

**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 6, 2024.**

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

Mr. Christopher Lee, Chair, made note that there was a mistake on the agenda. He mentioned that the committee will be hearing comments from the public on items listed on the agenda. The agenda says not listed. That is incorrect and will be changed for the public record.

Member Miller asked a question about the scoring. She said she was able to score the applications, but the money amounts were not available. Ms. Miller also asked if it was allowed for alternates to score.

Member Darden asked if the funding amounts provided in ZoomGrants were ever considered.

Member Alpert, wanted to know the difference between HOME/AAHTF and HOME-ARP.

III. Attendance – Roll Call

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

IV. ACTION – Approve minutes from January 16, 2024, meeting

Chair Lee made a motion to approve the minutes from the January 16, 2024, meeting. The motion was approved.

V. Introduction of HOME ARP Applications for both Development and Services, Presentations for 2024-2025, and Scoring Process (Kerri Medill)

Chair Lee acknowledged that Kerri Medill, Senior Grants Coordinator with Clark County would be presenting the HOME-ARP 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 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 5 development applications and 3 services applications.

Ms. Kerri Medill, began by addressing the questions asked during the public comment period. She answered Ms. Miller's and Ms. Darden's questions about the scoring by letting the committee know that the feature in ZoomGrants to enter funding amounts was disabled this year. She also mentioned that in past years, the funding amounts from ZoomGrants were not utilized because the scoring amounts are discussed during the recommendations meeting.

Ms. Medill also answered Ms. Miller's question on whether Alternates are able to score in ZoomGrants. Ms. Medill said Alternates are allowed to score in ZoomGrants. Staff keep track of all scores so if the representative does not score, they will include the Alternate's vote.

Ms. Medill addressed Mr. Alpert's question about the difference between HOME/AAHTF and HOME-ARP. She mentioned that the funding was very similar to HOME AAHTF in regards to the development aspect of it, with a couple items that are not the same. HOME-ARP are special HOME funds that are part of a one-time funding round this year. These one-time funds are similar to HOME except there is another layer of requirements and they are targeted to a specific population that includes individuals that are homeless or at risk of homelessness. All projects must serve all qualifying populations without preference to any qualifying population and the qualifying populations are homeless or at risk of homelessness.

Ms. Medill discussed HOME-ARP applications and the scoring. She mentioned that the County has prioritized HOME-ARP funds to build Permanent Supportive Housing (PSH). PSH is very low-income housing and services. For the HOME-ARP application round, there is \$7.4 million available for Development and \$3.1 million available for Services. They have \$18.29 million in total ask from 5 development applicants and 3 services applicants.

The projects are located in in Henderson, Las Vegas, and Unincorporated Clark County. The expectation is for the committee to receive the presentations on the applications and receive the scoring instructions. Scoring is open from February 7th, which is tomorrow, to February 14th. All CDAC members will score applications in ZoomGrants. On February 20th, CDAC will meet again to determine 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 development project that was presented was WestCare NV "The Village" – WestCare Nevada, Inc. The project has 84 units (58 in this phase).

The AMI ranges from 50% and below. The target population includes women in recovery (not eligible for HOME-ARP). The location is at 5659 Duncan Drive, Las Vegas. The request is for \$1,018,571 of HOME-ARP funds and the project total cost is \$16,934,838.

Member Alpert asked what the money is being used for. He wanted to know about the supportive services, but the applicant wasn't present to answer his questions.

2. The second development project is South Nellis Permanent Supportive Housing-Coordinated Living of Southern Nevada, Inc. Total units are 50. The unit AMI range will be between 30 and 50% and the target population is qualifying populations. Location is unincorporated Clark County. The HOME-ARP funds request is \$0 and the project total cost is \$16,308,688.

Member Alpert asked about the timeline of this project and if it was a new build. The developer confirmed it was a new build and that the project will go forward and should be completed within 12 months. Mr. Alpert went on to ask about the developer's past experience and the number of projects completed. The question was answered by acknowledging that the project is unique, but Coordinated Living has provided social services to all of its properties, mostly to the senior services community in Southern Nevada. This includes providing data, activities, providing certain transportation to get food and to social engagement, providing food location with the help of other agencies in the community. They are hoping to develop a new project focused on a much lower income level of recipients who would be able to access this property, and it's been sanctioned by the Housing Authority with site-based vouchers. Their goal is to have 24 hour, 7 days a week services available.

