

**MINUTES OF THE COMMUNITY DEVELOPMENT  
ADVISORY COMMITTEE MEETING (CDAC)  
February 21, 2023  
(via Cisco Webex)**

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**I. Opening Ceremonies**

Ms. Donna Darden, Chairperson, called the meeting to order and indicated that the purpose of the meeting was to make final voting recommendations on the HOME/AAHTF applications as well as to hear voting recommendations for ESG made by the ESG/CoC ad-hoc committee.

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

Lastly, Chairperson Darden provided a reminder to the group about avoiding disruptive conduct during the meeting. Mr. Christopher Lee, Vice Chairperson, then led the group in the Pledge of Allegiance

**II. Public Comment**

At this time, the Committee was able to hear comments from the public regarding items listed on the agenda as posted. There were no public comments made.

**III. Attendance– Roll Call**

**IV. ACTION – Approve minutes for January 17, 2023, meeting.**

A motion was made to approve the minutes from January 17, 2023. Motion was approved.

**V. ACTION – Review, select and vote on FY 2023-2024 HOME Investment Partnerships Program/Affordable Housing Trust Fund (HOME/AAHTF) projects for recommendation to the Board of County Commissioners.**

Chairperson Darden thanked the group for their efforts to review project applications, especially given the limited amount of funding available.

Kerri Medill, Grants Coordinator, Community Resources Management, discussed HOME/ AAHTF applications and their scoring. There was discussion on the application scoring, number of units that would be added to community inventory, cost per unit, and total amounts requested.

There was discussion on having too strong of a focus on number of total units and the need to consider the number of units for lower-income residents (30% AMI) and the cost per unit. Also discussed were projects that didn't have the land yet vs. projects that were ready to begin sooner. There were some members who expressed strong opinions on projects that should not be funded, particularly those that would not be ready to begin if funded. It was also noted that the Chairperson spoke with the Homestead project developer, who indicated they could reduce their request by \$500k.

The group talked about the need to take into account shovel-readiness as well as other sources of funding that applicant projects may receive, jurisdictional locations of projects, etc. They went through each project and indicated which were shovel-ready (to include refurbished projects, to be presumed

as shovel-ready). While talking through shovel-readiness, the group also talked about cost per unit, sustainability of projects, projects with other sources of funding, etc., and which projects the group agreed that should not be funded.

Staff reminded the group that HOME/AAHTF funds are gap funds, so even if an applicant gets a smaller amount, it comes with the ability for tax abatement. If projects can get the majority of their funding elsewhere, and HOME/AAHTF funds are used as gap funds, HOME/AAHTF funding can be used to fund a greater number of total units.

Any remaining funds not allocated would typically go into off-cycle funding; however, the group discussed putting the remainder of \$196,731 toward the Homestead project. There was then discussion of how soon projects would be completed, potentially not until 2024 or 2025. Staff reminded the group that these are for 23-24 funds that won't be able to be awarded until July 1, 2023 at earliest.

There was a total of \$5,196,731 in the final CDAC recommendations. The recommendations included 14 applicants, of which 6 were selected, with a total of 631 units. The CDAC agreed to move forward with Coordinated Living of Southern Nevada – South Nellis Permanent Supportive Housing at \$1,000,000, Silver State Housing – Homestead at Boulder City at \$1,196,731, Blue Ridge Atlantic Development – Desert Rose at \$1,500,000, Foresight Housing Partners – PuraVida Senior Living at \$500,000, Community Development Programs Center – 1501 LLC at \$500,000, and KG Development Group – A Place to Call Home at \$500,000.

Staff pointed out that the amount available on the working spreadsheet is an estimate and asked the group for direction on how to proceed if HUD releases more or less in total award. If the full estimated amount is not received by HUD, that additional \$196,731 to Homestead would be the first to come off. If extra funds are awarded, it could be applied toward off-cycle for short-falls or Tenant Based Rental Assistance (TBRA) needs. The group voted that if the actual funding is less than the estimate, it would be removed from the Homestead project's additional amount. If the amount from HUD is over the estimate, the funds would be added to Homestead to get them closer to their original requested amount. If it is over the fully funded amount for Homestead, that overage would be moved into off-cycle funding.

**VI. Discuss FY 2023-2024 ESG projects for recommendation to the Board of County Commissioners.**

Tameca Ulmer, Grants Coordinator, gave an overview of the Emergency Solutions Grant (ESG) program. She explained the subcommittee that reviews the applications is made up of members of the Continuum of Care/Evaluation Working Group as well as some members of the CDAC, per compliance with HUD regulations.

Priorities for the 2023-2024 ESG funds are on Rapid Rehousing (RRH) and Emergency Shelter (ES) for intact families, victims of domestic violence, and youth, including transition-aged youth (TAY).

There were six ES applicants and three RRH applicants. Tameca discussed the funding recommendations for each project, based on an estimated total amount. 7.5% of funds are used for administrative purposes; the majority of funding is used for ES, RRH, and for a comparable domestic violence homeless management information system (HMIS).

Tameca then shared the results of scoring for the ESG applicant programs. If the award is greater or less than the estimated official award for ES programs, it is proposed that the awards will be calculated by the percentage of the award. If the award is greater than the estimated official award

for RRH programs, it is proposed that the additional funds be added to the St. Jude's Ranch program, with any additional funds beyond that going to The Salvation Army program. If the award is less than estimated for RRH, it is proposed that the awards will be calculated by the percentage of the award.

There was a motion to accept the recommendations from the ad-hoc committee and it was seconded, then approved by the group.

**VII. Wrap-up of grant application season and process.**

Chairperson Darden was thanked by staff for her work in leading the group. The CDAC membership was also thanked by Co-Chair Lee for their efforts toward increasing affordable housing in the community. Staff was also thanked for their coordination. Chairperson Darden thanked the greater group as well.

**VIII. Public Comment**

No comments

**IX. Adjourn**

Chairperson Darden adjourned the meeting.

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

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**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MEETING  
MEMBERS, STAFF, AND GUESTS PRESENT 2/21/23**

Donna Darden (Chairperson)	Member-at-Large (Kirkpatrick)
Monica Gresser	Member-at-Large (Gibson)
Paul Nimsuwan	Member-at-Large (Jones)
Eric Jeng	Member-at-Large (Jones)
Anita Wood	Member-at-Large (Kirkpatrick)
Jacqueline Ingram	Member-at-Large (McCurdy)
Christopher Lee	Member-at-Large (Naft)
Eric Hilbrecht	Members-at Large (Naft)
Peter Sarles	Representative (Enterprise TAB)
Jeff Alpert	Representative (North Las Vegas)
Kathy Ochs	Representative (Laughlin TAB)
Tanya Harrah	Representative (Mountain Springs CAC)
Katlyn Cunningham	Alternate (Paradise TAB)
Karen Miller	Representative (Whitney TAB)
Geraldine Gerry Ramirez	Alternate (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 Service, CRM
Tameca Ulmer	Clark County Social Service, CRM
Dagny Stapleton	Clark County Administrative Services