



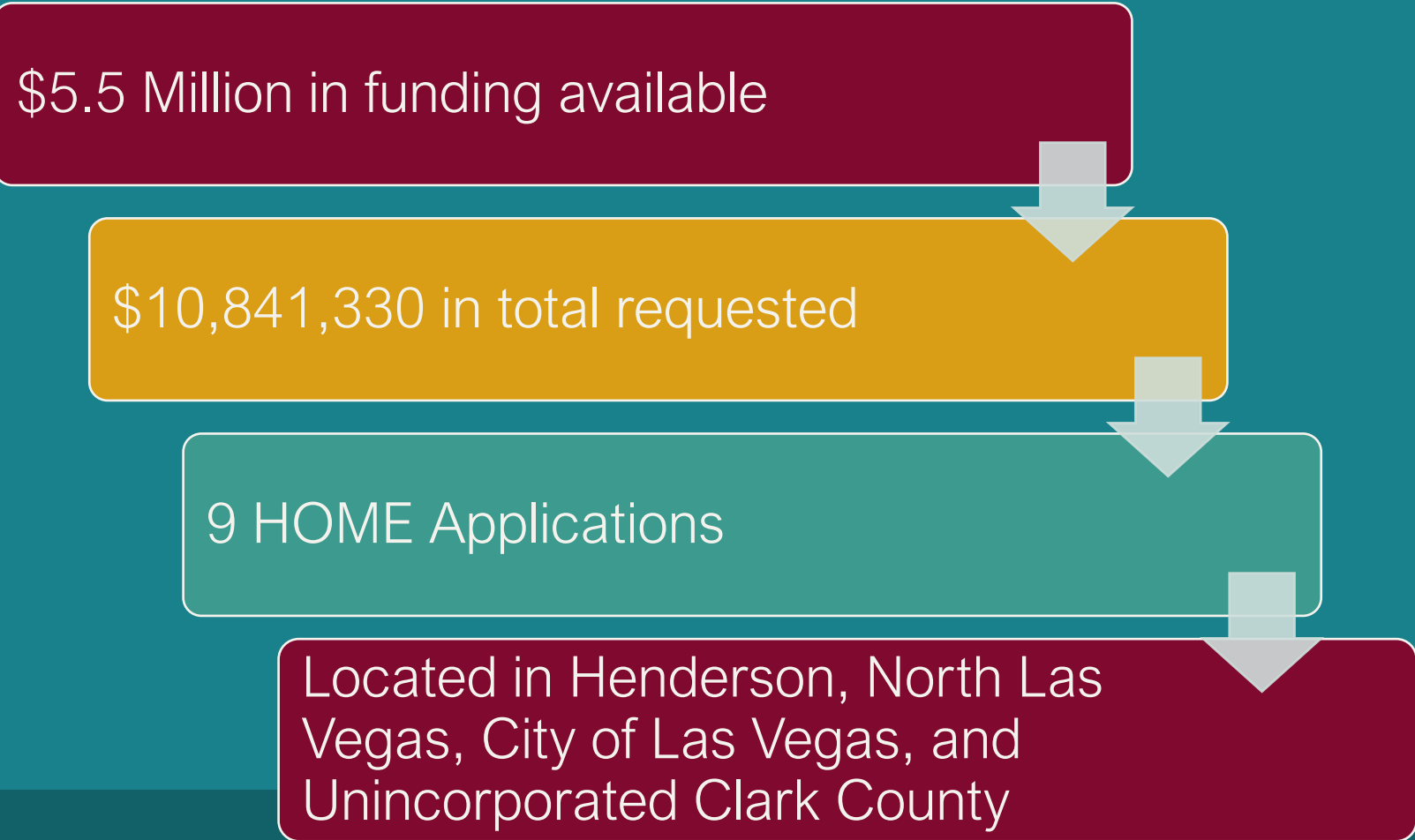
togetherforbetter

**2025/2026
HOME/AAHTF
Scoring and Projects
February 4, 2025**

HOME/AAHTF OVERVIEW

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.

2025-2026 HOME/AAHTF Applications



Funding Priorities

- HOME/AAHTF funds are usually leveraged with other sources – Affordable Housing Program, Tax Credits, Bonds, other HOME funds, etc.
- Projects in Unincorporated Clark County – other jurisdictions receive their own allocations.
- Acquisition/Rehabilitation of existing multifamily affordable housing.
- New Construction of affordable housing .
- Very low-income (50% and below AMI).
- Permanent Supportive Housing.

CDAC Expectations

CDAC provides an important review of HOME/AAHTF grant applications.

TONIGHT: Watch presentations on applications and receive scoring instructions.

Jan. 28 – Feb. 20, 2025: All CDAC members will score applications in ZoomGrants.

Mar. 4, 2025: CDAC meets to make final recommendations.

Projects also receive a Financial Feasibility and Underwriting review.

Clark County Commission makes the final decision.

APPLICANT PRESENTATIONS

Order of Project Presentations:

1. Arthur McCants Manor
2. Marble Manor Phase 2 A
3. Nellis Grove Apartments
4. West Henderson Affordable Family Apartments
5. Arroyo Grande Apartments
6. Volunteer Apartments
7. Riverwood Village Apartments
8. Kyle Canyon
9. Parvin Senior

Arthur McCants Manor

GLTC Partners, LLC

- Total Units: 116
 - 116 – 1 Bedroom;
 - 115 PBRA
- Unit AMI Range: all units 30-60% AMI
- Target Population: Seniors (Especially Frail & Disabled)
- Location: 800 N Eastern Ave, Las Vegas
- Cross Streets: N Eastern Ave & E Harris Ave



Arthur McCants Manor

Arthur McCants TC Apartments, LP

- HOME Funds Requested: \$1,000,000
- Total Project Cost: \$41,614,824
- Projected Construction Start Date: September 1, 2025



Marble Manor Phase II A

Brinshore Development, LLC

&

Southern Nevada Regional Housing Authority

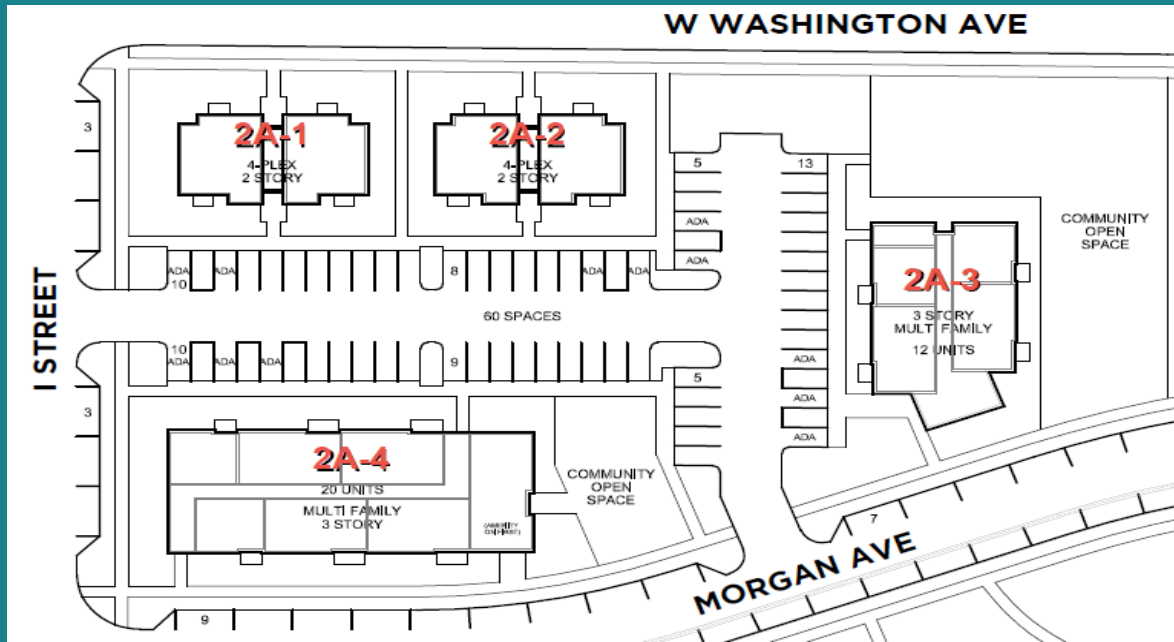
- Total Units: 40
 - 12 – 1 Bedrooms
 - 18 – 2 Bedrooms
 - 8 – 3 Bedrooms
 - 2 – 4 Bedrooms
- Unit AMI Range: 32 units 30-60% AMI; 8 - Market
- Target Population: Families
- Location: Historic Westside, Las Vegas
- Cross Streets: Washington Ave & H St.



