applications
- Projects located in Henderson, Las Vegas and Unincorporated Clark County
- Applications will be presented in the order submitted

Funding Priorities

- Creation of new supportive housing units for:
 - Qualifying Populations
 - Very low-income (30% and below AMI)
- Acquisition/Rehabilitation of existing multifamily housing.
- Coordination with other funding sources – AHP, Tax Credits, Bonds, Other Leverage.
- Projects in Unincorporated Clark County – other jurisdictions receive their own allocations.

CDAC Expectations

- CDAC is one of the primary levels of review for HOME-ARP grant application approval, all projects are reviewed beyond the CDAC (Financial Feasibility, and Underwriting may alter the final determination of the funding allocation). BCC makes final decision.
- TONIGHT: Watch presentations on applications and receive scoring instructions
- DATES: All CDAC members will score applications in Zoomgrants February 7-14, 2024
- February 20, 2024: CDAC meets to make recommendation for rankings and funding amounts

Development Applications

WestCare NV “The Village”

WestCare Nevada, Inc.

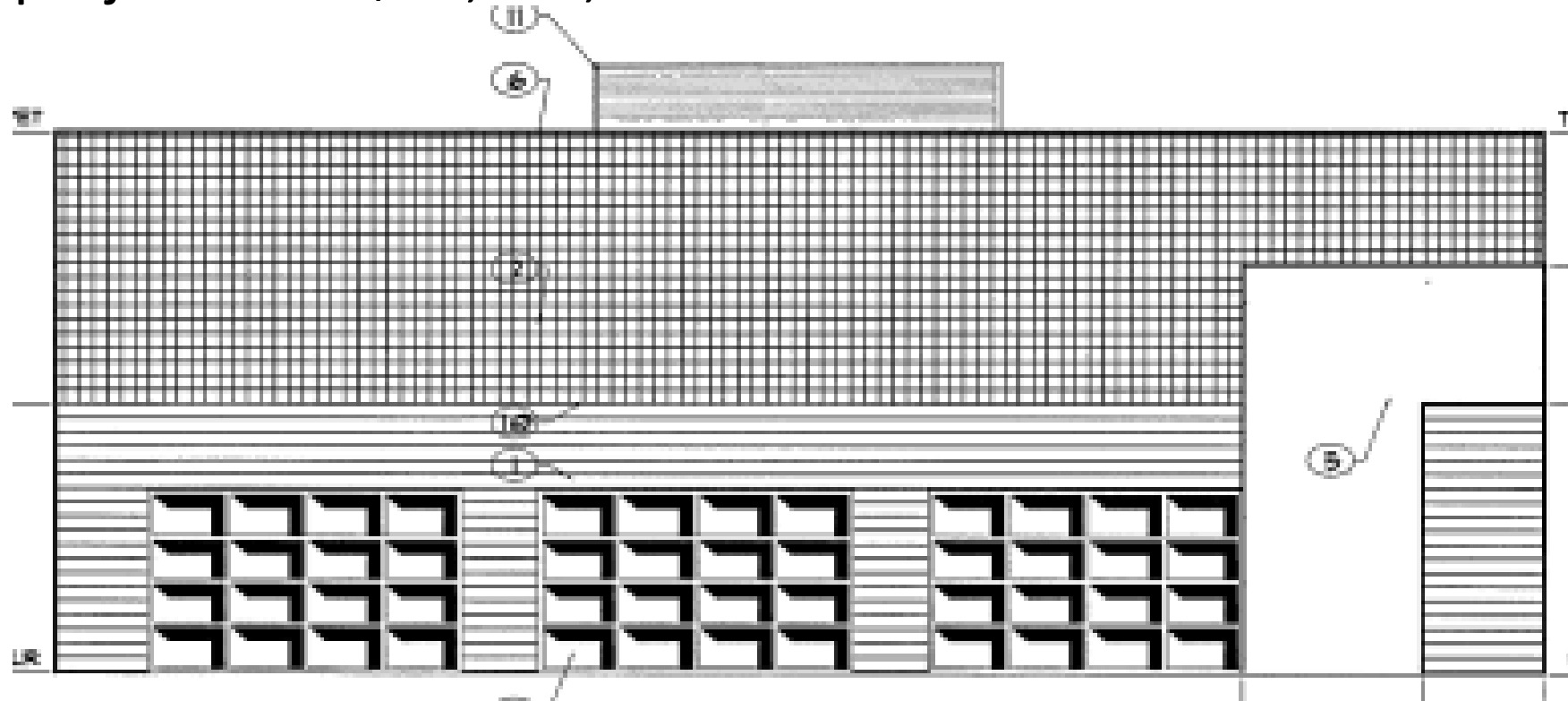
- Total units: 84 (58 in this phase)
- Target population: Women in Recovery(not eligible for HOME-ARP)
- Location: 5659 Duncan Dr., LV
- Cross Streets: Bradley Rd. & Duncan Dr.
- Unit AMI Range: 50% and below



WestCare NV “The Village”

WestCare Nevada, Inc.

