

**MINUTES OF THE COMMUNITY DEVELOPMENT  
ADVISORY COMMITTEE MEETING (CDAC)**

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**HELD AT THE CLARK COUNTY SOCIAL SERVICE BUILDING, ADMIN TRAINING  
ROOM, 3<sup>RD</sup> FLOOR, 1600 PINTO LANE COUNTY OF CLARK, NEVADA, ON TUESDAY,  
January 16, 2024.**

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**I. OPENING CEREMONIES**

Mr. Christopher Lee, Chairperson, called the meeting to order and led the group in the Pledge of Allegiance.

**II. Public Comment – At this time, the Committee will hear comments from the public regarding items listed on the agenda as posted**

Committee member, Karen Miller asked if the County had solicited out-of-state developers because there's been an increase in the number.

**III. Attendance – Roll Call**

Roll Call was completed by Karen Michelin, Manager with Clark County. Committee attendance was noted.

**IV. ACTION – Approve minutes from December 5, 2023, meeting**

Chairperson Christopher Lee made a motion to approve the minutes from the December 5, 2023, meeting. The motion was approved.

**V. Introduction of HOME/AAHTF Applications, Presentations for 2024-2025, and Scoring Process (Kerri Medill)**

Chairperson Christopher Lee acknowledged that Kerri Medill would be presenting the HOME/AAHTF Applications Presentation for 2024-2025 and Scoring Process. He welcomed the applicants who were present and thanked them for their hard work. He informed the committee that Kerri would be presenting on behalf of the applicants, and that the applicants were present in case staff were not able to answer all the committee's questions. He told the committee that they would be hearing presentations for 10 applications and that any materials or presentations shared would be provided to the committee by e-mail.

Kerri Medill introduced herself and let the committee know she would be presenting but she first wanted to introduce Dagny Stapleton, Community Housing Administrator, to the committee so that she could address the question that was asked during the public comment period.

Ms. Stapleton acknowledged that it was a great question and that they are seeing a lot of new developers this year. She reiterated the question which was whether the County solicited out of state developers this year. She informed the committee that the County did not solicit out of state developers. She mentioned that there are a couple reasons for that and she went over them with the committee.

The County created the Community Housing Fund which is separate funding. It's a lot of money and a historic investment that the County made. Those funds are being made available as gap funds similar to the way the HOME funds are used which are for multifamily development projects. Because that money is now available it has created more opportunity. Also, a lot of the projects are funded with Federal Housing funds, Low-Income Housing Tax Credits (LIHTC) that are administered through the State, and the 4% LIHTC program. There is a cap on those funds; however, in Nevada for the last couple of years, there have been 4% tax credits still available.

The 4% LIHTC credits are usually used for the larger projects, 100 plus units, 200 units with a little bit higher AMI. The availability of these 4% LIHTC, combined with the CHF funds, has brought a lot of developers from around the Country to Nevada. And there are likely more funds available in Nevada right now than in other states. Since the need here is just as great or more than in other states. The County welcomes these new developers because it gives the opportunity to potentially build more affordable housing units.

Kerri Medill, Grants Coordinator, discussed HOME/ AAHTF applications and the scoring. For the 2024-2025 HOME application round, there is \$8.4 million approximately available. They have \$11.93 million in total ask from 10 applicants. The projects are in Henderson, North Las Vegas, City of Las Vegas, and unincorporated Clark County. The expectation is for the committee to watch the presentations on the applications and receive the scoring instructions. Scoring is open from January 17th, which is tomorrow, to February 2nd. All CDAC members will score applications in ZoomGrants. On February 20<sup>th</sup>, CDAC will meet again for the final recommendations. The projects will receive the financial feasibility and underwriting review and Clark County Commissioners will have the final decision.

1. The first project that was presented was Tropicana Trails – HELP of Southern Nevada. The project has 50 units - 48 Studio and 2 one-bedroom units. The AMI ranges from 30 to 50% and the target population includes chronically homeless individuals, families, and transition age youth. The location is in unincorporated Clark County and the cross streets are Boulder Highway and Tropicana. The request is for \$1,000,000 of HOME funds and the project total cost is \$32,696,889. The projected start date is December 1st, 2024.