Number of Bedrooms	AMI					TOTAL
	30%	40%	50%	60%	Market	
1BR	1	1	2	6	2	12
2BR	2	2	2	7	5	18
3BR	2	1	1	3	1	8
4BR	0	1	1	0	0	2
TOTAL	5	5	6	16	8	40
% of Total	13%	13%	15%	40%	20%	100%

Marble Manor Phase II A Brinshore Development, LLC

- HOME Funds Requested: \$1,500,000
- Total Project Cost: \$16,739,196
- Projected Construction Start Date: January 2026



NELLIS GROVE APARTMENTS

PHOEBE AFFORDABLE SERVICES, LLC

- Total Units: 120
 - 30 – 1 Bedroom
 - 60 – 2 Bedroom
 - 30 – 3 Bedroom
- Unit AMI Range: all units 30-60% AMI

30 Units with Section 7 Rental Assistance

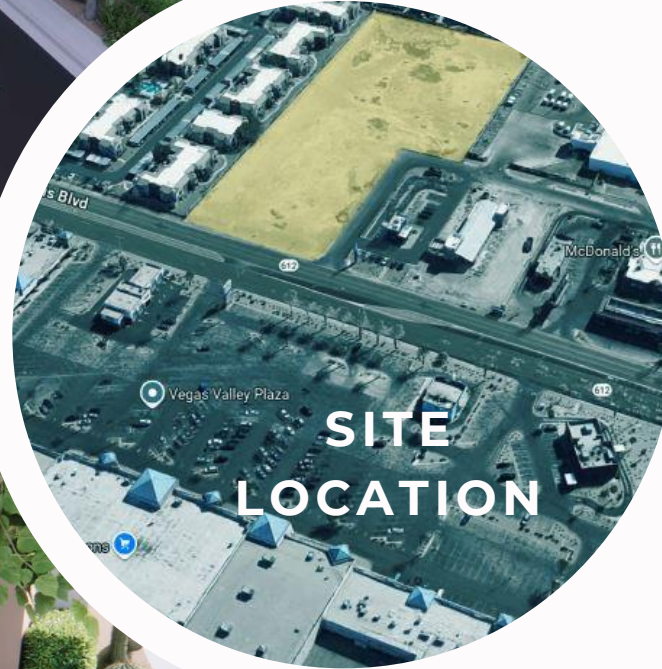
- Target Population: Families
- Location: Unincorporated Clark County

Approx. 2828 S. Nellis BLVD

- Cross Streets: Nellis Blvd & Vegas Valley



NELLIS GROVE



**GARDEN
STYLE
ARCHITECTURE**



COMMUNITY BUILDING

Nellis Grove Apartments

PHOEBE AFFORDABLE SERVICES, LLC



FAMILY AMENITIES:

- Half-Court Basketball
- Picnic / BBQ Area
- Children Playground
- Walking Trail with Exercise Stations
- Pet Area
- Seating Area



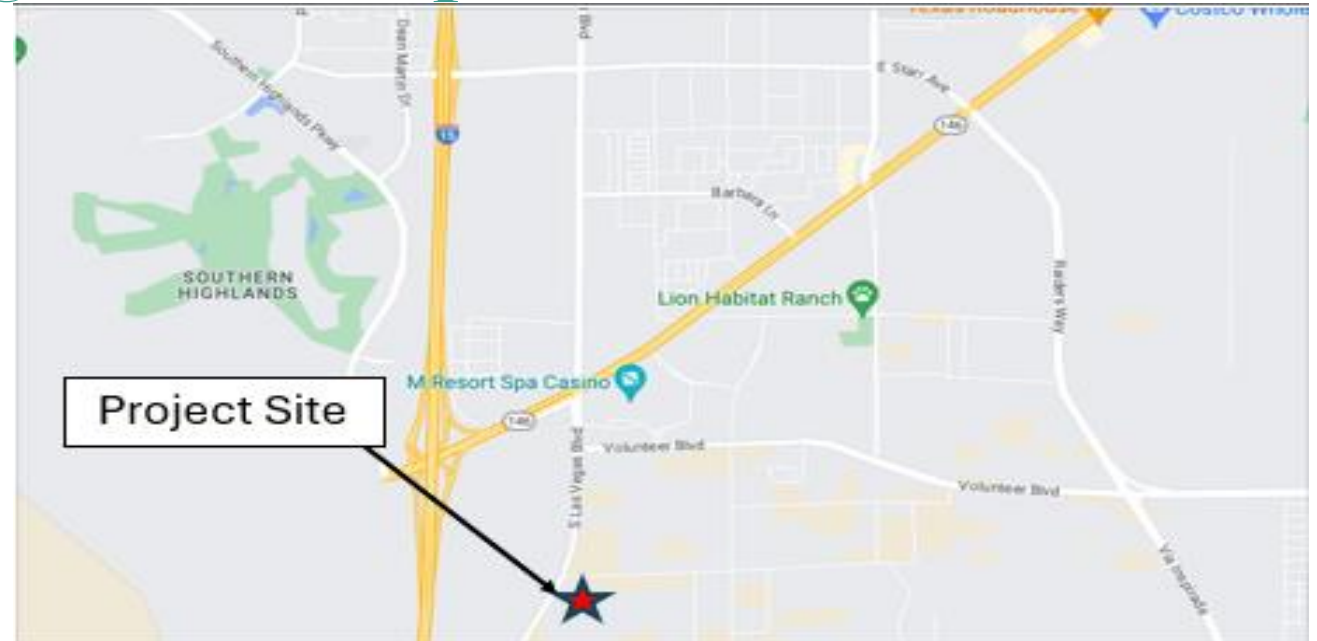
- HOME Funds Requested: \$1,041,330
- Total Project Cost: \$51,327,594
- Projected Construction Start Date:
March 2026



West Henderson Affordable Family Apartments

Coordinated Living of Southern NV, Inc. & Ovation Design and Development, Inc.

- Total Units: 390
 - 171 – 1 Bedroom
 - 49 – 2 Bedroom/1 Bath
 - 121 – 2 Bedroom/2 Bath
 - 49 – 3 Bedroom
- Unit AMI Range: all units 50-60% AMI
- Target Population: Families
- Location: Henderson
- Cross Streets: S Las Vegas Blvd & E Larson LN



Coordinated Living of Southern Nevada, Inc., a Nevada non-profit whose mission is to promote the development of affordable housing so that low-income Nevadans and their families can thrive in a setting that promotes individual growth, autonomy, choice and dignity. Units Developed by Ovation: 11,000+; Co-Developed approx. 2,300 affordable units and 1,500 units are under development

West Henderson Affordable Family Apartments Coordinated Living of Southern NV, Inc.

	<u>\$</u>	<u>Per Unit</u>
Land Cost	\$16,623	\$43
Total Hard Costs	\$84,590,982	\$216,900
Soft Costs/Reserves/Dev Fee	<u>\$44,256,061</u>	<u>\$113,477</u>
Total Development Cost	\$128,863,665	\$330,420



*Close approximation of site location



*Rendering representative of architectural style.

