

**MINUTES OF THE COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE MEETING (CDAC)
January 17, 2023**

The meeting was held virtually via Cisco Webex on **Tuesday, January 17, 2023**, to meet the requirements set forth in the Declaration of Emergency Directive 006 issued by Governor Steve Sisolak on March 12, 2020, to facilitate the State's response to the COVID-19 pandemic.

OPENING CEREMONIES

Ms. Donna Darden, Chairperson, called the meeting to order and led the group in the Pledge of Allegiance.

Ms. Darden explained that due to COVID-19 and in-person gathering restrictions, the meeting will take place virtually via Webex. She gave instruction on how to join the meeting via phone or internet as well as brief instructions on how to use Webex.

- I. **Public Comment-** 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.

II. **Attendance- Roll Call**

Ms. Karen Schneider, Manager, CRM took roll call.

III. **ACTION – Approve minutes from December 20, 2022, meeting**

Christopher Lee made a motion was made to approve the minutes from February 1, 2022, meeting. Monica Gresser seconded the motion, and the motion was approved.

IV. **Introduction of HOME/AAHTF Applications** (Kerri Medill substitute for Melissa Tate)

Ms. Donna Darden, Chairperson, provided instructions for applicant presentations. Applicants were instructed to present in the order listed on the agenda and were provided 10 minutes in total for each individual applications (5 minutes were dedicated to the presentation and 5 minutes were provided for applicants to take any questions from the CDAC). Mr. Kevin Sipes, Sr. Grant Coordinator, was the timekeeper for the CDAC meeting. Ms. Kerri Medill, Grants Coordinator, provided information about scoring deadlines (**February 14, 2023**) and the application process.

V. **HOME/AAHTF Presentations:**

1. Rebuilding Together Southern Nevada
RTSNV Affordable Housing Program
Requesting: \$1,000,000

Chief Executive Officer Mr. Bob Cleveland presented on behalf of Rebuilding Together Southern Nevada. They are a local nonprofit that has been in the Valley for almost 29 years. They have provided critical home repairs for low-income homeowners. These repairs include replacing water heaters, air conditioners, plumbing systems, and accessibility modifications for over 8400 clients. They pride themselves on helping low-income homeowners improve their dwelling places so they can pass it down to the next generation.

In recent years they have noticed the affordable housing prices get worse, so they have expanded their services from preserving to providing affordable housing. In 2012, RTSN purchased their first four plex in the City of Henderson which is being rehabilitated now. The property is currently going through permitting stages. Mr. Bob Cleveland stated that they will be renting all properties out to serve clients below the 60% AMI mark. All material used to rehabilitate four plex units has been donated by a wide variety of partners. Their target will be Veterans partners. The goal is over time to be self-sustainable.

Q: In your application you stated that RTSN was targeting clients over 62 and now your screen has you targeting Veterans. Is it both?

A: It will target both but focus on Veterans

Q: Any limitations on where you would locate?

A: If Clark County would prefer RTSN to stay in Clark County then they would focus on this location.

Q: Two different discrepancies in applications, Is it a four plex or eight two-bedroom rental properties.

A: 8 rental properties

Q: Do you have a percentage on the books on how close RTSN is on their goals.

A: Less than 5% towards there goals.

Q: Do RTSN have a timeline in their goals?

A: No, it depends on funding, they don't want to do this they want to build.

Q: Is any of the labor donated?

A: Yes, companies have donated their labor and discounts up to 25% discounts have been offered through various companies such as drywalling, electrical, general contracting, and electrical union volunteering.

Q: What is your project? Have you found projects you're interested in?

A: Acquiring and rehabilitating multi family units. They do not have until funding is made available.

Q: Rehabilitating apartment complexes and making sure they are affordable, so you have requested for \$1,000,000? It will take \$1,000,000 to cover.

A: As it stands the market today to purchase two four plexes and pay for a portion of the rehabilitation the rest of the rehab will come from private donor, corporate sponsors, and donated any kinds of labor and materials.

Q: Can the CDAC members put questions in the chat for Mr. Cleveland?

