

**MINUTES OF THE COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE MEETING (CDAC) HOME AAHTF APPLICANT PRESENTATIONS**

**HELD AT THE CLARK COUNTY SOCIAL SERVICE BUILDING, ADMIN TRAINING ROOM,
3RD FLOOR, 1600 PINTO LANE COUNTY OF CLARK, NEVADA, ON TUESDAY,
February 4, 2025.**

Opening Ceremonies

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

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

No public comments.

- II. Roll Call

Roll Call was completed by Dr. Tameca Ulmer, Grants Coordinator with Clark County. Committee attendance was noted. Tameca Ulmer noted that a quorum was present.

- III. Approve minutes for January 7, 2025, meeting (For Possible Action)

Ms. Sondra Cosgrove made a motion to approve the minutes from the January 7, 2025, meeting. Christopher Lee, Chairperson seconded the motion, and the motion was approved.

- IV. Presentation of 2025-2026 HOME/AAHTF Applications

Christopher Lee, Chairperson made note that the committee would be hearing presentations for 9 applications and that any materials or presentations shared would be provided to the committee by e-mail. Mr. Christopher gave brief instructions on how the presentations would be conducted. Mr. Christopher Lee added that the HOME Grants Coordinator, Giavonni Garcia, would be handling the PowerPoint Presentation and introducing each individual Applicant to present.

Ms. Garcia shared that as part of a historic investment in affordable housing, Clark County administers the Home Investment Partnerships Program (HOME) and the Account for Affordable Housing Trust Fund (AAHTF). These programs were designed to expand the supply of affordable housing for low- and very low-income households. For the HOME AAHTF application round, there is \$5.5 million available in funding. They have \$10.8 million in total ask from 9 applicants. The projects are located in Henderson, Las Vegas, North Las Vegas, and Unincorporated Clark County.

Ms. Garcia informed the committee that they will watch presentations, review applications, and provide scoring instructions. She mentioned that an email was sent last week granting access to ZoomGrants for the CDAC committee to begin scoring. Ms. Garcia also stated that the scoring deadline is February 20, 2025, and all CDAC members are required to score applications using ZoomGrants. On March 4, 2025, the CDAC committee will convene to finalize their recommendations. The projects will undergo a financial feasibility and underwriting review, after which the Clark County Commission will make the final decision.

1. The first project that was presented was Arthur McCants Manor – Arthur McCants Manor is a 4% bond. They have projects in community City of Las Vegas. The project is a 116-unit Senior project. It currently has 116 one-bedroom units. Of those 116- units, 115-units have project based rental assistance, so the unit AMI target ranges from 30% to 60% of AMI. The population as mentioned is seniors, especially those who are frail and disabled. The location is 800 North Avenue near Eastern Bonanza Main Cross streets. The request is \$1 million of HOME funds, and they have also requested funds from the City of Las Vegas HOME funds for an additional \$1 million as well. The project total cost is \$41,614,824. The construction is expected to start in September of 2025.

A committee member asked is the project an acquisition rehab of an existing property and the developer responded the property is old and was built early 1980 so it's due for a makeup. The existing project-based rental is extremely necessary to serve the current population living there.

Another committee member asked when the developer is doing the rehab, what are they doing to the buildings? Are they going to upgrade for Energy efficiency? Are they doing some changes to the exterior to the room? The developer answered, yes. They must follow the 2025 qualified allocation plan energy efficiency standards required by the state, so those can be found online and a list of all the minimum requirements are on there. The developer stated that they were going to be upgrading for energy efficiency, counter counters, water heaters and overall making the building better for future residential use, for another 30 years under the tax code program. A committee member asked when the building was built the developed stated it was built 1980.

A committee member asked if there were their elevators in the building, due to the building having three stories. The developer replied “yes”, because they are housing disabled tenants. The developer explained

that they have money set aside to upgrade and improve the elevators. A committee member asked if there is an existing elevator that will be updated. The developer responded yes.