- HOME Funds Requested: \$1,000,000
- Projected Construction Start Date: January 2026

Arroyo Grande Apartments

George Gekakis, Inc.
&
Silver State Housing

- Total Units: 121
 - 93 – 1 Bedroom
 - 17 – 2 Bedroom
 - 10 – 3 Bedroom
 - 1 – Manager Unit
- Unit AMI Range: all units 30-80% AMI
- Target Population: Families
- Location: Henderson
- Cross Streets: N Arroyo Grande Blvd & American Pacific DR



Arroyo Grande Apartments George Gekakis, Inc.

- HOME Funds Requested: \$1,000,000
- Total Project Cost: \$38,682,712
- Projected Construction Start Date: January 2026



Volunteer Apartments

George Gekakis, Inc.
&
Silver State Housing

Total Units: 184

24 - Studios

50 – 1 Bedroom

75 – 2 Bedroom

34 – 3 Bedroom

1 – Manager unit

- Unit AMI Range: all units 30-80% AMI
- Target Population: Families
- Location: 390 Welpman Way, Henderson
- Cross Streets: Welpman Way & Bermuda RD



Volunteer Apartments George Gekakis, Inc.

- HOME Funds Requested: \$1,800,000
- Total Project Cost: \$65,403,180
- Projected Start Date: June 2026



Riverwood Village Apartments

Nevada Rural Housing Authority

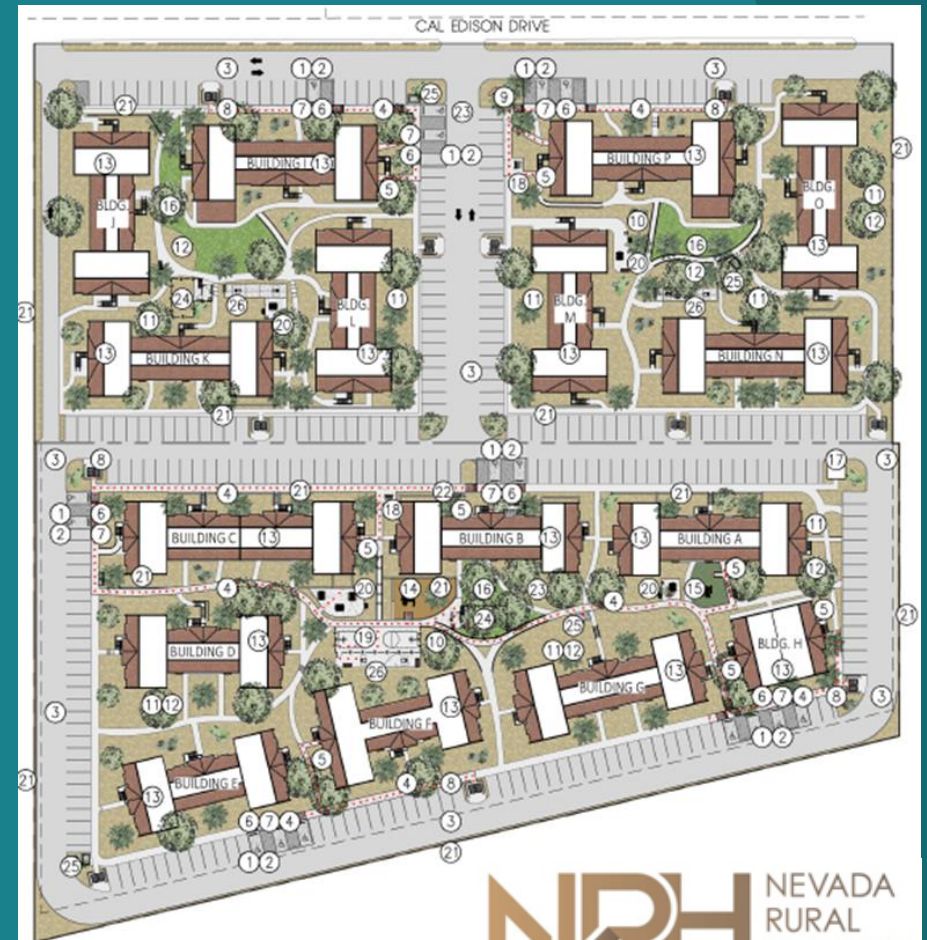
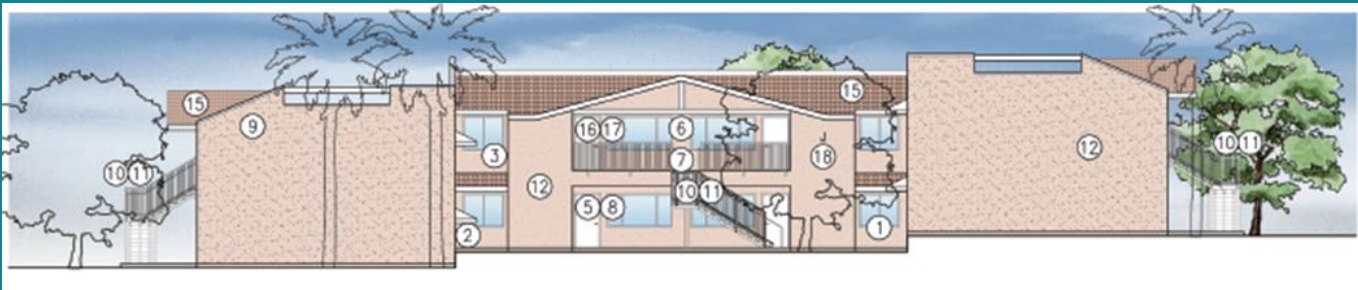
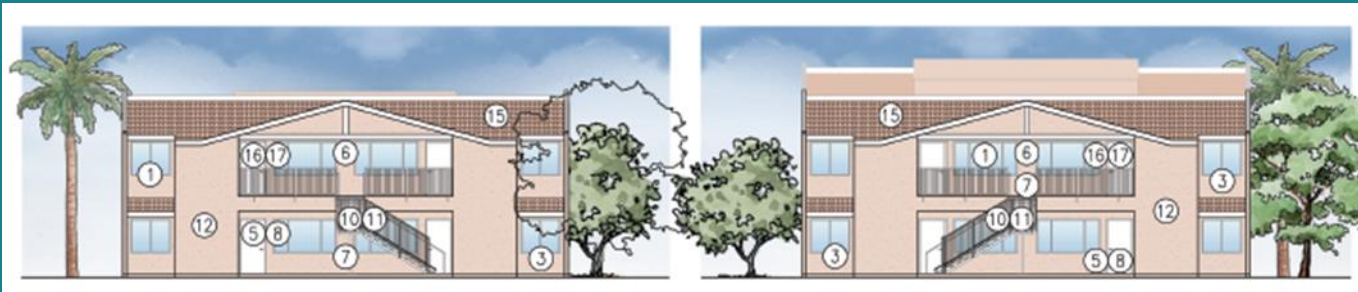
- Total Units: 207*
 - 30 – 1 Bedrooms
 - 150 – 2 Bedrooms
 - 27 – 3 Bedrooms
- Unit AMI Range: all units 30-60% AMI
- Target Population: Families
- Location: Unincorporated Clark County, Laughlin
- Cross Streets: Cal Edison DR & Needles HWY
- *** 191 units have USDA-RD project based rental assistance.**



Riverwood Apartments

Nevada Rural Housing Authority

- HOME Funds Requested: \$1,000,000
- Total Project Cost: \$71,181,115
- Projected Construction Start Date: October 2025



Kyle Canyon

NRP Lone Star Development LLC

- Total Units: 240
 - 23 – 1 Bedroom
 - 96 – 2 Bedroom
 - 72 – 3 Bedroom
 - 49 – 4 Bedroom
- Unit AMI Range: all units 30-80% AMI
- Target Population: Families
- Location: Unincorporated Clark County
- Cross Streets: Radley Ave & Black Bridge St



Kyle Canyon

NRP Lone Star Development LLC

- HOME Funds Requested: \$1,000,000
- Total Project Cost: \$85,412,968
- Projected Start Date: May 1, 2026



Parvin Senior

NRP Lone Star Development LLC

&

Prospect Street Capital, LLC

- Total Units: 200
 - 100 – 1 Bedroom
 - 100 – 2 Bedroom
- Unit AMI Range: all units 30-80% AMI
- Target Population: Senior (age 55+)
- Location: Unincorporated Clark County
- Cross Streets: Parvin ST & Barbara LN

Unit Count	AMI
40	30.0%
6	50.0%
93	60.0%
61	80.0%
200	59.8%



Parvin Senior NRP Lone Star Development LLC

- HOME Funds Requested: \$1,500,000
- Total Project Cost: \$68,528,685
- Projected Construction Start Date: May 2026
- Projected Completed Date: December 2027



CDAC SCORING

[ZOOMGRANTS.COM](https://zoomgrants.com)

CDAC Scoring for HOME/AAHTF

- 9 Applications to score.
- 9 total questions/scoring categories.
- CDAC will score 6 questions, staff will score 3 questions.
- Scoring range for each question is 1-10 points, with the exception of projects located in Unincorporated Clark County and outside a Low-Income Census tract (5 points).
- Maximum number of points for each application is 85 points.