A committee member asked if there would be on site services for the residents. Ms. Medill responded that the information can be found in the application. The Board Chair urged everyone to read through all the ZoomGrant applications.

Mr. Alpert asked if the structure would have an elevator and the developer responded that it would have an elevator.

2. The second project is Laughlin Senior Apartments - Wisconsin Partnership for Housing Development. Total units are 36 with 30 one-bedroom units and 6 two-bedroom units. The unit AMI range will be between 30 and 60% and the target population is seniors. Location is unincorporated Clark County. The cross streets are Needles Highway and Rio Vista Drive. The HOME Funds request is 800,000 and the project total cost is \$14,118,641.00 with a projected start date of January 2025.

Ms. Ochs asked if the developer was aware of the water distribution restrictions in this area and the developer responded that they are currently working on parcel provision with civil engineer and that they are anticipating the fiscal impact going forward

3. The next project is Pecos Apartments, NRP - Lone Star Development LLC. The total units are 105 with 10 one-bedroom, 20 two-bedroom, 55 three-bedroom, and 20 four-bedroom units. The unit AMI range is 50 to 60% and the target population is families. This project is located in North Las Vegas at North Pecos and E Centennial Parkway. The HOME request is \$1,000,000 and the total project cost is \$40,162,870. The projected start date is fall of 2024.

Mr. Nimsuwan asked about the completion date of the project and the developer responded that it would be end of 2026.

Some of the members mentioned that they were receiving conflicting information from the information provided in ZoomGrants versus the information being presented. Ms. Medill encouraged everyone to review and score the applications in ZoomGrants. She acknowledged that everyone may come across some discrepancies but the Committee must defer to the application itself and unfortunately all those can't be addressed. She mentioned that the presentations were done differently this year in order for all the applications to be presented equally with the same information provided to the committee. All the information being presented came directly from the applications.

Ms. Darden expressed concerns about the presentation of the applications.

Ms. Stapleton informed the committee that they had learned from members that the meetings had gone too long and took up too much time. Ms. Stapleton mentioned the presentations were done differently this year in an effort to make sure that each application was treated fairly. She also mentioned that sometimes projects make changes, but they are given plenty of time to make those changes through ZoomGrants before their deadline. Ms. Stapleton let the committee know that they are welcome to ask the developers as many questions as they want, but that everyone should also look at the ZoomGrants

applications.

4. The next project is Stepping Stone Apartments II and the developer is Accessible Space, Inc. The total units are 10 studio size units. The unit AMI range is all 30%. The target population includes adults with brain injuries. The location is unincorporated Clark County and the cross streets are East Owens Ave. and Betty Lane. They are requesting \$1,830,790 and the project total is \$4,830,790. The projected start date is January of 2025.

A committee member asked if Sunrise Manor was a hard to develop area and the developer answered yes to the question. Mr. Alpert asked if the project was water efficient and the developer responded that it was a water efficient project.

5. The fifth project is Boulder City UMC Project and the developer is KG Development Group. The total units are 51 with 42 one-bedroom units and 9 two-bedroom units. The unit AMI range is from 30 to 60%. The target population includes seniors. It is located in the unincorporated area of Clark County with the cross streets of Utah St. and Adams Blvd. The developer is requesting HOME funds of \$750,000 and the total project cost is \$17,200,331. The projected start date is April of 2025.

A committee member asked if Boulder City was considered part of unincorporated Clark County and Ms. Medill responded that it was considered unincorporated Clark County because they do not get their own HOME funds.

6. The next project is called A Place To Call Home and the developer is also KG Development Group. Total units are 50 with 6 studio units, 18 one-bedroom units, and 26 two-bedroom units. The AMI range for all unites is between 30% and 60% AMI. Target population is families. This project is located in the City of Las Vegas on Rancho Drive and Jay Ave. The HOME request is for \$750,000 and the total project cost is \$17,978,656. The projected start date is April-May of 2024.

Mr. Albert mentioned that the address looked familiar and asked whether the project was on last year's list. The developer responded that it was because they had a 12% increase in cost. The additional funding, they are requesting is to allow for that increase.