A: Yes, if presenter is able to answer.

Q: If RTSN doesn't get funded how are you continuing to do these programs?

A: The acquisition has already been funded by the state, City of Henderson has also permitted monies, and currently the City of North Las Vegas is considering providing funding for RTSN. What they provide is a small portion of their budget, which is over \$3 1/2 million in critical repairs throughout the valley with different municipalities. Over time they hope the acquisition program rental program will help fund that, so they are less dependent on government corporate sponsors. It's a new program that they are expanding very slowly and carefully.

Comment: RTSN should have added the additional funding in the application

2. Blue Ridge Development, LLC
Desert Rose

Requesting: \$1,500,000

Vice President Mr. Ruben Esqueda presented on behalf of Blue Ridge Atlantic. Mr. Ruben Esqueda is the Developer of the Blue Ridge Atlantic overseeing the redevelopment of Desert Rose Apartments. Desert Rose is an existing property located in the City of Las Vegas on 28th Street. It has 237 units.

It is not affordable in traditional sense of having any type of income restraints or restrictions. The property is a market rate property due to a family ownership for many years and not pushing to the maximum rates. Mr. Esqueda expressed their concern that if the property was purchased by another owner, they would do minor updates and increase rental to higher market rates.

The Blue Ridge Atlantic Community Development company as stated in the application has a comprehensive Project Scope which would bring the property which was built in the 70's up to modern standards, which include the electrical and major systems the roof, mechanical energy code requirements, as well as bringing units up to ADA requirements. They have set aside units to be ADA compliant and improving the path of travel making units accessible where they were not before. Their mission for Affordable Preservation and why they are focused on preservations include location, less costly, faster distribution of funds, catalyst for change, and it will avoid displacement. They are also trying to protect the tenant- based, in which by 95% of current tenants would qualify at the low-income level. The fear is that the market will be acquired by market rate developers which will cause many of the tenants to be displaced and would further compound the problem. Mr. Esqueda reiterated the increasing rental rate as an ongoing problem so their primary focus would be to preserve the existing property for long term benefits in which Desert Rose, which is on the lower end of the properties, can preserve the 237 units, and lock in long-term rates for affordable housing.

Q: There are 23 slides in your presentation will the slides be available for the CDAC members to review?

A: Yes

Q: Who currently owns the Desert Rose units, and are they currently classified as affordable housing units? Will rental cost go down after you do your rehab and investment?

A: Owned by a private owner in California, No affordable housing provided. Yes, they will be complying to the low tax credit program as well as they applied for apartment-based vouchers.

Q: How many doors are in this development?

A: 237

Q: Is it currently up for sale?

A: They have it under contract so its no longer on the market.

Q: Although the Desert Rose properties in not for sale does some other company have a contract and can provide the same agreement.

A: No, they are not trying to sell, if they are unable to receive funds for the project there is no guarantee the rates will remain the same.

Eric Novak, President of Praxis Consulting Group, informed the CDAC Committee that the Blue Ridge Atlantic also submitted an application for matching funds to the City of Las Vegas. The project is located in Las Vegas. The goal is the City would be matching funds with what Clark County would be putting in with HOME funds The project was awarded Community Housing Development reward funds for last fall these are the final funds to make project happen.

3. Silver State Housing
Homestead at Boulder City
Requesting: \$1,500,000

George Gekakis, Developer/General Contractor presented on behalf of Silver State Housing. They are a multi-family residential development and construction business that is located in Las Vegas with over 43 years of experience and 29 years of developing affordable housing in Clark County. The Silver State Housing business was founded in 1980 in Louisiana and expanded to Las Vegas, Nevada in 1989. They have provided Senior Housing for over 2000 units of affordable apartments.

Mr Gekakis gave a brief introduction regarding the following projects Silver State Housing has completed in the Las Vegas area which include Madison Palms Apartments, Decatur Commons, City Impact Senior Housing, West Sahara Senior Housing, and Homestead at Boulder City. All the projects were funded through Clark County HOME Funds.