CDAC Scoring Categories

Location of
Proposed Project

Income Target

Overall Quality of
Project

Community
Support

Diversity, Equity,
and Inclusion

Environmental
Sustainability

Scoring Categories (Staff)

- Staff will score 3 categories:
 - Development experience: 2 affordable housing projects in the past 5 years, affordable housing management experience
 - Site Control: Determine whether applicants have control of the site, project readiness.
 - Outside of Low-Income Census Tract and in Unincorporated Clark County

How to Score

- ZoomGrants:

- Location of all applications, documents for scoring, and inputting scoring

<https://www.zoomgrants.com/rhome2.asp>

Tools to Assist with Scoring

- HOME/AAHTF Scoring Cheat Sheet*
 - Lists all scoring questions and serves as a guide to navigate scoring.
- HOME/AAHTF Applicant Comparison Sheet*
 - Lists all projects with various, critical information.
- HOME/AAHTF Project Map*
 - List of all projects, project locations identified on the map provided

Scoring Cheat Sheet

CDAC HOME/AAHTF Scoring Cheatsheet

Question Number	Zoomgrants question	Useful Documents in Documents Section in Zoomgrants
1	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; Architecturals; Description of project
2	Income Targeting: Clark County requires the HOME units to be at or below 50% AMI, are the rest of the units targeted to serve low-income households? Additional points will be awarded if 10% of the total units in the project are at 30% or below.	Financial Feasibility Spreadsheet; Proposed business terms
3	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; Architecturals; Description of project
4	Community Support: Is there proof of local community support for this development and implementation of the proposed project? Consider letters of support from local jurisdiction and others.	Community involvement document; Project financing letter
5	Diversity, Equity, and Inclusion: Does the project demonstrate a commitment to diversity, equity, and inclusion practices both by the applicant's organization. Consider marketing strategies and MBE/WBE certification.	Affirmative fair housing marketing plan; Diversity and fair housing; Organizational policies; Hiring plan; MBE/WBE certification
6	Environmental Sustainability: Does the project commit to sustainability elements (i.e., energy conservation, water smart landscaping (rehab only), or renewable energy) within the application?	Description of the Project; Site Plan and Architecturals

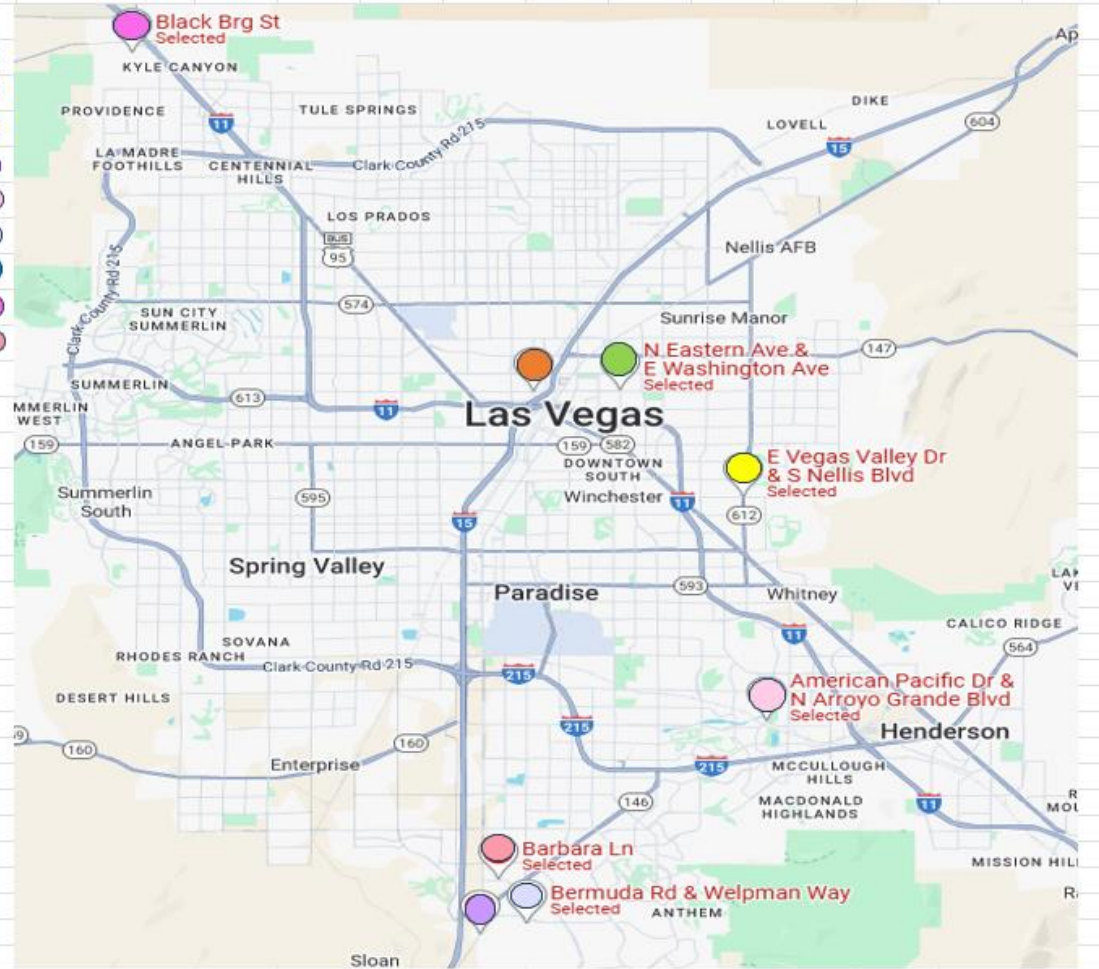
Applicant Comparison Sheet

HOME/AAHTF APPLICANT COMPARISON

Organization Name	Project Name	Target Population	% of 30% AMI	Unit AMI Range	Total Units	Total Project Cost	Requested amount
GLTC Partners, LLC	Arthur McCants Manor	Senior	21%	30-60% AMI	116	\$ 41,614,824.00	\$ 1,000,000.00
Brinshore Development, LLC	Marble Manor Phase 2 A	Families	13%	30-60% AMI	40	\$ 16,739,196.00	\$ 1,500,000.00
Phoebe Affordable Services, LLC	Nellis Grove Apartments	Families	10%	30-60% AMI	120	\$ 51,327,594.00	\$ 1,041,330.00
Coordinated Living of Southern Nevada, Inc.	West Henderson Affordable Family Apartments	Families	0%	50-60% AMI	390	\$ 128,863,665.00	\$ 1,000,000.00
George Gekakis, Inc.	Arroyo Grande Apartments	Families	7%	30-80% AMI	121	\$ 38,682,712.00	\$ 1,000,000.00
George Gekakis, Inc.	Volunteer Apartments	Families	14%	30-80% AMI	190	\$ 65,403,180.00	\$ 1,800,000.00
Nevada Rural Housing Authority	Riverwood Apartments	Families	20%	30-60% AMI	207	\$ 71,181,115.00	\$ 1,000,000.00
NRP Lone Star Development LLC	Kyle Canyon	Families	10%	30-80% AMI	240	\$ 85,412,968.00	\$ 1,000,000.00
NRP Lone Star Development LLC	Parvin Senior	Senior	20%	30-80% AMI	200	\$ 68,528,685.00	\$ 1,500,000.00
	Totals			Total	1624	\$ 567,753,939.00	\$ 10,841,330.00