Tanya Harrah shared concerns regarding the cost for the rehab of 116 units to total \$358,000 per one-bedroom condo. She asked how is this possible when a new construction of a one- bedroom condo is not that expensive. The developer stated that part of that total cost Includes acquisition so in the total project cost, there's acquisition included in the totals as well. The developer gave the break- down of the cost of the rehab per unit for the acquisition to be \$124,000.

Ms. Donna Darden was concerned the cost seniors would have to pay for rent would be too much and even more devastating they would need to be relocate during the rehab. The developer assured the CDAC committee that they have nearly \$600,000 budgeted for relocation assistance for the residents, so they won't be burdened with the out-of-pocket expenses. The developer shared the completion date to be January 2027.

2. The second project is Marble Manor Phase 2 A – Brinshore Development LLC for Housing Development. Total units are 40 one-bedroom units. The unit AMI range will be between 30- 60% and the target population is families. Location is Las Vegas. The cross streets are Washington and 8th Street. The AAHTF Funds request is \$1,500,000 and the project total cost is \$16,739,196. This Phases scheduled to close in May 2027.

Ms. Darden asked the developer about the current numbers for AMI. The developer responded that 13% of the units are at 30% AMI, 13% at 40% AMI, and 15% at 50%AMI and 40% at 60% AMI. Ms. Darden asked is the current numbers the developer reponed yes. The developer shared that the current tenants were all on housing assistance and going forward would be paying the same rent, Ms. Darden stated that she was concerned because she sat in a community meeting last week regarding these rent increase and it was a major concern. The developer assured the committee that the tenants would continue 30% of their income for rent.

Tanya Harrah commented that on their application they stated the properties were in escrow with pending purchase. The developer explained in detail that demolition of the existing public housing will

happen in five phases. In so doing a phased demolition more hoping to really minimize displacement at some units in phase one. Some residents will need to move off site. But they are hoping for future phases that will be basically able to shuffle residents from later phases into the new adults building. The developer further informed the committee that on the application they disclosed that the building was in escrow and a purchase was pending and that RJ owns the site.

A committee member asked the developer why they are requesting more funds; the developer responded that the \$50 million doesn't stay for the housing on the Marble Manor site, there's a large portion that is distributed to social services for existing residents. There's also a large portion that gets distributed to the West Side neighborhood for Neighborhood improvement. And the last portion is allocated for housing. The developer shared that their portion is less than \$27.5 million. The committee asked questions about three parks the developer mention on the application. The developer responded that the City of Las Vegas would assist with the development of the small parks.

- 3 The next project is Nellis Grove Apartments – Phoebe Affordable Services, LLC. The total are 120 units with one-bedroom, two-bedroom, and three-bedroom. The unit AMI range is 30 to 60% and the target population is families. Location Unincorporated Clark County and the cross streets are E. Valley Drive and S. Nellis Blvd. The HOME request is \$1,041,330 and the total project cost is \$51,327,594. The projected start date is March 2026.

Tanya Harrah mentioned that the application stated the property as an option to purchase and have they secured the purchase agreement for the close of escrow date. The developer responded that when they do a purchase agreement that locks in the purchase and not just a letter of intent. Ms. Harrah asked the developer when escrow is scheduled to close the developer stated a year from today.

A committee member was concerned about the start date the developer responded that they just got under contract in December and so they have some work to do to be able to get it all finance designed and all of that.

- 4 The next project is West Henderson Affordable Family Apartments-Coordinated Living of Southern Nevada, Inc. The total units are 390, which includes one-bedroom, two-bedroom, and three-bedroom. The

unit AMI range is all 30%-60%. The target population includes families. The location is Henderson, and the cross streets are S. Las Vegas Blvd and E. Larson LN. They are requesting \$1,000,000 of the AAHTF funds and the project total is \$128,863,665. The projected start date is January of 2026.

A committee member asked if West Henderson Affordable Apartments requested grants from other sources due to the overall cost of the project for 390 units is quite large. The developer responded there is a big capital stack obviously associated with this project. He also explained that they are typically very low cost, affordable, low cost-efficient developer with pricing. Last year they were awarded \$9 million from the Community Housing Fund. They also have another application for an additional \$7.2 million as well as another \$5 million from the City of Henderson to help in completion of the project. The developer continued to share their plans related to building in the City of Henderson.