Homestead at Boulder City was built in 1998 is currently closed. It will be demolished and built from scratch. Boulder City serves as home for 40% senior population. Homestead at Boulder City will be 180 units live concentrating on affordable housing for seniors.

Mr. Gekakis discussed details about the Homestead at Boulder City Project and Unit Amenities as well as Supportive Services which are offered free to all residents on a monthly calendar.

Q: Is there a specific advantage to demoing an existing facility and building a new one in the same location, and if so, what do the tenants go through during that time?

A: The building is currently vacant and it would be less costly to the existing building.

Q: Are the funds requested only being used for the New Homestead in Boulder City?

A: Correct

Q: Are you seeking any funds from Boulder City directly or have they offered any funds for this project?

A: Boulder City does not receive any funds; it comes directly from Clark County. It's like unincorporated Clark County when it comes to funding.

4. Coordinated Living of Southern Nevada, Inc.
South Nellis Permanent Supportive Housing
Requesting: \$1,000,000

Charity Cage presented; Vice President presented on behalf of Coordinated Living of Southern Nevada. Their mission is to promote the development of affordable housing to enhance the life of low-income Nevadans and their families which will assist to promote individual growth, as well as a better way of life. Ovation and Coordinated Living have developed over 11,000 units in Southern Nevada; 1900 of these units are formal units for seniors. They pride themselves in creating beautiful living facilities as low-cost developers in southern Nevada.

Ms. Cage discussed the South Nellis Permanent Supportive Housing project. The project is a collaboration between nonprofit Coordinated Living of Southern Nevada, Inc, Ovation Development Corp., UNLV Health, and Beaux Simon Consulting. The South Nellis project is a 3-story 50 one-bedroom unit permanent supportive housing development. It is targeted to house extremely low-income households with great locations, public transportation, job, stores, and community services nearby. It is located at East Charleston and Nellis adjacent to the Kohls shopping Center. Ms. Cage also shared the common spaces and unit plans and services provided on site.

Ms. PJ Wright, Executive Director of Coordinated Living of Southern Nevada, discussed more about supportive services and our partnership with coordinated living and Mojave.

Q: When are you looking to break ground?

A: July 2024

Q: How many units? What is the breakdown of the 50 units?

A: 50 one-bedroom units. 25 units at 30% AMI and the other 25 units at 50% AMI.

Q: Is the site currently vacant and do you own it?

A: It is currently vacant and one of their relation affiliates owns the property.

Q: Do you have a specific cliental that you are targeting?

A: Individuals suffering from trauma and mental health issues.

5. Oikos Development Corporation

Westside Flats

Requesting: \$300,000

Chico Clark, planner, presented on behalf of Oikos Development Corporation. The company is based in Kansas City and Nevada where they have their physical location. Mr. Clark shared that they are a new corporation and was formed as 501(c)(3) in 2018. Mr. Michael Snodgrass, CEO of Oikos Development Corporation, has over 30 years of experience in the industry and Mr. Clark has traveled around in retail opening stores with the CEO.

Mr. Clark discussed that Oikos Development Corporation since 2018 has developed more than 500 affordable homes and apartments in the following states: Nebraska, Missouri, Kansas, and Florida. In 2022, the company relocated to Las Vegas after enduring the pandemic which we all endured. In September of 2022, they broke ground on Phase 1 of Sierra Flats in Carson City. After completing both phases, they will have 160 units; 40 of these units will be used for seniors and 120 units will be used families. Their commitment is to develop affordable homes with the efficiencies built in and to reduce the cost of utilities to the residents.

Mr. Clark shared that in the summer of 2022, Oikos Development Corporation was awarded land by the City of Las Vegas to develop as a single-family home at 600 Casper and a multi-family home on Van Buren and F street. The Westside Flat project located on Van Buren and F street will be designed by a local architect in Las Vegas. It will consist of 22 units serving <60% AMI residents. Mr. Clark discussed how this area is lacking amenities and this project would provide retail on site. Mr. Clark shared pictures of the West Side Flats project from all sides and elevators; he also explained that there will be solar panels on all buildings as well as the parking structures. The building will be fully electric and goal tiered by way of national green building standards. They are requesting \$300,000 from Clark County but the total to complete this development will be around \$7 million. They have also applied for CHDO status in the City of Las Vegas where they are hoping to receive more funding. Mr. Clark shared other sources they would use to obtain funds to complete this project. He also shared the history of the Westside of Las Vegas with graphics and its importance and contributions to the Las Vegas area.