Project Map

Developer	Project Name	Jurisdiction	Cross Streets	In CDBG Census Trac
GLTC Partners, LLC	Arthur McCants Manor	Las Vegas	Eastern & Washington AVE	\$0
Brinshore Developn	Marble Manor Phase II A	Las Vegas	Washington AVE & H ST	\$0
Phoebe Affordable	Nellis Grove Apartments	Unincorporated Clai	Nellis Blvd & Vegas Valley DR	\$0
Coordinated Living	West Henderson Affordable	Henderson	S Las Vegas BLVD & E Larson LN	\$0
George Gekakis, Inc	Arroyo Grande Apartments	Henderson	N Arroyo Grande BLVD & American Pacific DR	\$0
George Gekakis, Inc	Volunteer Apartments	Henderson	Welpman WAY & Bermuda RD	\$0
Nevada Rural Housi	Riverwood Apartments	Unincorporated Clai	Cal Edison DR & Needles HWY	\$0
NRP Lone Star Devel	Kyle Canyon	Unincorporated Clai	Radley AVE & Black Bridge ST	\$0
NRP Lone Star Devel	Parvin Senior	Unincorporated Clai	Parvin ST & Barbara LN	\$0



Laughlin



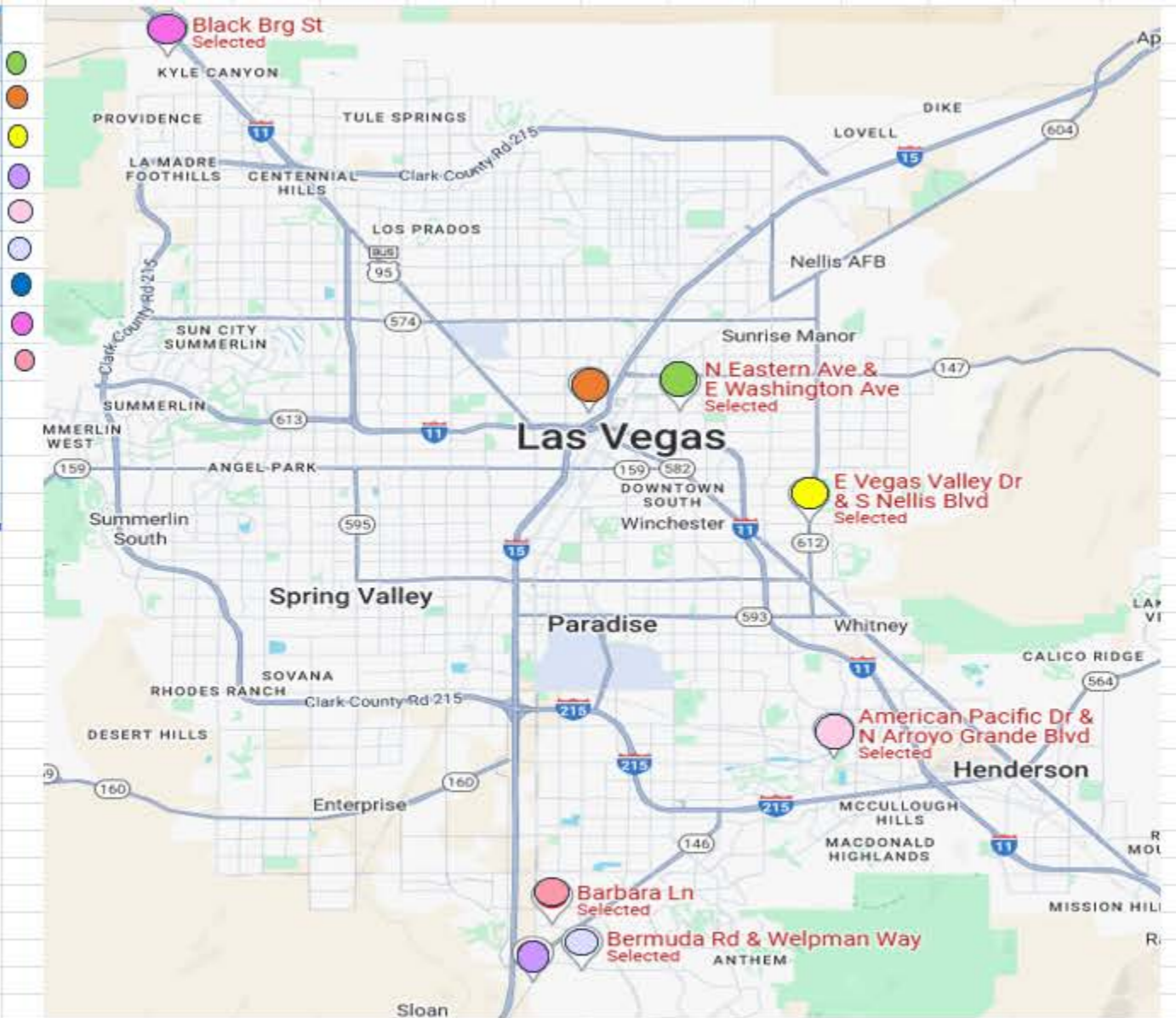
togetherforbetter

QUESTIONS

Contact:

CCHOME@ClarkCountyNV.gov

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GLTC Partners, LLC	Arthur McCants Manor	Las Vegas	Eastern & Washington AVE	\$0
Brinshore Developn	Marble Manor Phase II A	Las Vegas	Washington AVE & H ST	\$0
Phoebe Affordable	Nellis Grove Apartments	Unincorporated Clai	Nellis Blvd & Vegas Valley DR	\$0
Coordinated Living	West Henderson Affordable	Henderson	S Las Vegas BLVD & E Larson LN	\$0
George Gekakis, Inc	Arroyo Grande Apartments	Henderson	N Arroyo Grande BLVD & American Pacific DR	\$0
George Gekakis, Inc	Volunteer Apartments	Henderson	Welpman WAY & Bermuda RD	\$0
Nevada Rural Housi	Riverwood Apartments	Unincorporated Clai	Cal Edison DR & Needles HWY	\$0
NRP Lone Star Devel	Kyle Canyon	Unincorporated Clai	Radley AVE & Black Bridge ST	\$0
NRP Lone Star Devel	Parvin Senior	Unincorporated Clai	Parvin ST & Barbara LN	\$0



Laughlin

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CDAC HOME/AAHTF Scoring Cheatsheet

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5	Diversity, Equity, and Inclusion: Does the project demonstrate a commitment to diversity, equity, and inclusion practices both by the applicant's organization. Consider marketing strategies and MBE/WBE certification.	Affirmative fair housing marketing plan; Diversity and fair housing; Organizational policies; Hiring plan; MBE/WBE certification
6	Environmental Sustainability: Does the project commit to sustainability elements (i.e., energy conservation, water smart landscaping (rehab only), or renewable energy) within the application?	Description of the Project; Site Plan and Architecturals

ETHICS & OPEN MEETING LAW



Brandon M. Thompson
Deputy District Attorney

Clark County District Attorney's Office – Civil Division

August 26, 2024

ETHICS RESOLUTION (1971)

WHEREAS, there is a crisis of confidence in government and in the established institutions of our land; and

WHEREAS, the survival of this democracy rests not upon force but upon consensus which results when people have continued faith and confidence in the integrity and judgment of their public officers and employees at all levels of government; and

WHEREAS, public officers and employees are the servants and agents of the people who are bound by the constitution of this great state to enact, execute and interpret the laws for the protection, security, and benefit of the people; and

WHEREAS, the faith and confidence of the people in their government and institutions is jeopardized whenever public officers and employees are involved in conflicts between their private interests and those of the general public whom they serve.



