

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

**HELD AT THE CLARK COUNTY SOCIAL SERVICE BUILDING, ADMIN TRAINING
ROOM, 3RD FLOOR, 1600 PINTO LANE COUNTY OF CLARK, NEVADA, ON TUESDAY,
February 20, 2024.**

I. OPENING CEREMONIES

Mr. Christopher Lee, Chairperson, called the meeting to order and Jeff Alpert 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.

The committee received one comment during the Public Comment period. A representative with North Haven introduced himself and let the committee know that he was unable to attend the presentation meeting but was available to answer any questions anyone may have.

III. Attendance – Roll Call

Roll Call was completed by Natalie Cacho, Senior Grants Coordinator with Clark County. Committee attendance was noted. Ms. Cacho noted that a quorum was present.

IV. ACTION – Approve minutes from February 6, 2024, meeting.

Chair Lee made a motion to approve the minutes from the February 6, 2024, meeting. The motion was approved.

V. ACTION- Review, discuss, and vote on FY 2024-2025 HOME Investment Partnerships Program/Affordable Housing Trust Fund (HOME/AAHTF) projects for recommendation to the Board of County Commissioners. (Kerri Medill)

Chairmen Christopher Lee acknowledged that Kerri Medill, Senior Grants Coordinator would be providing the overview of the FY 2024-2025 HOME Investment Partnerships Program/Affordable Housing Trust Fund (HOME/AAHTF) projects scoring results. Kerri Medill introduced the order of the projects in which they ranked based on the committee scores. Kerri also expressed her concern about the amounts of monies available for the projects and how the totals should be smaller.

There was a total of \$11.9 million in the final CDAC request. The total request included 10 applicants, of which 9 were selected. The total request included Tropicana Trails at \$1,000,000; Pearson Pines at \$1,000,000, Steppingstone Apartments II at \$1,830,790, KG Development Group-A Place to Call Home at \$750,000; Laughlin Seniors Apartments at \$800,000; 1632 Yale St also known as Old Rose Garden at \$1,500,000; Volunteer and Gillespie at \$1,519,210; Boulder City UMC at \$750,000; Pecos Apartments at \$1,000,000, and North Haven at \$1,500,000.

Kerri informed the CDAC Committee of the funding available this round which is \$8.4 million approximately. Kerri opened the floor to deliberations and Chairman Lee instructed the Committee members to share their comments, questions, or concerns regarding the ten applications selected. The total amount requested for the ten applications was \$11.9 million.

Discussion and deliberations ensued with members making motions and approving the final recommendations for funding HOME/AAHTF projects 2024-2025, as follows:

Fully fund projects 1 through 6 listed on the HOME AAHTF excel spreadsheet. Fund Volunteer and Gilesie at \$1,519,210 which is number 7 on the excel spreadsheet. If additional funds are received, fund Boulder City UMC at \$750,00 then fully fund Volunteer and Gilesie their total ask, and then fund the projects on the spreadsheet in scoring order. All other additional funding would be set aside for –Off-Cycle Projects

HOME AAHTF

Organization Name	Proposal Title	Location	Target Market	Total Units	Unit AMI Range	Cost Per Unit	Total Project Cost	Requested amount	CDAC Recommended amount	Notes
HELP of Southern Nevada	Tropicana Trails	Unincorporated CC	chronically homeless individuals	50	30-50%	\$434,640	\$21,732,015	\$1,000,000	\$1,000,000	
Nevada HAND, INC.	Pearson Pines	North Las Vegas	Seniors	60	30-50%	\$370,198	\$22,211,853	\$1,000,000	\$1,000,000	
Accessible Space Inc.	Stepping Stone Apartments II	Unincorporated CC	Adults with Brain Injuries	10	50% or less	\$483,079	\$4,830,790	\$1,830,790	\$1,830,790	
KG Development Group	A Place to Call Home	Las Vegas	families	50	30-60%	\$360,650	\$18,032,510	\$750,000	\$750,000	
Wisconsin Partnership for Housing Development	Laughlin Senior Apartments	Unincorporated CC	Seniors	36	30-60%	\$392,184	\$14,118,641	\$800,000	\$800,000	
McCormack Baron Salazar, Inc.	1632 Yale St aka Old Rose Garden	North Las Vegas	Seniors	120	30-60%	\$304,639	\$73,850,725	\$1,500,000	\$1,500,000	
George Gekakis, Inc.	Volunteer and Gillespie	Henderson	family workforce	188	30-80%	\$406,109	\$76,348,429	\$1,800,000	\$1,519,210	*Developer confirmed the could accept reduced funding
KG Development Group	Boulder City UMC Project	Boulder City	seniors							* If additional funds are received fund this project then fully fund the Volunteer and Gilesie (above) then fund the projects below in scoring order. ALL other additional funding would be set aside for OFF - CYCLE Projects
NRP Lone Star Development LLC	Pecos Apartments	North Las Vegas	Families	60	30-60%	\$359,496	\$17,974,800	\$750,000	50	
Ulysses Development Group LLC	North Haven Apartments	North Las Vegas	Families	105	50-60%	\$382,504	\$40,162,870	\$1,000,000	50	
				150	30-70%	\$367,787	\$55,168,074	\$1,900,000	50	
				829		\$415,477	\$344,430,705	\$11,930,790		
									58,400,000	