7. The next project is Pearson Pines, and the developer is Nevada H.A.N.D. Incorporated. The total units are 60 with 36 one-bedroom units, 24 two-bedroom units. The AMI range for all units is between 30% and 50%. Target population is seniors. The location of the project is in North Las Vegas on West Carey Ave. and N. Martin Luther King Blvd. They're requesting \$1,000,000 in HOME funds and the project total is \$22,211,853. The projected start date is March of 2024.

Mr. Alpert asked about the acreage around the map and if the project was taking up all that space or if this was a new project. The developer responded that they are building on the extra land which is on their existing land. Mr. Alpert had a follow-up question regarding the plans for the land around the project. The developer mentioned that the City of North Las Vegas is working with developers in regards to that land.

8. The next project is Volunteer and Gilesie and the developer is Silver State Housing. The total units are 188 with 56 one-bedroom units, 67 two-bedroom units, and 65 three-bedroom units. The AMI range for all units will be between 30% and 80% AMI and the target population is families. This is located in Henderson on Volunteer Blvd and Gilesie. They're requesting \$1.8 million in HOME funds and the total project cost is \$76,348,429. The projected start date is December of 2024.

Mr. Davila asked if there was public transit accessibility to this site and the developer responded that it was directly across the street to the site. Mr. Alpert mentioned that there were mobile homes located there according to the map and wanted to know the status of that mobile home park. The developer mentioned that it was the Oklahoma Park and it had already been abandoned.

9. The next project is North Haven Apartments and the developer is UDG NLV Owner LP. The total units are 150 with 60 one-bedroom units, 45 two-bedroom units, 33 three-bedroom units, and 12 four-bedroom units. The unit AMI range will be between 30% and 70% AMI. The target population is families. The project is located in North Las Vegas at the corners of West Carey Ave. and N MLK Blvd. They're requesting \$1.5 million in HOME funds and the project total is \$54,777,028. The projected start date is January of 2025.

Ms. Martin asked if the location was part of Windsor Park and Ms. Medill responded that it was not part of Windsor Park. Mr. Alpert asked why the application had the 2520 W. Carey address listed but the developer was not available to answer any questions. He also asked if there were any plans for commercial development in the area above and below the subject site, but staff were not able to answer his questions. There was a discussion about the land and Ms. Stapleton provided information regarding the history of the land.

10. This is the last project. This is 1632 Yale Street (aka Old Rose Garden) and the developer is McCormack Baron Salazar, Inc. The total units are 192 with 180 one-bedroom units, and 12 two-bedroom units. The unit AMI range is 30% to 60% AMI. The target population is seniors. The location is in North Las Vegas with Main/N. 5th St. and E. Tonopah Ave. as the cross streets.

They are requesting \$1.5 million in HOME funds and the total project cost is \$73,850,750. The projected start date is November of 2024.

Mr. Alpert mentioned that on the ZoomGrants application they had 120 units listed, but during the presentation they had 192 units listed. The developer clarified that they are now partnering with the Southern Nevada Regional Housing Authority which brought their total units up to 192. Mr. Alpert asked about the adjustment to the number of parking stalls for the 19 listed and the developer responded that they are using a .75 parking stalls per unit. One of the things that they have looked at with the city as well is potentially reducing the amount of guest parking stalls by the additional accessible stalls to the residents. The developer mentioned that they typically see that there's a higher demand for accessible parking than guest parking. Mr. Alpert asked if this project was adjacent to Rose Garden and the developer responded that it was right next door. Mr. Alpert also mentioned that they receive \$10 million in state funding. He wanted to know if there were any other applicants listed with that same state funding. Ms. Medill responded that the information would be in the applications. If they are utilizing that additional funding it would be listed in the application.

## **VI. ZoomGrants Tutorial for Scoring**

Kerri Medill provided the committee with a ZoomGrants Tutorial and an Excel spreadsheet. Every member was given the legal-size sheet. This was created in order to have everything in one place. The project, the total cost, the requested amounts are listed on the form and the scoring worksheet is located at the bottom. This worksheet was created for all the members as a cheat sheet for them to use.