Ethics is knowing the difference between what you have a right to do and what is right to do

Dutton Stewart

Acting ethically includes:

Being open, honest and fair

Not using your position to gain any personal or business advantage for yourself or your family or other persons with whom you have a close relationship.

Don't create conflict between personal interests and official councilmember interests.

Rules and requirements can be found in the Clark County Code, as well as the Bylaws/Operating documents; where applicable

PROHIBITED CONDUCT

- Seeking/Accepting **gifts** that may improperly influence decision-making
- Securing/Granting an unwarranted **advantage/privilege** through one's position
- Self-dealing
- Accepting **extra compensation** (from a private source) for public duties
- Using **non-public information** for personal gain
- **Suppressing** public information
- Unauthorized use of **government resources** for personal gain
- Soliciting/accepting/receiving unauthorized money or value ("**honoraria**") for making a public speech or appearance in one's official capacity

*This list is not exhaustive, but for illustrative purposes only

PENALTIES

Generally, violations of the ethics laws result in only civil penalties:

- public admonishment/reprimand/censure; and/or
- monetary fine up to \$25K/offense; and/or
- removal from public body

However, some violations may overlap with established criminal laws. In these cases the Ethics Commission must refer the matter to the Attorney General, of District Attorney's office, to determine if the violation needs to be prosecuted under the criminal statutes.

- Ex: self-dealing → deceptive trade practices;
improper gifts → fraud/extortion/money laundering

CONFLICT OF INTERESTS

Always ask the following questions when trying to determine if a conflict exists:

Does the present matter before this Planning Council involve, or have any relationship with:

Any gift or loan that I have accepted?

A significant pecuniary (economic/monetary) interest?

The interests of any person(s) with whom I have a “commitment in a private capacity”?

If “yes” to any of these, you **must** disclose the conflict and **may** have to abstain from voting, or any other involvement, in the matter (regardless of if you are for or against the matter)

COMMITMENT IN A PRIVATE CAPACITY

COMMITMENT IN A PRIVATE CAPACITY - NRS 281A.065



Spouse / Domestic Partner



Member of Household



3rd Degree of
Consanguinity / Affinity



Employer/Employee



Substantial and Continuing
Business Relationship

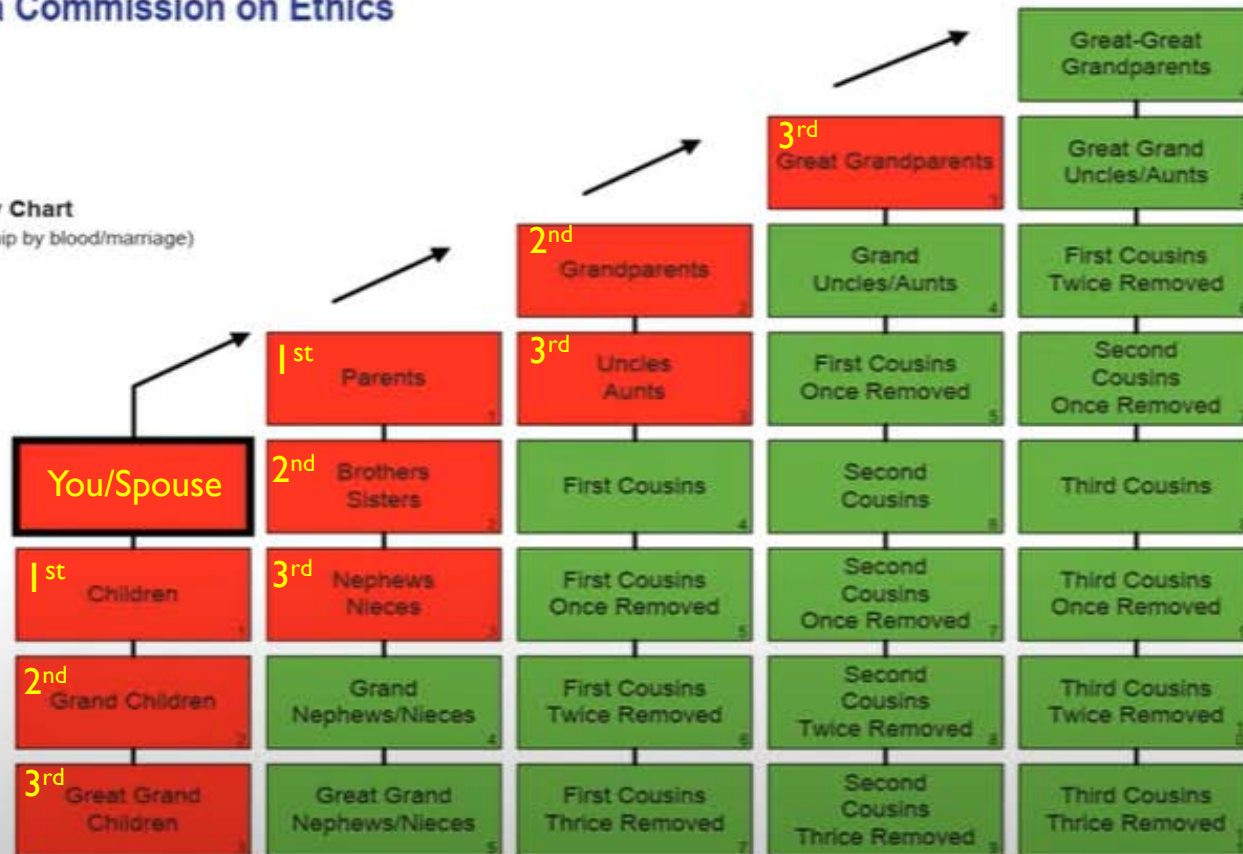


Substantially Similar

COMMITMENT IN A PRIVATE CAPACITY

State of Nevada Commission on Ethics

Consanguinity/Affinity Chart
(Degrees of family relationship by blood/marriage)



3

THIRD DEGREE OF
CONSANGUINITY

DISCLOSURE AND ABSTENTION

Disclosure:

On the record, you must disclose the nature and extent of the relationship/situation that is the source of the conflict

- It may also be prudent to disclose even when no actual conflict exists, but there is the *appearance of impropriety or conflict*.

Abstain:

Should the conflict be of such significance that the “independence of judgment of a reasonable person in my situation would be materially affected,” then you **MUST** abstain from voting and/or advocating (for or against) the matter in any way.

Any Questions?





- Open Meeting Laws exist to conduct the people's business. Deliberations and actions taken by the public body are done openly.

NRS 241.010

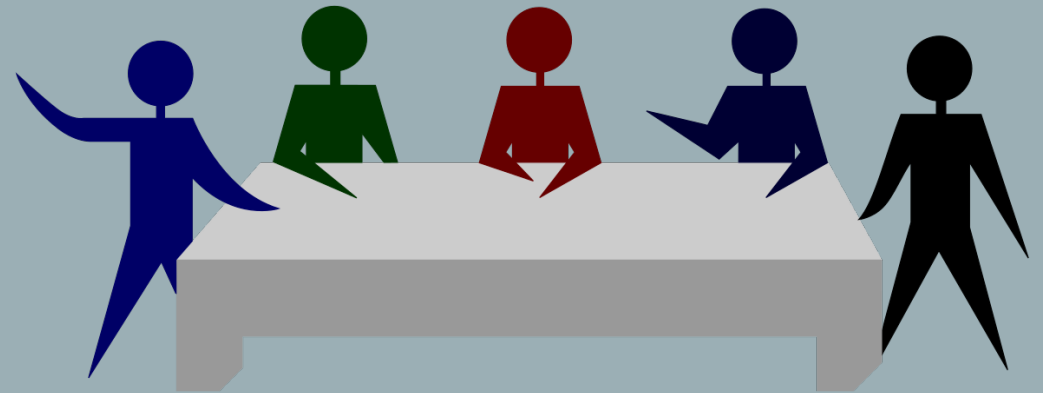
NEVADA REVISED STATUTES (NRS)
CHAPTER 241

PUBLIC BODY DEFINED:

A public body includes “any ... advisory...body of the State or a local government entity of at least two persons which ... advises or makes recommendations to any entity which expends or disburses or is supported in whole or in part by tax revenue...if the advisory, body is created by:

A resolution or an action by the governing body of a political subdivision of this State.