Total units funded:

514

*Estimated Available funding: \$8,400,000
less CDAC Recommendation: 50

VI. Action- Review, discuss, and vote on HOME ARP projects for recommendations to the Board of County Commissioners

Chairmen Christopher Lee acknowledged that Kerri Medill, Senior Grants Coordinator would be providing the overview of the HOME Investment Partnerships

Program/American Rescue Plan Act of 2021 (HOME ARP) projects scoring results. Kerri Medill introduced the order of the projects in which they ranked based on the committee scores for HOME ARP Development.

There was a total of \$18.2 million in the final CDAC request. The total request included 5 applicants, of which 1 was selected. The total request included Tropicana Trails at \$7,475,673; South Nellis PSH at \$0; Sunrise Ranch at \$1,800,000; WestCare NV “The Village” at \$1,018,571; Silver Sky at \$8,000,000.

Kerri informed the CDAC Committee of the funding available this round which is \$7.4 million approximately. Kerri opened the floor to deliberations and Chairman Lee instructed the Committee members to share their comments, questions, or concerns regarding the one application selected. The total amount requested for the one application was \$7.4 million.

Discussion and deliberations ensued with members making motions and approving the final recommendations for funding HOME ARP Development, as follows:

The CDAC agreed to move forward with Tropicana Trails at \$7,475,673.

HOME ARP - Development

Organization Name	Proposal Title	Target Market	Total Units	Unit AMI Range	Cost Per Unit	Total Project Cost	Requested amount	CDAC Recommended amount	Notes
HELP of Southern Nevada/George Gekakis, Inc.	Tropicana Trails	Qualifying Populations	50	30% AMI	\$ 434,640.26	\$ 21,732,013.00	\$ 7,475,673.00	\$7,475,673	
Coordinated Living of Southern Nevada	South Nellis PSH	Qualifying Populations	50	30-50% AMI	\$ 326,173.76	\$ 16,308,688.00	\$ -	\$0	
Nevada H.A.N.D., Inc.	Sunrise Ranch	Qualifying Populations	144	30-50% AMI	\$ 373,077.20	\$ 53,723,117.00	\$ 1,800,000.00	\$0	
WestCare NV, Inc.	WestCare NV "The Village"	Women in Recovery	58	50% and below	\$ 291,979.95	\$ 16,934,837.00	\$ 1,018,571.00	\$0	Does not meet HOME-ARP Program qualifications
Nevada H.A.N.D., Inc.	Silver Sky	Seniors - Assisted Living	122	30-60% AMI	\$ 169,898.75	\$ 20,703,248.00	\$ 8,000,000.00	\$0	Does not meet HOME-ARP Program qualifications
Totals			424		\$ 1,595,569.92	\$ 129,401,903.00	\$ 18,294,244.00		

Available funding: \$7,475,673
less CDAC Recommendation: \$0

Kerri Medill went over the HOME ARP Services projects and introduced the order of the projects in which they ranked based on the committee scores.

There was a total of \$9.5 million in the final CDAC request. The recommendations included 3 applicants, of which 1 was selected.

There was a total of \$9.5 million in the final CDAC request. The total request included 3 applicants, of which 1 was selected. The total request included Tropicana Trails at \$4,563,318; Coordinated Living of Southern NV, Inc.- Permanent Supportive Housing at \$2,200,000; The Village Supportive at \$2,693,068.

Kerri informed the CDAC Committee of the funding available this round which is \$3.1 million approximately. Kerri opened the floor to deliberations and Chairman Lee instructed the Committee members to share their comments, questions, or

concerns regarding the one application selected. The total amount requested for the one application was \$4.6 million.

Discussion and deliberations ensued with members making motions and approving final recommendations for funding HOME ARP Services, as follows:

The CDAC agreed to move forward with Tropicana Trails at \$3,114,864. Fund Tropicana Trails for \$3,114,864 - requested in proforma- Service Provider confirmed they can work with the reduction to available funding and will seek other resources to fill the gap.

HOME ARP - Services

Organization Name	Proposal Title	Target Market	On-Site Services Provider	Total Units	Requested amount	CDAC Recommended amount	Notes
HELP of Southern Nevada	Tropicana Trails	Qualifying Populations	HELP of Southern Nevada	50	\$ 4,563,318.00	53,114,864	53,548,067 - requested in proforma- Service Provider confirmed they can work with the reduction to available funding and will seek other resources to fill the gap.
Coordinated Living of Southern Nevada, Inc.	South Nellis Permanent Supportive Housing	Qualifying Populations	Mojave Counseling	50	\$ 2,200,000.00	50	
WestCare Nevada	The Village Supportive Services	Women in Recovery	WestCare NV, Inc.	58	\$ 2,693,068.00	50	Does not meet HOME ARP Program qualifications
	Totals			158	\$ 9,456,386.00		

53,114,864

Available funding: 53,114,864
less CDAC Recommendation: 50

VII. Action- Review, discuss and accept Ad Hoc Committee’s recommendations for FY 2024-2025 ESG projects for recommendation to the Board of County Commissioners.