Q: How large with the units be?

A: 600 square feet one bedroom, 800 square feet for 2-bedroom, 830 square feet for 3-bedroom.

Q: How big is the lot on Van Buren and F Street? Is the lot a dilapidated area? How many stories are the building? How is the parking area? Have you spoke with the City on variances because you are only allowed 3 stories in that particular area?

A: The lot is .33 acres. The land is completely vacant. No, they have a meeting with Council to discuss the variances. Parking is along the back of the building.

Q: How many total units?

A: 22 total units

Q: How is the rent made affordable for the residents with a cost of \$7 million?

A: Cost was a mistake it's \$6.5 million. No answer, Mr. Clark would get with his boss and get back to the committee.

Q: Who is the architect on this project?

A: Nadel Architects, 175 Warm Springs Rd #100, Las Vegas, NV 89119

6. KG Development Group
A Place to Call Home
Requesting: \$500,000

Ms. Eve Williams, Pastor of Advent United Methodist Church-A Place to Call Home, presented on behalf of the Intergenerational Affordable Housing Project. The Advent Methodist Church has been committed to 40 years of service to the community. Their mission is to support the community by building community. They have served over 1500 homeless or housing-insecure individuals as well as families. Over 400+ children and families have been welcomed and dozens of foster children have been engaged.

Ms. Williams shared that they will be partnering with A Solution Group and KG Development Group which have representatives that will discussing their mission statements. Mr. Darnell Jernigan gave a brief summary on A Solution Group located in the Historic Westside area. A Solution Group was established in 2014 to design whole community solutions with high focus on systems and processes that maximize community developments. Mr. Jernigan shared ways in which his organization is improving the community by providing youth training, job for the locals, property management for owners, affordable housing, and they provide a strong sense of inclusion and partnership between local profits, private sectors, Clark County, City of Las Vegas, and the State of Nevada.

Ms. Jamie Grand, Principal, discussed briefly on the KG Development Group (KG) located at 2300 W Sahara Ave, Las Vegas, NV 89102. They are an innovative and strategic development firm that focuses on mixed-income housing and supportive housing development projects. At KG they support the development of strong viable communities. Their project goals are to develop affordable living, spur economic growth, and provide amenities for their residents. They create properties that enhance the surrounding communities by having "serviced enhanced management" through our supportive services and engaging residents and stakeholders.

Ms. Williams shared studies that 23000 + youth age out of the Foster Care each year with limited safety nets of family or community, resulting in homelessness and many other challenges. She also expressed concern for the 28% of the elderly that suffer from loneliness and health issues. A Place to Call Home will provide 15 units for youth aging out of foster care. The Intergenerational Affordable Housing Project is located at 3460 North Rancho Drive. They have 2 acres in which they plan to build 50 units for seniors and youth aging out of foster care. Ms. Williams gave the breakdown of how the 50 units would be charged as well as the amenities on site; 7 units at 30%, 13 units at 40%, 20 units at 50%, and 10 units at 60%. The Intergenerational Affordable Housing Project would provide Child Care Center, Health Care, and Health Clinic, Supportive Services, Financial Literacy, and a Community Garden. Mr. Anthony Kazee, Manager of KG Development Group, also expressed that they have also applied for the City of Las Vegas HOME funds to complete this project.

Q: What is the AMI?

A: 7 units at 30%, 13 units at 40%, 20 units at 50%, and 10 units at 60%, a combination of studios and one- and two-bedroom apartments.

Q: Where is this located? You are targeting Seniors and Youth coming out of Foster Care Why is there a need for Child Care?