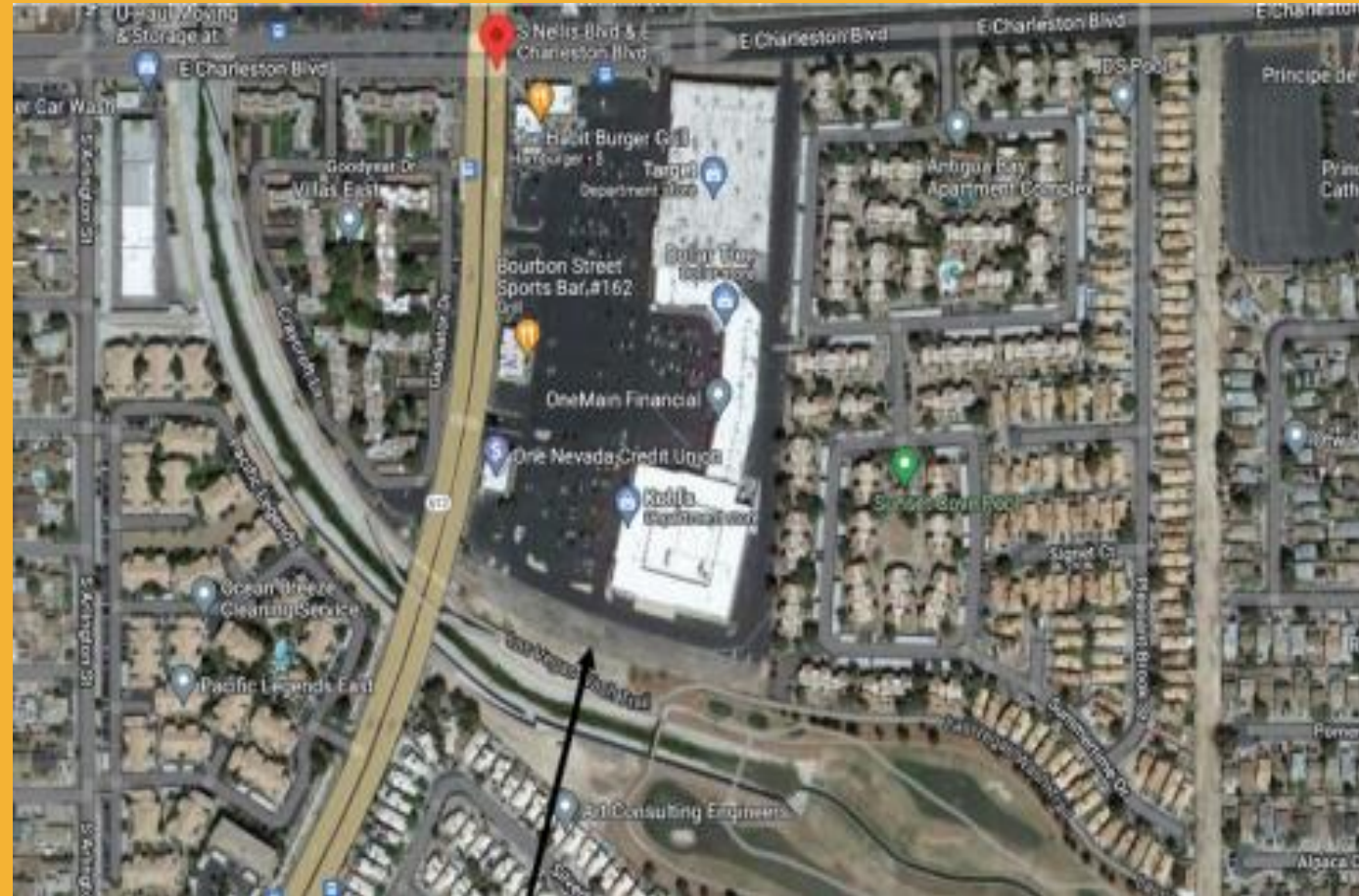
- HOME-ARP funds requested: \$1,018,571
- Total project cost: \$16,934,838



South Nellis Permanent Supportive Housing

Coordinated Living of Southern Nevada, Inc.