Public bodies exist to aid in the conduct of the people’s business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. (NRS 241.010)





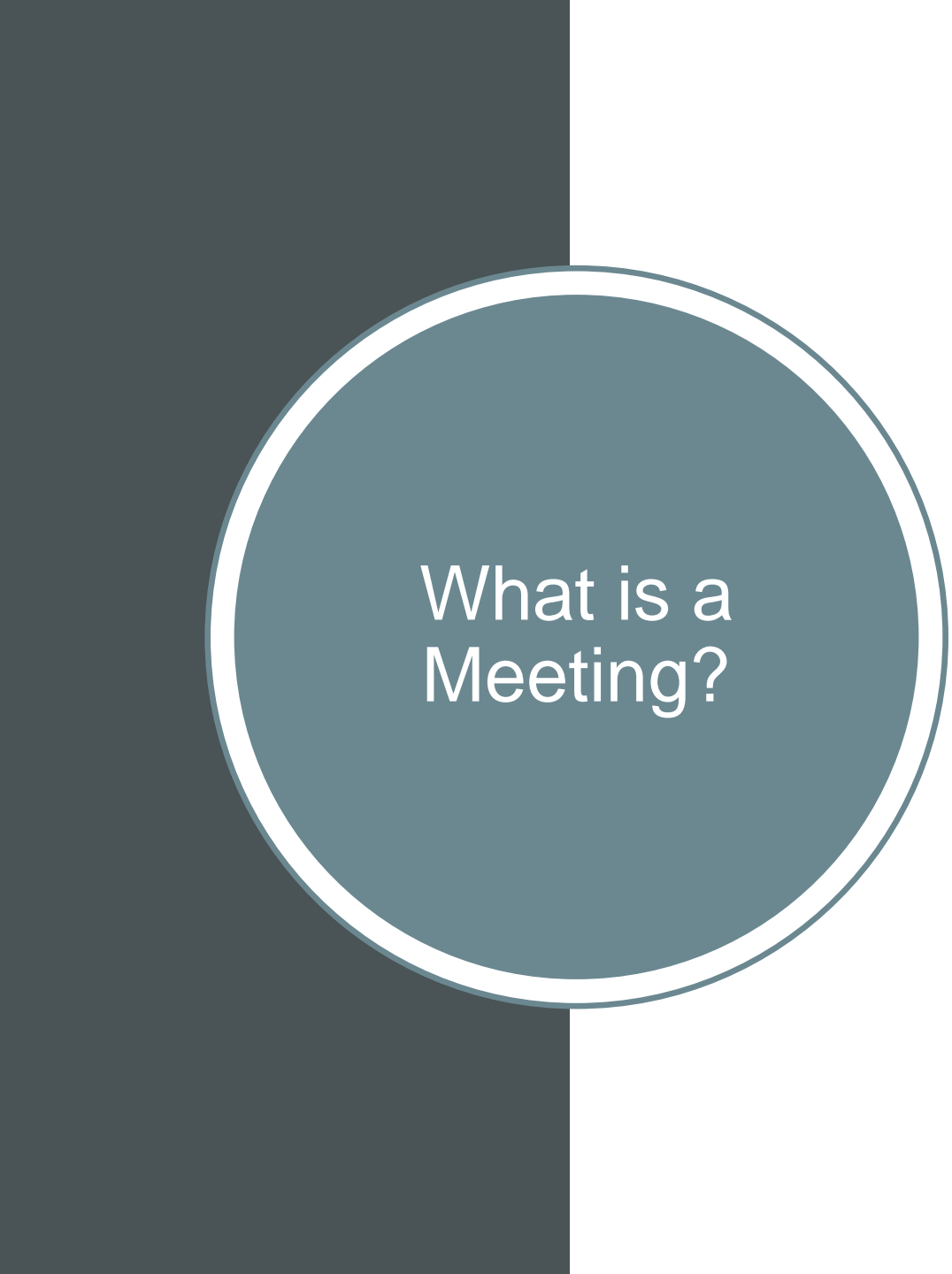
Is it a public
body?

- Body of local government consisting of at least two persons
- Expends or disburses or is supported by tax revenue or advises such an entity
- Is created by:
 - Constitution, statute, ordinance, admin code, executive order, or
 - Another public body
 - Governor or Executive Department public officer
 - NRS 241.015(4)

Subcommittees

- The definition of a “public body” includes “A subcommittee or working group consisting of at least two persons who are appointed by a public body if:
 1. A majority of the membership of the subcommittee are members or staff members of the public body that appointed the subcommittee; or
 2. The subcommittee is authorized by the public body to make a recommendation to the public body for the public body to take any action

NRS 241.015(5)(d)



What is a Meeting?

- Meeting = Quorum + Deliberation or Action
- Quorum means simple majority of members (minus any abstentions for all public bodies, or vacant seats for appointed bodies)
- Deliberate means collectively examine or weigh pros and cons
- Action means a majority vote of the members

What is not a meeting?

- Gathering of a quorum at a social function, as long as no deliberation or action
- Training regarding the legal obligation of the public body, so long as no deliberation
- Attorney client conference regarding pending or existing litigation, can include deliberation. NRS 241.015(4)(c). But, can still be treated as a closed session meeting if board elects to do so.
- Deliberating without a quorum

Serial Meeting

- Electronic communication (text, email, etc.) between a quorum of members can constitute a meeting. For example, if a member sends out an email to a quorum of the public body regarding an issue over which the public body has Duties and Responsibilities, this action may be a violation
 - Don't reply all or forward deliberations of members
- A constructive quorum can exist with less than a quorum speaking together at any given time if opinions are relayed between members.

Social Media

- While there are Attorney General opinions as to the use of emails in serial communications, social media is less clear in Nevada.
- Best practices:
 - Do not “friend” or “follow” members of the board (might make a quorum)
 - Do not comment on or post about issues before the board (deliberation)
 - Be mindful what groups you belong to, what other members are in that group, if the group is small, it may indicate targeted communication
 - If you do post about an issue before your board or are friends with your fellow members, post generally and direct your message to the general public
 - If a fellow board member posts about an issue that is before the board, do not reply to it directly or indirectly



Notice and Agenda

- Must include:
 - Time, place and location (or information on remote technology system)
 - Name, contact and business address for supporting material, plus location (physical or electronic)
 - Clear and complete statements of topics
 - Actions items denoted as “for possible action”
 - Public comment periods and restrictions
 - NRS 241.020



Posting Notice of Agenda

- Must post notice of agenda:
 - (1) at the office of the public body or location of the meeting,
 - (2) on the public body's website, and
 - (3) on the Nevada notice website.
- Must post no later than 9 AM of the 3rd working day before the meeting. (do not count Fridays).
- There are exceptions to the timing of the posting if a true emergency
- Notice must be sent to persons who have requested notice of meeting.



STICK TO
THE
POSTED
AGENDA,
DON'T
STRAY

Additional Requirements

- Shall make reasonable efforts to assist and accommodate persons with physical disabilities
- Additional notice required when considering a person's character or misconduct or to take administrative action against a person
- Supporting material must be available to the public at the time it is provided to the members
- Meetings must be recorded or transcribed
- Minutes must be kept in conformance with NRS 241.035
 - Must be written and approved within 45 days or next meeting, whichever is later

Public Comment

- Minimum requirement:
 - Two options – general or limited to agenda items prior to any action item or on each action item after discussion, but prior to vote.
 - General public comment period at some time prior to adjournment
- Restrictions must be reasonable time, place, and manner restrictions. NRS 241.020(3)(d)(3)
- Can remove any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical.
- New in 2023: If using a remote technology system, must offer at least telephonic public comment, see also slide on Virtual Meetings.