A: 3460 North Rancho Drive. Young adults will be between the ages of 18- 25 years of age and may have children we also want to provide services for the residents in the community as well.

7. Foresight Housing Partners, Inc.
Puravida Senior Living
Requesting: \$500,000

Hassan Chaudhry, Founder and President, of Foresight Housing Partners, presented on behalf of Puravida Senior Living in North Las Vegas, Ward 2. The project sponsors and development have embedded relationships and serve a proven track record of developing housing and real estate in Southern Nevada. The mission driven developer and sponsor group not only serves the community by supporting mission driven non-profits but also participates in governments. The Lake Mead West Apartments are currently under construction. It will serve 50% to 60% area medium households and funded through HOME funds, City, and others. Mr. Chaudhry expressed how Foresight Housing Partners understands the affordable housing need in the community. To address the need of Community Housing for low income and seniors as developers they have renovated Puravida Senior Living project. It is a 74-unit single story supportive housing community located in the City of North Las Vegas with access to RTC, West Lake Mead Boulevard, Workforce Destinations, essential shopping, as well as healthcare services.

The project will consist of 39 studio apartments with 470 SF +80 SF of patio, 35 one-bedroom with 674 SF +80 SF of patio. The amenities in all apartments will include appliances, and laundry, community kitchen, pool, dog park, unit gardens, green space open, dedicated offices for case managers. The owner will pay all utilities. The unit mix will include 29 studios permanent supportive at 30% AMI at \$413 monthly, 10 studios supportive housing at 40% AMI \$551 monthly and 35 one bedroom at 45% AMI \$664 monthly. The supportive services will provide Full-time Case Managers on site which will include weekend and holiday staffing. They will also provide nutrition (hot meals), resident engagement, access to healthcare services, and a Behavioral Therapist.

Mr. Chaudhry gave details of all the services that will be provided by all the supportive service partners and financial structure of the project that will consist of to complete the project. The project is shovel ready and Hopelink of Southern Nevada has served the Clark County low to no income households with homeless prevention and family stabilization area for 31 years. They have provided services for rental assistance, mortgage, deposits, utility assistance, rapid rehousing, emergency shelter, and employment placement. Mr Chaudhry shared the milestone timeline of Puravida from January 2023-August 2023 and the accomplishments of all the support concerning this project.

Q: The project has 39 units-29 Permanent and 10 supportive. What is the difference between the 2?

A: The tenant has applied for project-based vouchers, so they have put those 29 studios toward the 29 vouchers. The time that they will be living there the tenant will not have a rent burden on them this can become an aging in place residence for them. The permanent supportive will be anything at 30% AMI

or below to be considered. Anything below 30% AMI is supportive.

Q: Has your planning gone before the North Las Vegas Planning and Zoning? Have you received any approvals yet?

A: Yes, they have been approved by the Commissioner.

Q: Is that a total of 74 units?

A: Correct

BREAK (10 minutes)

The CDAC Committee decided Not to take a break.

8. Community Development Programs Center of Nevada
1501 LLC
Requesting: \$500,000

Sharon Bullock, presented on behalf of Community Development Programs of Nevada. It is the only minority nonprofit Developer and was founded by Mr. Frank Hawkins in 1997. Mr. Hawkins is a native of Las Vegas; he played professional football for the Oakland/LA Raiders for 7 years winning the Superbowl in 1987. After all his accomplishments he later returned to Las Vegas and has been giving back to the community by building affordable housing for over 25 years. Ms. Bullock shared information regarding their compliance history and their low-income experiences here in the Southern Nevada area.

Ms. Bullock stated that Community Development Programs Center of Nevada is currently applying for the 1501 LLC Apartments Phase 1, new construction located at the intersection at Decatur Blvd and Vegas in the City of Las Vegas. The property will consist of 40 apartments in a single four-story building. It will include 28 one (1) bedroom units and 12 (2) bedroom units. She shared details about the living quarters, the amenities as well as that the owner would cover all utility fees for each unit. The development will target residents with incomes of 45% area median income and market rate units.