Tameca Ulmer, Grants Coordinator, gave a brief presentation about the ESG recommendations that were formulated by the ADHOC committee. She discussed the Emergency Solutions Grant and its applicants. The presentation included a breakdown of the funding categories. Tameca displayed a chart with the funding recommendations as well as discussed, the funding contingency plan.

CLARK COUNTY ESG 2024-2025 HOMELESS PREVENTION FUNDING RECOMMENDATIONS*

Organization	Program Name	Average Committee Score	CCSS CRM Score	Total Score	Requested Funding	Average Committee Funding	Committee Funding Recommendation	Adjusted Funding Recommendation *
Emergency Aid of Boulder City	Homeless Prevention	58.31	21	79.31	\$ 50,000	\$ 30,901	\$ 32,177	\$ 36,368
Family Promise of Las Vegas	Homeless Prevention - Eviction Prevention	68.27	23	91.27	\$ 75,000	\$ 50,000	\$ 75,000	\$ 75,000
Lutheran Social Services of Nevada	Homeless Prevention - Clark County ESG 2024-2025	54.67	25	79.67	\$ 70,770	\$ 60,513	\$ 70,770	\$ 70,770
SAFE House	Emergency Services Program	63.03	25	88.03	\$ 81,000	\$ 60,750	\$ 60,750	\$ 81,000
St. Jude's Ranch for Children	SJRC Homeless Prevention	69.17	25	94.17	\$ 125,000	\$ 95,833	\$ 125,000	\$ 125,000
The Cupcake Girls	Rapid Rehousing Stipends*	60.33	17	77.33	\$ 50,000	\$ 36,000	\$ 36,000	\$ 40,191
The Salvation Army	Homeless Prevention	60.17	22	82.17	\$ 200,000	\$ 125,000	\$ 90,000	\$ 94,191
Vegas Stronger	Vegas Stronger's Housing Stability Project	57.5	18	75.5	\$ 70,700	\$ 39,027	\$ 50,000	\$ 54,191
					\$ 722,470	\$ 498,024	\$ 539,697	\$ 576,711

Contingency Plan:

- If the award is more than estimated or additional funds become available, the additional funds are to be added to The Salvation Army and their Homeless Prevention program up to the full amount of their request. If additional funds are still available, they are to be evenly distributed among the other applicants who did not receive their full requested amount of funding.
- If the award is less than estimated the sub-awards are to be recalculated according to their percentages from the amounts designated using the estimated award

A motion was made to accept the recommendations as presented. Motion was approved.

VIII. Wrap-up of grant application season and process.

Natalie Cacho, Senior Grants Coordinator, thanked the committee members for volunteering to serve on the committee, for their time, and input.

Chair Lee, thanked the committee for their hard work.

Natalie informed the committee that next year the recruitment for CDAC will begin earlier since CDBG funding will be included during the next round. She wrapped up the meeting and discussed the final steps for travel reimbursement.

IX. 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.

X. Adjourn.

The meeting was adjourned.

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 CRMInfo@clarkcountynv.gov. (Examples of accommodations include interpreter for the deaf, large print materials, and accessible seating arrangements.)

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

Alpert, Jeff	Representative	City of North Las Vegas
Boylan, Irene	Member-at-Large	Member-at-Large (Gibson)
Cosgrove, Sondra	Representative	Sunrise Manor TAB Member-at-Large (Kirkpatrick)
Darden, Donna	Member-at-Large	Red Rock CAC
Gray, Steffanie	Representative	Member-at-Large (Gibson)
Gresser, Monica	Member-at-Large	Goodsprings CAC
Hicks, Colleen M.	Representative	

Hilbrecht, Eric	Member-at-Large	Member-at-Large (Naft)
Jeng, Eric	Member-at-Large	Member-at-Large (Jones)
Lee, Christopher	Chairperson	Member-at-Large (Naft)
Mench, April	Representative	Winchester TAB
Miller, Karen	Representative	Whitney TAB
Ochs, Kathy	Representative	Laughlin TAB
Ramirez, Geraldine (Gerry)	Alternate	Whitney TAB
Ridondo, Janice	Representative	Moapa Valley TAB
Sarles, Peter	Representative	Enterprise TAB
Stapleton, Dagny	Clark County Community Housing Office	
Medill, Kerri	Clark County Community Housing Office	
Tate, Melissa	Clark County Community Housing Office	
Cacho, Natalie	Clark County Social Service, CRM	