Can members talk to members of the public during public comment?

It is possible for board members to talk with public commenters during their comment period, but it often leads to violations of open meeting law, so it is best avoided. However, the law clearly allows for discussion of public comments. NRS 241.020(3)(d)(3). The Attorney General has found that a public body may not inform the public that it legally is prohibited from discussing or responding to public comments either among themselves or with speakers from the public. AG 10-037. However, when members respond to public comment they may inadvertently: interrupt the speakers limited time to comment without providing additional time; restrict comments based on viewpoint; deliberate on a subject not properly on the agenda; or provide impromptu inaccurate information that causes further controversy. If any response is made, it should be after the comment is completed and it should be something factual which is not critical of the comment, which could appear as discouraging further comments based on viewpoint. A board may impose reasonable time, manner and place restrictions on public comments, but they have to put those restrictions on their agendas before the meetings. NRS 241.020(3)(7); AG 10-021.

Violations

- The action of any public body taken in violation of any provision of this chapter is void. NRS 241.036.
- Corrective action may be taken in accordance with NRS 241.0365. If corrective action is taken, it is effective prospectively.
- NRS 241.037 authorizes the attorney general and any person denied a right conferred by OML to sue in court to declare the action void or to seek an injunction within 120 days of the alleged violation.
- NRS 241.039 authorizes the attorney general to investigate and prosecute any OML violation.
- NRS 241.040 addresses criminal and civil penalties for OML violations.



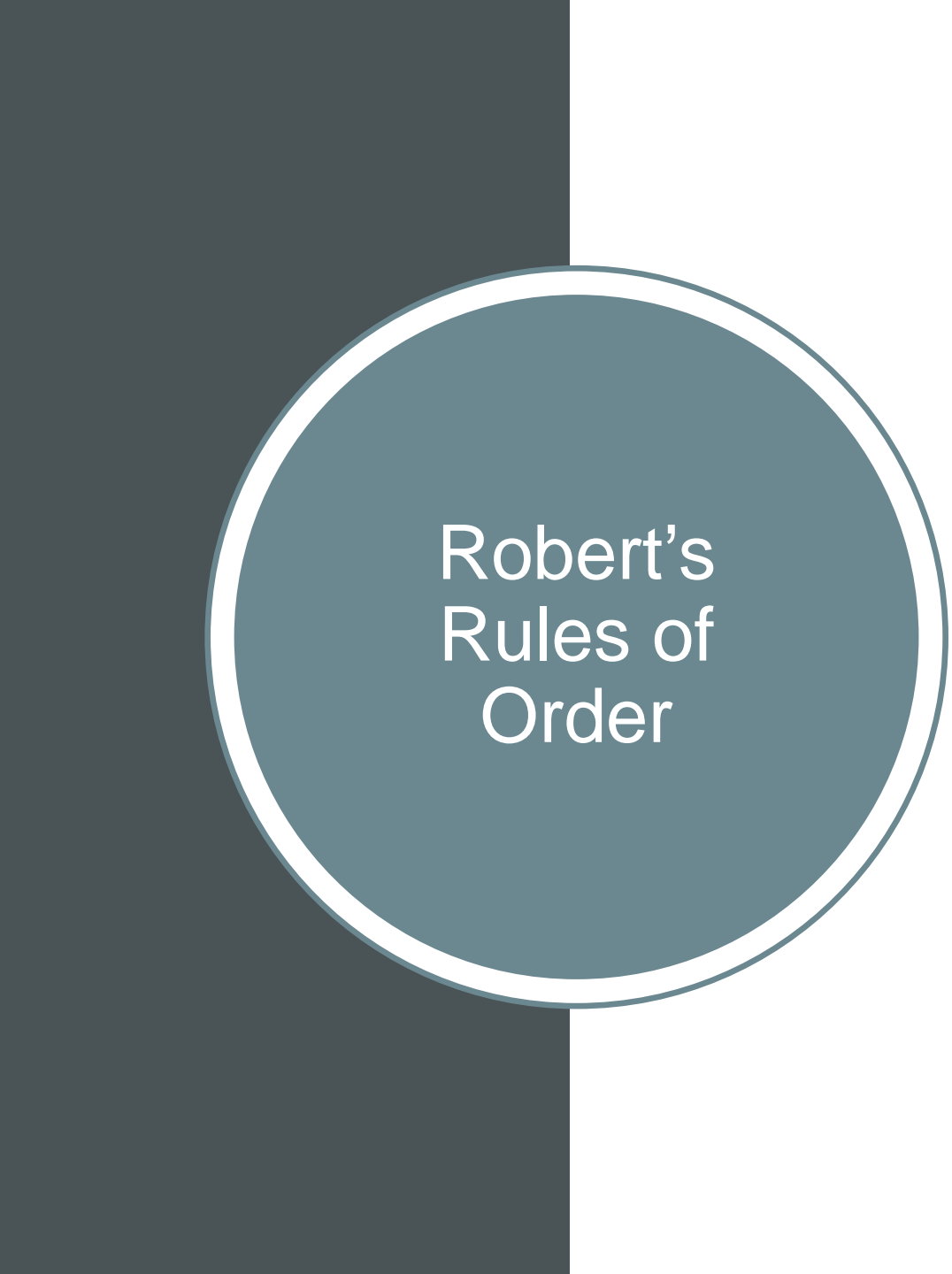
Virtual Meetings

- Entirely virtual meetings are permitted, for non-elected public bodies.
- When members are all elected officials, the meeting can be virtual, but a physical location must still be provided for public to use. NRS 241.023(2).
- Additional requirements for entirely virtual meetings:
 - Post agenda and supporting material to website.
 - Accept live public comment
 - Offer a call-in number to the public
 - Reasonably ensure that any person is able to participate.
- Members can attend virtually even if public is not, as long as there is a physical location for the public
- Public Comments During Virtual Meetings:
 - Entirely virtual meetings must have clear and complete instructions on the agenda for how to call in for public comment
 - If offering virtual public comment, must read instructions for public comment prior to first comment period
 - Must offer at least telephonic comment if meeting is being conducted via remote technology
- Meetings to consider regulations or contested cases under NRS 233B must have a physical location for public



Disclosure and Abstention

- Disclosure is mandatory for any interest created by: gift or loan, substantial pecuniary interest, commitment in a private capacity, or representation of a private client.
- **Disclosure must be made at the time the matter is considered and prior to discussion.**
- Disclosure must be sufficient to inform the public of the nature and scope.
- Abstention is required only in clear cases where the independence of judgment of a reasonable person in the member's situation would be materially affected.
- This determination should be made by the member and explained on the record.
- **Ok to vote if resulting benefit or detriment is no greater to public officer than to anyone else**
- Quorum is reduced if abstention. NRS 281A.420



Robert's Rules of Order

- Basic rules for how to run a meeting, not required but helpful
- Don't speak until recognized by chair
- Only one question may be considered at a time
- After a discussion on an item, chair will ask for a motion, a member will move to approve or deny, a second member will second that motion and then a vote will take place on that motion
- Say "point of information." if you have a question, wait till chair recognizes you to ask the question.
- Say "point of order" if you think the public body is breaking a rule.

Resources

- Open Meeting Law Training Materials:
- https://ag.nv.gov/Hot_Topics/Training_Materials/

- Open Meeting Law Opinions:
- https://ag.nv.gov/About/Governmental_Affairs/OML_Opinions/

- Nevada Open Meeting Law Manual, has examples and detailed summaries:
- https://ag.nv.gov/uploadedFiles/agnv.gov/Content/About/Governmental_Affairs/2019-03-26_OML_12TH_AGOMANUAL.pdf

- Ethics Guide and Opinions:
- [Resources \(nv.gov\)](#)