The Community Development Programs Center of Nevada is permit ready and has received an award of tax credits from the State of Nevada and HOME dollars from the City of Las Vegas and Clark County. The request for additional funds is due to the extreme increase of construction costs in Southern Nevada and nationwide delays receiving materials. Ms. Bullock shared the details of how the land was awarded to CDPCN through a DDA agreement with the City of Las Vegas.

Q: On the Prevailing wages is \$70 an hour an average per worker?

A: Yes, They contacted the State of Nevada for information regarding State prevailing wages per the DDA agreement that they have with City of North Las Vegas.

Q: Are you working with partners on this project?

A: No

Q: Where is this property located?

A: located at the intersection at Decatur Blvd and Vegas in the City of Las Vegas

9. RISE Residential
The Cine Apartments

Requesting: \$1,500,000

Mario Trevino, of RISE Residential presented on behalf of The Cine Apartments. The RISE Residential Project will be 269 units comprise of 7.25 acres with 5 stories- elevated served with surfaced parking. The project is located at 2195 North Las Vegas Blvd in the City of Las Vegas. The residences will be rented to households earning from 30%-60% AMI. Mr. Trevino shared the various locations that would be near the Cine Apartment and the amenities offered to all residents; an 8000 square-foot club house with a fitness center, business center with computer and internet access, and a large community room as well as gated and controlled access to the properties. He also shared that Rise Residential has been in business for 20 years and is nationally recognized with over 10,000 units of completed product in the Southwest. RISE has been ranked the Top 5 Affordable Housing Developers for four out of the last five years. Mr. Trevino shared various maps of the location of the project. The mixed units will consist of 45 studio apartments, 149 one-bedroom apartments, 45 two-bedroom apartments and 30 three-bedroom apartments with the average size unit being 870 square feet. The project is shovel ready and he shared all the various funds made available for the project. The State Board of Finance approved up to \$36 million in bonds for this project last March; they plan to pay on the credit with 4% of the tax credits, the City of North Las Vegas offered \$1.4 million in the form of HOME funds, and \$4 million was awarded from Clark County and CHF funds.

Q: This project has been ongoing for over 5 years, why is taking so long to come to fruition? Has it received any prior funding from Clark County? Was this project presented at the CDAC Committee last year?

A: They had sight control 2 years now; when they did apply for additional funds they were not awarded and not fully awarded. The Market conditions have greatly changed. They have received CHF formulated funds. Yes, they have presented at the CDAC meeting last year and received no funds.

Q: What is your plan if you do not have the ability to use a splash pool area and other water amenities?

A: They have to adjust to that; they don't have a specific answer for this yet.

Q: What are you offering for service amenities?

A: They partner with other non-profits to provide services and we offer our common areas for residents to use for various classes.

Q: What area of AMI are you focusing on? Are targeting to any particular peers?

A: 30-60% AMI: general population of families.

Q: Do you have any activities for the community as a whole or social types of services available?

A: RISE Residential Management will provide activities monthly.

10. Nevada H.A.N.D., Inc.
Southern Pines 2
Requesting \$2,000,000

Daigo Ishikawa of Nevada H.A.N.D. presented on behalf of the Southern Pines 2 project. Nevada H.A.N.D. (Housing and Neighborhood Development) has been established since 1993. They have provided affordable housing and supportive residents services for low-income individuals throughout Southern Nevada. Nevada HAND is the State's largest affordable housing developer and a 501 (c) (3) nonprofit dedicated to the development, construction, management, and preservation of high-quality affordable homes. They have 35 affordable apartment communities, including the only two affordable

assisted-living facilities in the State, they also serve over 8,000 low-income seniors and families every day, and they are a Community Housing Development (CHDO). Their mission is to improve the lives of low-income individuals by providing affordable housing solutions and supportive services.