- 5 The fifth project is Arroyo Grande Apartments, and the developer is George Gekakis, Inc. The total units are 121 which will include one-bedroom, two-bedroom and three-bedroom units. The unit AMI range will be between 30-80% and the target population is families. Location is Henderson and the cross streets are N. Arroyo Grande Blvd and American Pacific Drive. The HOME Funds request is \$1,000,000 and the project total cost is \$38,682,712. They are expected to start construction in a few months.

Tanya Harrah asked the developer on the other funds they are applying for has any of the funds been secure the developer responded no. Because they have just applied for the CHF funds along with the HOME funds. When this process is completed, they will receive the funds and then apply for the tax-exempt bonds. Ms. Harrah asked if they owned the property the developer stated the City of Henderson is drafting the sales and will present when completed. The developer stated that this should be done in the next few months. A member asked a question regarding the \$3 million change from the protected cost till now, what happened? The developer explained that originally when they completed the application, they didn't include the cost of the land, and now that the city appraised it, they now have an idea of the cost will be.

- 6 The next project is Volunteer Apartments, and the developer is George Gekakis Inc. The total units are 184 which will include studios, one bedroom, two bedrooms and two-bathroom units. The unit AMI range will be between 30- 80% and the target population is families. This will

also include 26- units for 30% AMI in this development. Location is Henderson and the cross streets are Welpman Way and Bermuda Road. The HOME Funds request is \$1,800,000 and the project total cost is \$65,403,180. The developer has the property under contract with the current owner and expect to close on the property in April of this year.

A committee member questioned the number of units on the application was 190, the developer stated the number should be 184 units. A committee member asked if the developer was planning to do this in 2021 what gives them the confidence that it will be able to begin and complete this time. The developer responded the out of state developer did something that had never been done in Nevada which was to build a parking garage for affordable housing, which is not feasible. The developer shared that they will not be building a garage they will which will essentially reduce the cost of \$15 million.

- 7 The next project is Riverwood Village Apartments, and the developer is the Nevada Rural Housing Authority. The total units are 207-units. The unit AMI range will be between 30-60% and the target population is families. Location is Unincorporated Clark County, and the cross streets are Edison Drive and Needles Highway the HOME Funds request is \$1,000,000 and the project total cost is \$71,181,115. The developer will start the project October 2025.

A committee member was concerned with cost of the rehab. The developer only mentioned the following to be included in the rehab plumbing and mechanical systems; updating and increasing site amenities; site security concerns; and fencing and security concerns located near the management office at the front of the complex. The developer shared more details for the cost of the rehab project.

A committee member asked what happens to the tenants there currently; the developer responded there are vacancies on site so those tenants will be relocated into vacant units while the rehab is taking place. The developers shared that by relocating the tenants on site this should minimize the disruption.

Ms. Kathy Ochs asked about the completion dates and if the developer was requesting more funds from other sources. The developer expressed that the completion of the project would be 12 to 18 months. They have a completion date to be around January of 2027. Ms. Ochs also asked the developer with the overall project what other grants and monies are they applying for to complete this project? The developer responded they have USD 515 loan, and they just submitted an NPR

application and a few others. The developer assured the CDAC committee that they would be requesting funds from various sources to complete the project. A committee member asked if there was public transit accessibility to this site and the developer responded that it was directly across the street to the site.

- 8 The next project is Kyle Canyon Apartments, and the developer is the NRP Lone Star Development LLC. The total units are 240-units which include one, two, three, and four bedrooms. The unit AMI range will be between 30- 80% and the target population is families. Location is Unincorporated Clark County, and the cross streets are Radley Avenue and Black Bridge Street. The HOME Funds request is \$1,000,000 and the project total cost is \$85,412,968. The developer will start the project May 2026A.