Ms. Medill informed the committee that Clark County staff reviewed the applications to ensure that they met the basic criteria. She also mentioned that the applications would be scored for financial feasibility which is not something that they are requesting from the committee because they are not experts in affordable housing development. There's 20 points left available to allow for the financial feasibility review by contracted experts to score. Mr. Alpert mentioned to the committee that the City of North Las Vegas does their scoring a little differently. He said that their applications have two separated categories where the staff score and the committee scores separately. He said that in his opinion staff are more qualified to review these applications than committee members and suggested this be something we consider doing next year. Ms. Stapleton said it was something that they will look into for next year and that they have changed the scoring in the past as suggestions have been made.

Mr. Alpert suggested having a new agenda item to go over future meeting dates and their purpose. Staff agreed they would include a new agenda item for future meetings to go over a recap and next steps.

Ms. Medill let the committee know that the next meeting was at the same location and time. At the February 6<sup>th</sup> meeting the committee will be hearing Presentations from HOME-ARP and during the February 20<sup>th</sup> meeting the committee will be discussing the final recommendations.

Mr. Alpert requested additional information about the travel reimbursement form and Ms. Cacho let the committee know they were all eligible to receive travel. She encouraged the committee to turn in their travel forms during the last meeting on February 20<sup>th</sup> and to meet with her if any of the committee members had questions about the form.

**VII. Public Comment – At this time, the Committee will hear comments from the public regarding items not listed on the agenda as posted.**

No public comments.

**VIII. Adjourn**

Chairperson Christopher Lee thanked everyone for coming. He mentioned that everyone's questions are brilliant and that the more we have engagement by everyone, the better the decision-making process will be.

The meeting was adjourned.

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**ACCOMMODATIONS FOR PERSONS WITH DISABILITIES**

Clark County's Community Resources Management Division meetings are held in accessible facilities. Citizens requiring an accommodation should notify the Division of specific needs at least five days prior to the date of the event by contacting Community Resources Management at (702) 455-5025 or TT/TDD Relay Nevada Toll-Free: (800) 326-6868 or TT/TDD Relay Nevada Toll-Free: (800) 877-1219 (Spanish) or [CRInfo@clarkcountynv.gov](mailto:CRInfo@clarkcountynv.gov). (Examples of accommodations include interpreter for the deaf, large print materials, and accessible seating arrangements.)

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**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MEETING  
MEMBERS, STAFF, AND GUESTS PRESENT**

Abbott, Michael	Representative (Moapa TAB)
Alpert, Jeff	Representative (City of North Las Vegas)
Boylan, Irene	Member-at-Large (Gibson)
Brown, Michele	Representative (Searchlight TAB)
Carvalho, Angelo	Alternate (Paradise TAB)
Cosgrove, Sondra	Representative (Sunrise Manor TAB)
Darden, Donna	Member-at-Large (Kirkpatrick)
Davila Uzcátegui, Miguel	Member-at-Large (Segerblom)
Gray, Steffanie	Representative (Red Rock CAC)
Gresser, Monica	Member-at-Large (Gibson)
Harrah, Tanya	Representative (Mountain Springs CAC)
Hicks, Colleen M.	Representative (Goodsprings CAC)
Hilbrecht, Eric	Member-at-Large (Naft)
Ingram, Jacqueline	Member-at-Large (McCurdy)
Jeng, Eric	Member-at-Large (Jones)
Lee, Christopher	Chairperson - Member-at-Large (Naft)
Martin, Laura	Member-at-Large (Kirkpatrick)
Menc, April	Representative (Winchester TAB)
Miller, Karen	Representative (Whitney TAB)
Nimsuwan, Paul	Member-at-Large (Jones)
Ochs, Kathy	Representative (Laughlin TAB)
Okamura, Randal	Representative (Spring Valley TAB)
Ramirez, Geraldine (Gerry)	Alternate (Whitney TAB)
Ridondo, Janice	Representative (Moapa Valley TAB)
Rivera, Cindi	Member-at-Large (Segerblom)
Saidov, Faridun	Member-at-Large (Miller)
Sarles, Peter	Representative (Enterprise TAB)
Cacho, Natalie	Clark County Social Service, CRM
Medill, Kerri	Clark County Community Housing Office
Michelin, Karen	Clark County Social Service, CRM
Stapleton, Dagny	Clark County Community Housing Office