Mr. Ishikawa discussed that Nevada HAND is applying for \$2,000,000 of HOME funds. Southern Pines 2 is located in the Southwest Valley on the corner of Decatur and Pyle. This is an emerging part of the valley which has several parks, schools, and is quickly developing with a lot of retail in the area. They applied last year but were not awarded. The 1st Phase (Decatur Pyle was awarded HOME in 2022) was for 60 units. The 2nd Phase will consist of 168 units of family affordable housing. Their projected construction start date is the 3rd quarter of 2023 and projected completion and tenant move-in date will be the 4th quarter in 2024. Mr. Ishikawa shared a few of the amenities that will be included on-site. He provided the funding sources need to complete this project. Mr. Ishikawa also gave the breakdown of bedrooms, AMI, number of units, and monthly rent.

Q: There is a portion of the area view that appears to be already built, what is that?

A: It's a Distill bar.

Q: You were recommended for funds from the CDAC Committee to return this year because you weren't awarded last year; is that correct? How mission-critical is the funding this year?

A: The committee had wanted fund this project but they were told to come back this year. It's critical because most of the affordable housing projects are in need of the funds to complete the project.

Q: There are two applications for Nevada HAND is there a priority over the other?

A: Southern Pines 2 is the priority.

11. Nevada H.A.N.D., Inc.
Edna Pines
Requesting: \$2,200,000

Daigo Ishikawa of Nevada H.A.N.D. presented on behalf of the Edna Pines project, which is located on Jones Boulevard and Edna Avenue near Chinatown. They are applying for \$2,200,000 in County HOME funds for this project. The Edna Pines apartments will provide 60 units; this will be the 1st phase of a 3-phase community that we are currently working with the remaining phases being between 60-80 units depending on how we can draw up the project. Edna Pines will be a 60 unit senior mixed-income housing 1st phase of 180-unit community. Its projected construction to start the 1st quarter of 2024 and projected construction completion and tenant move-in 2nd quarter of 2025. Mr. Ishikawa shared the amenities that will be included on-site. He provided the funding sources need to complete this project. Mr. Ishikawa also gave the breakdown of bedrooms, AMI, number of units, and monthly rent.

Q: What are the sizes of the units?

A: 650 SF one-bedroom, 850 SF two bedroom

12. Cliff Shadows Propco, LLC
Cliff Shadows
Requesting: \$2,000,000

Kevin Fitzpatrick, Project Manager of Impact Residential Development, presented on behalf of Cliff

Shadow project. The project is a 120-unit housing development for residents 55 and over. The Impact Residential Development LLC (IRD) is a wholly owned affiliated of the personal investment home office Barry Sternlicht, Chairman and CEO of Starwood Capital Group. IRD will be leveraging the resources and development experience of Starwood Capital Group including its development construction, capital markets, and accounting teams.

Impact Residential Development is a private investment firm founded in 1991 with a primary focus on global real estate. The employ over 4,000 team members in 16 offices worldwide, providing it with the depth necessary to maintain investment flexibility between real estate asset classes, geographics, and positions in the capital stack. They have extensive investments in both the affordable housing and markets rate multifamily sectors. Mr. Fitzpatrick gave a brief overview of the qualifications of team members at Impact who will be working on this project specifically.

The mission for the affordable housing development is to combine financial reliability and creativity with forward thinking designs and programing to provide best in-class new housing for those that need it most. Mr. Fitzpatrick shared slides of the affordable housing units in UT and expressed that IRD takes pride in developing high quality affordable housing, so when you drive by no one will know its an affordable housing facility. It will give residents a sense of pride knowing that they live in a nice apartment.

Cliff Shadows is located at the very west side of Las Vegas. The location is accessible to social, recreational, educational, and health facilities and services, commercial, and other municipal facilities. Mr. Fitzpatrick shared the accessible features that Cliff Shadows project would make available to their residents. The Cliff Shadows will feature many accessible enhancements and will comply with the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. The site for the development is suited for accessible routes. Cliff Shadows resident services will focus on senior services and assuring that those that live there have a sense of community and can participate in all activities. Mr. Fitzpatrick shared residential services that Cliff Shadows will provide for residents as well the local nonprofits in the local Las Vegas area. Cliff Shadow project will consist of 120 units for seniors, which include studio, one-bedroom, and two-bedroom apartments.

Q: Where is Cliff Shadows located?