Tanya Harrah commented that the location is mostly residential and asked what amenities are near the site. The developer responded there is a grocery store and a recreational commercial center that is a half mile South of our site that includes retail and restaurants. The developer also mentioned that there are numerous schools, that are all within a mile and a half of our site. The project is in proximity to various locations.

- 9 The last project is Parvin Senior, and the developer is the NRP Lone Star Development LLC. The total units are 200-units which include one, two, three, and four bedrooms. The unit AMI range will be between 30-80% and the target population is Seniors. Location is Unincorporated Clark County, and the cross streets are Parvin Street and Black Barbara Lane. The HOME Funds request is \$1,500,000 and the project total cost is \$68,528,685. The developer will start the project May 2026.

A committee member asked were they still in escrow and the developer responded the site is in escrow with migrant prospect and outside day, on the close of escrow is September of this year. A committee member asked about the open land and what type of structure do they have in place. The developer responded they already have the structure in place and the have all infrastructure ready to go by the time we start construction in May 2026.

V. Presentation on 2025-2026 HOME/AAHTF Application Scoring Process and ZoomGrants Overview (Giavonni Garcia)

Giavonni Garcia provided the committee with a ZoomGrants Tutorial and an Excel spreadsheet. Each member received a legal-size sheet, designed to consolidate all

essential information in one place. The sheet lists the project details, total cost, requested amounts, and includes a scoring worksheet at the bottom, serving as a cheat sheet for committee members.

Ms. Garcia informed the committee that Clark County staff reviewed the applications to ensure they met the basic criteria. She also mentioned that while the applications will be scored for financial feasibility, this task will be handled by contracted experts, as the committee members are not experts in affordable housing development. There are 20 points allocated for the financial feasibility review by these experts.

BREAK (10 minutes)

VI. Ethics and Open Meeting Law Training (Brandon Thompson)

Brandon Thompson, Clark County Deputy District Attorney, conducted a training on Ethics and Open Meeting Laws. Last spring, the Clark County Board of Commissioners issued an ordinance mandating that ethics training is now required for all upper management executives, boards, and committees. Each member is instructed to take this training every two years. The Deputy District Attorney explained that this is a very high-level training and encouraged the committee to ask as many questions as needed during the session. The training covered valuable information pertaining to Conflict of Interest, possible penalties for violations, and agenda posting guidelines.

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

Christopher Lee, the Chairperson, thanked everyone for attending. He praised the committee members' insightful questions, noting that increased engagement from everyone enhances the decision-making process.

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

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| Boylan, Irene | Member-at-Large | Member-at-Large (Gibson) |
| Cosgrove, Sondra | Representative | Sunrise Manor TAB Member-at-Large (Kirkpatrick) |
| Darden, Donna | Member-at-Large | Member-at-Large (Gibson) |
| Gresser, Monica | Member-at-Large | Member-at-Large (Gibson) |
| Harrah, Tanya | Representative | Mountain Springs CAC |
| Hilbrecht, Eric | Member-at-Large | Member-at-Large (Naft) Member-at-Large (McCurdy) |
| Ingram Jacqueline Jackson, Crystal | Member-at-Large | |
| Jeng, Eric (Vice-Chair) | Member-at-Large | Member-at-Large (Jones) |
| Lee, Christopher (Chair) | Member-at-Large | Member-at-Large (Jones) Member-at-Large (Kirkpatrick) |
| Martin, Laurie | Member-at-Large | Member-at-Large (Kirkpatrick) |
| Mench, April | Representative | Winchester TAB |
| Miller, Karen | Representative | Whitney TAB |
| Ochs, Kathy | Representative | Laughlin TAB Member-at-Large (Segeberblom) |
| Rivera, Cindi Ramirez, Geraldine (Gerry) | Member-at-Large Alternate | Whitney TAB Member-at-Large (McCurdy) |
| Scott, Dontae | Member-at-Large | |
| Thompson, Brandon | Clark County Deputy District Attorney | |
| Stapleton, Dagny | Clark County Community Housing Administrator | |

Ulmer, Tameca
Jones, Valerie
Garcia, Giovanni

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