- Total units: 50
- Target population: QPs
- Location: unincorporated Clark County
- Cross Streets: S. Nellis Boulevard and E Charleston Boulevard
- Unit AMI Range: 30-50% AMI



South Nellis Permanent Supportive Housing

Coordinated Living of Southern Nevada, Inc.

- HOME-ARP funds requested: \$0
- Total project cost: \$16,308,688



Tropicana Trails

HELP of Southern Nevada

- Total units: 50
- Target population: QPs
- Location: unincorporated Clark County
- Cross Streets: Boulder Hwy. & Tropicana Ave.
- Unit AMI Range: all units 30% AMI



Tropicana Trails

HELP of Southern Nevada

- HOME-ARP funds requested: \$7,475,673
- Total project cost: \$35,564,136



Sunrise Ranch

Nevada H.A.N.D., Inc.

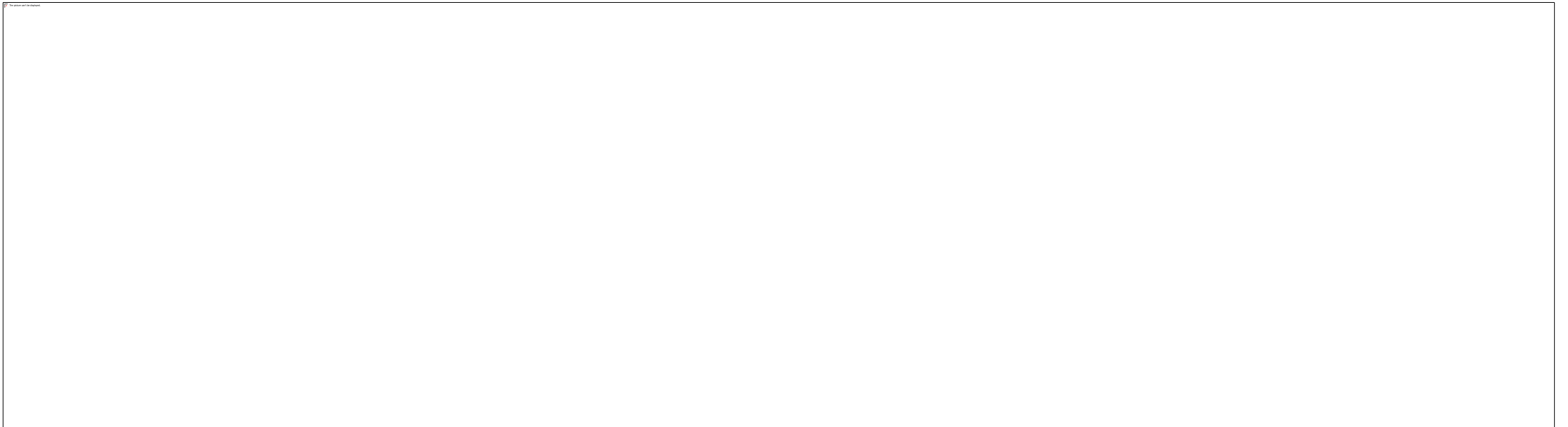
- Total units: 144
- Target population: all QPs and Youth Aging out of Foster Care
- Location: Henderson, NV
- Cross Streets: Boulder Hwy/Broadbent Blvd.
- Unit AMI Range: 30%-50% AMI



Sunrise Ranch

Nevada H.A.N.D., Inc.