3. The third development project is Tropicana Trails – HELP of Southern Nevada. Total units are 50. The unit AMI for all units is 30% and the target population is qualifying populations. Location is Unincorporated Clark County. The HOME-ARP funds request is \$7,475,673 and the project total cost is \$35,564,136.

Member Nimsuwan asked why the price for this project was so much higher and the applicant responded that it was because of the type of population being served.

Member Alpert mentioned that the application mentioned this was HELP's first supportive housing project for HELP. He asked if that was correct. HELP of Southern NV responded that they are a well-established organization with supportive housing programs under a scattered-site model, but this would be their first development as a single-site permanent supportive housing project.

4. The fourth development project is Sunrise Ranch – Nevada H.A.N.D., Inc. Total units are 144. The unit AMI ranges from 30% to 50% and the target population

is all qualifying populations and youth aging out of foster care. Location is Henderson, NV. The HOME-ARP funds request is \$1,800,000 and the total project cost is \$53,723,117.

Member Alpert asked to hear more about the services that would be provided on site. NV HAND answered that this project will serve youth aging out of foster care to provide services such as case management, job training, parenting classes, and different types of classes with wrap-around services.

Member Alpert also asked about their timeline and if they had received funding from the City of Henderson. NV HAND mentioned that they applied for different funding sources, so they are still waiting to see how they will be awarded. They are hoping to be able to financially independently close this project by September of this year.

Member Alpert asked if NV HAND has ever been funded by Clark County because according to ZoomGrants they've applied for 12 applications with the County and they've never been funded. Ms. Medill along with NV HAND confirmed that they've had several applications funded.

Ms. Medill mentioned that all the features in ZoomGrants are not always utilized and that there's several projects that change their names after being funded. Mr. Dontae Scott mentioned that there was a lot of contradicting information on ZoomGrants. He was concerned that part of the information they are considering and scoring on is different. There was discussion about staff reaching out to ZoomGrants regarding their concerns and how ZoomGrants has not been able to provide clear answers to some of the discrepancies.

Member Cosgrave asked that for next year the developers should answer the questions directly so that it makes it easier for the committee members to score rather than look for all the information in ZoomGrants. She suggested a separate questionnaire, in addition to the application that directly addresses every item in the room, to avoid any guessing.

Member Davila Uzcátegui had a question to the developer about the number of parking spaces per unit. The developer answered that they have 233 parking spaces for 144 units. Mr. Davila mentioned that they have about 1/3 of the population that is slightly reliant on public transit so they may have excessive parking spaces for this project.

5. The fifth development project is Silver Sky – Nevada H.A.N.D., Inc. Total units are 30 new and 92 rehab. The unit AMI ranges from 30% to 60% and the target population is Seniors/Assisted Living. Location is Las Vegas, NV. The HOME-ARP funds request is \$8,000,000 and the total project cost is \$20,703,248.

Member Alpert asked about the population being served and the developer

answered that it was seniors. He also asked where the 30 new units will be located, because this was an already established developed area. The developer answered that there is a big acre where the site would expand.

Ms. Medill went over the CDAC Scoring for the Development Applications. There are a total of 5 applications to score. There are 5 questions and scoring categories. The maximum number of points for each application is 70 points. The development scoring categories are overall quality of the project, affordable housing development experience, location of the proposed project services plan, including ability to deliver services, and site control.

1. The first services project is South Nellis Permanent Supportive Housing – Coordinated Living of Southern Nevada, Inc. Total units are 50 and the serving population is qualifying populations. Mojave Counseling will be providing on-site services. The HOME-ARP services funds request is \$2,200,000.

Member Scott asked about the services being provided and the applicant answered that they would have on site services for anyone who wants them. He mentioned that the services application is for round the clock services for the homeless population with coexisting conditions. He also mentioned that they have skilled staff to help people access SNAP, Medicaid, and Social Security if they are eligible to maintain their benefits.

Member Alpert asked what the \$2.2 million funding will be used towards and how future service expenses would be covered once this funding is gone. It was mentioned that the budget covers a span of 5 years and that the project can still work without the additional services.