A It's on the very west edge of Las Vegas, on the corner of Fitz Challenge and Buckskin Avenue.

Q: Which percentage of AMI are you focusing on?

A: 60% -80% AMI or below, they will have a few of 60%-80% unit probably in the range of 20 to 30 units, the rest will be below 60% AMI.

Q: Is there bus service for the residents or are you working with RTC?

A: There looking to hire private services, or they will get a bus service put in at the site.

13. Regener8tive

Regener8tive Glendale Community Revitalization

Requesting: \$1,200,000

Rosalie@Regener8tive, developer, presented on behalf of the Regener8tive Glendale Community Revitalization project. She came out of retirement to help and improve our people and economy in education and with the environment as well. Regener8tive's mission is to help in problem solving alliance,

create viable innovative /virtual feasibility studies. They will also teach how to design viable relatives' collaborators that will benefit from pre-community supported appointments. They have had 2 successful Alpha tests demonstrating sustainable regenerative living; VCAG/UNLV produced sold food and built homes, to purchase food and innovative homes which improved lives. Ms. Rosalie is a Native Nevadan and expressed the concern for veterans that like living on the outer parts of Las Vegas away from all the lights.

The Regenerative Glendale Community Revitalization is requesting \$2.5 million of County funds which will be used for 2x tranches of \$1,250,000, \$550k to complete accountability platform virtually then literally designing communities.

Ms. Rosalie shared that they would be targeting 30%-80% AMI Veterans and general population 40% studio, 40% one-bedroom, 20% two-bedroom units. She also shared VR Campus amenities transparent progressive mobile app VR Workshops and breakfast rooms, new innovation demos, re-entry and homeless Alpha pilot campus (Rehab) Conference, forums, and lay note speakers weekly/ monthly community events public relations and corporate revenue.

Q: Are you looking at developing an entire area? Is it a virtual reality you put together or is it an actual title?

A: That's Correct, It's an actual project. It's first virtual reality then from there the veterans involved now then we will scale into affordable housing for the general population. They're starting a before area parcel that they submitted to Zoom grants them 38, 48 477 acres available to help build a veterans community.

Q: What do you mean by LEAD are you talking about sustainable?

A: The perimeter would be cutting edge low maintenance high efficiency rated green building

Q: Where is the land?

A: outside of Las Vegas

Public Comment:

The CDAC Committee discussed the HOME funding process, the needs, and the lack of funds available for projects.

VI. Adjourn

Anita Wood made a motion to adjourn the meeting; John Delibos seconded the motion; the motion was approved.

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**

Donna Darden (Chairperson)	Member-at-Large (Kirkpatrick)
Monica Gresser	Member-at-Large (Gibson)
Irene Boylan	Member-at-Large (Gibson)
Eric Jeng	Member-at-Large (Jones)
Anita Wood	Member-at-Large (Kirkpatrick)
Dontae Scott	Members-at-Large (McCurdy)
Jacqueline Ingram	Member-at-Large (McCurdy)
Lois Green	Members-at Large (Miller)
Christopher Lee	Member-at-Large (Naft)
Eric Hilbrecht	Members-at Large (Naft)
Cynthia Swanson	Representative (Boulder City)
Peter Sarles	Representative (Enterprise TAB)
Jeff Alpert	Representative (North Las Vegas)
Colleen Hicks	Representative (Goodsprings CAC)
Kathy Ochs	Representative (Laughlin TAB)
Misty Haji-Sheikh	Representative (Mt. Charleston TAB)
Michele Brown	Representative (Searchlight TAB)
Tanya Harrah	Representative (Mountain Springs CAC)
Roger Haywood	Representative (Paradise TAB)
Harry Williams	Representative (Sunrise Manor TAB)
Karen Miller	Representative (Whitney TAB)
John Delibos	Representative (Winchester TAB)
Kerri Medill	Clark County Social Service, CRM
Deanna Judkins	Clark County Social Service, CRM
Karen Schneider	Clark County Social Service, CRM
Kevin Sipes	Clark County Social Services, CRM