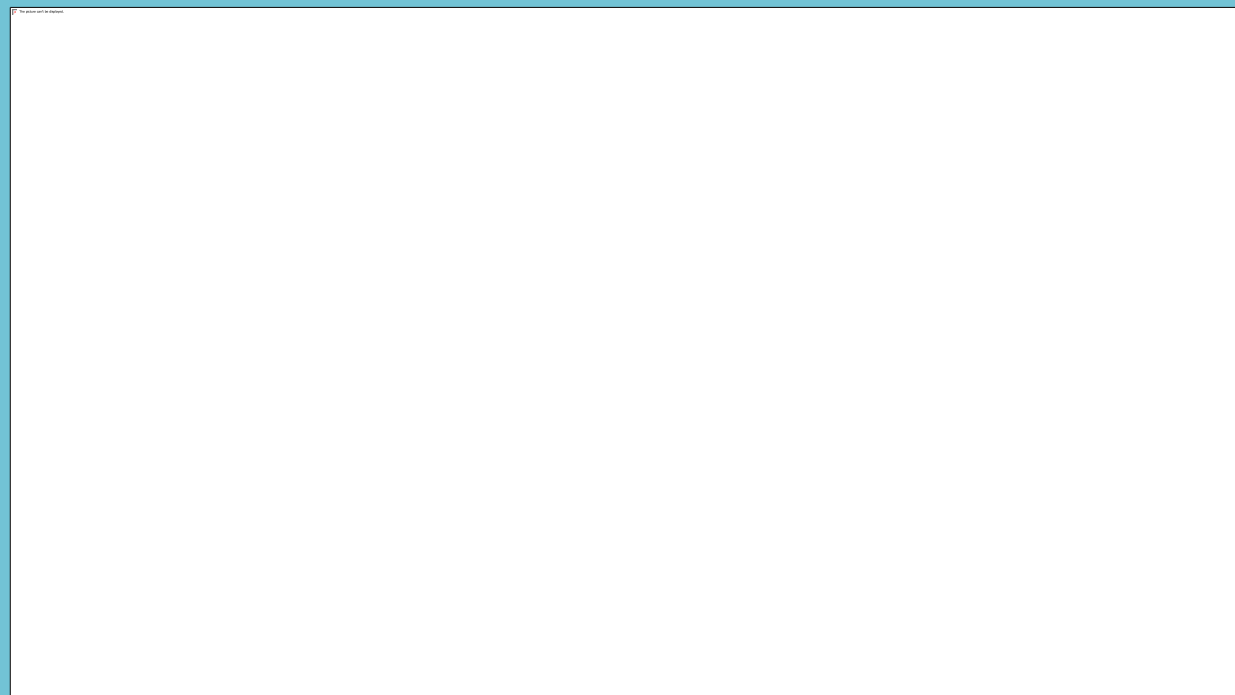
- HOME-ARP funds requested: \$1,800,000
- Total project cost: \$53,723,117



Silver Sky

Nevada H.A.N.D., Inc.

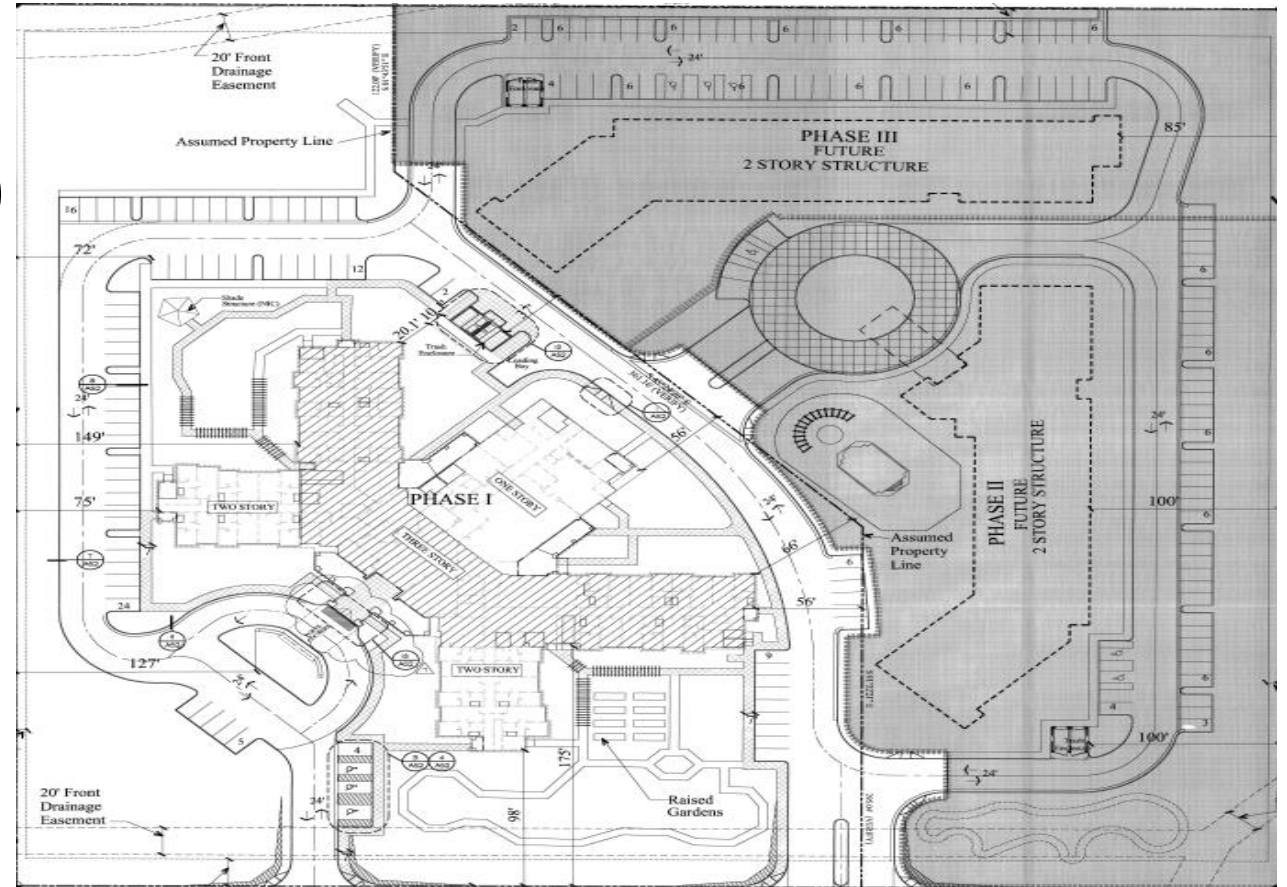
- Total units: 30 new/92 rehab
- Target population: Seniors/Assisted Living
- Location: Las Vegas
- Cross Streets: Cimarron & Westcliff
- Unit AMI Range: 30-60% AMI