Member Alpert asked that the three applicants under this category tell the committee if they are minority or women-owned business now since this is #11 on the scoring sheet.

Mojave Counseling is a Nevada non-profit organization. They are wholly owned by the School of Medicine. They provide services to the community. They work independently from UNLV, most of the staff are social workers. They have 6 hours of CU's a year that they do for diversity and inclusion and are committed to that. They have a diverse multi language staff. They have a number of Arabic and Spanish speaking staff.

HELP of Southern Nevada answered that they are a 501(c)3 so they are not certified. They assist families and individuals throughout Southern Nevada.

2. The second services project is WestCare NV “The Village” – WestCare Nevada, Inc. Total units are 58 in this phase. Serving women in recovery (not eligible for HOME-ARP). Services will be provided on-site. The HOME-ARP services funds request is \$2,693,068.

Ms. Dagny Stapleton mentioned that they had just reviewed their emails and wanted to be transparent with the committee that this developer may not have been aware of the CDAC meeting. In light of this she asked the committee to please send them any questions they had for WestCare.

3. The third services project is Tropicana Trails – HELP of Southern Nevada. Total units are 50 and the serving population is qualifying populations. Services will be provided on-site. The HOME-ARP services funds request is \$4,563,318.

Member Alpert asked the applicant what the funding would be used for and HELP of Southern NV answered that the funds will be used for Intensive Case Management (ICM). HELP mentioned that ICM requires a lot especially as people with substance use stabilize. They went over their Supportive Services list which includes salaries of staffing and services. They mentioned that they would be billing Medicaid but that it may take a while before they can start billing Medicaid for supportive services.

Ms. Medill went over the CDAC Scoring for the Services Applications. There are a total of 3 applications to score. There are 11 questions and scoring categories. The maximum number of points for each application is 80 points.

VI. Zoom Grants - Scoring Questions and Answers

Kerri Medill provided the committee with a ZoomGrants Tutorial and an Excel spreadsheets. Every member was given the legal-size sheets. These were 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 of each. These worksheets were created for all the members as a cheat sheet for them to use.

VII. Recap of HOME-ARP Process & Next Steps

Member Mench asked staff that they establish a better timeline for members ahead of time. She also mentioned that the new members should be provided a more simplistic overview of what to expect. The new members are not as familiar with the jargon being used.

Member Ramirez mentioned that applicants need to make their own presentations and that we should consider site visits next year.

Member Gresser shared that if we have the Applicants do their own presentations we should at minimum set a standard for them.

VIII. 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.

IX. 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
	Member-at-	
Boylan, Irene	Large	Member-at-Large (Gibson)
Carvalho, Angelo	Alternate	Paradise TAB
Cosgrove, Sondra	Representative	Sunrise Manor TAB
	Member-at-	Member-at-Large
Darden, Donna	Large	(Kirkpatrick)
	Member-at-	Member-at-Large
Davila Uzcátegui, Miguel	Large	(Segerblom)
Gray, Steffanie	Representative	Red Rock CAC
	Member-at-	
Gresser, Monica	Large	Member-at-Large (Gibson)
Hicks, Colleen M.	Representative	Goodsprings CAC
	Member-at-	
Hilbrecht, Eric	Large	Member-at-Large (Naft)
Lee, Christopher	Chairperson	Member-at-Large (Naft)
Mench, April	Representative	Winchester TAB
Miller, Karen	Representative	Whitney TAB
	Member-at-	
Nimsuwan, Paul	Large	Member-at-Large (Jones)
Ochs, Kathy	Representative	Laughlin TAB

Ramirez, Geraldine (Gerry)	Alternate Member-at- Large	Whitney TAB Member-at-Large (Segerblom)
Rivera, Cindi		
Sarles, Peter	Representative Member-at- Large	Enterprise TAB Member-at-Large (McCurdy)
Scott, Dontae		
Stapleton, Dagny	Clark County Community Housing Office	
Michelin, Karen	Clark County Social Service, CRM	
Medill, Kerri	Clark County Community Housing Office	
Tate, Melissa	Clark County Community Housing Office	
Cacho, Natalie	Clark County Social Service, CRM	