Silver Sky

Nevada H.A.N.D., Inc.

- County funds requested: \$8,000,000
- Total project cost: \$20,703,248





CDAC Scoring for Development Applications

- 5 Applications to score
- 5 questions/scoring categories
- Scoring range for questions varies from 1 to 10, 1 to 15, or 1 to 20 points
- Maximum number of points for each application is 70 points

Development Scoring Categories

- Overall Quality of Project
- Affordable Housing Development Experience
- Location of Proposed Project
- Services Plan Including Ability to Deliver Services
- Site Control and Project Readiness

Services Applications

South Nellis Permanent Supportive Housing Coordinated Living of Southern Nevada, Inc.

- HOME-ARP Services funds requested: \$2,200,000
- Serving QPs
- Applicant/Service Provider – Ovation & Coordinated Living/Mojave Counseling
- Developer – Ovation
- 50 units
- Mojave Counseling will be providing on-site services

WestCare NV “The Village”

WestCare Nevada, Inc.

- HOME-ARP Services funds requested: \$2,693,068
- Serving Women in Recovery (not eligible for HOME-ARP)
- Applicant/Service Provider – WestCare NV, Inc.
- Developer - WestCare NV, Inc.
- 58 units in this phase
- Services provided on-site

Tropicana Trails

HELP of Southern Nevada

- HOME-ARP Services funds requested: \$4,563,318
- Serving QPs
- Applicant/Service Provider – HELP of Southern Nevada
- Developer – George Gekakis, Inc.
- 50 units
- Services provided on-site



CDAC Scoring for Services Applications

- 3 Applications to score
- 11 questions/scoring categories
- Scoring range for questions varies from 1 to 5, 1 to 8, or 1 to 10 points
- Maximum number of points for each application is 80 points

Services Scoring Categories

- Experience & Capacity
- Experience Providing the Proposed Services
- Sufficient Staffing
- Success Providing Services in the Past
- Prior Collaboration with Public and/or Private Entities
- Good Relationship with Developer Equals a Successful Delivery of Services
- Services Plan
- Ability to Provide Case Management
- Cost-effective Program with Documentable and Realistic Outcomes
- Good Fit Between Services Offered & Anticipated Needs of the QPs.
- Diversity, Equity, and Inclusion

Tools to Assist in Scoring

- Zoomgrants
 - Location of all applications, documents for scoring, input scoring
- HOME-ARP Applicant Comparison sheet*
 - Lists all projects with various, critical information
- HOME-ARP Scoring Worksheet*
 - Lists all scoring questions and serves as a guide to navigate scoring

* Will be provided



QUESTIONS?



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