

**MINUTES OF THE COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE MEETING (CDAC) VOTING RECOMMENDATIONS**

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

Opening Ceremonies

Mr. Christopher Lee, Chairperson, called the meeting to order and Geraldine Ramirez 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 Karen Michelin, Manager with Clark County Community Housing Office (CHO). Committee attendance was noted. Karen Michelin noted that a quorum was present.

- III. Approve minutes for February 18, 2025, meeting. (For Possible Action)

Ms. Sondra Cosgrove made a motion to approve the minutes of the February 18, 2025, meeting. Another CDAC member seconded the motion, and the motion was approved.

- IV. ACTION – Review, discuss, and vote on FY 2025-2026 HOME Investment Partnerships Program/Affordable Housing Trust Fund (HOME/AAHTF) projects for recommendation to the Board of County Commissioners (BCC).

Chairman Christopher Lee acknowledged that Giavonni Garcia, Grants Coordinator, would be providing the overview of the FY 2025-2026 HOME/AAHTF project scoring results. Ms. Garcia introduced the order of the projects in which they ranked based on the committee's scores. She also informed the CDAC to focus on the top seven applicants and when the monies are spent down, they can continue to rank the remainder of the applicants to fund other projects.

There was an increase from the original \$5.5 million to \$6 million based on funds that were still available, which gives the CDAC committee more funds to provide applicants with more projects.

The total request included nine applicants. The total request included Riverwood

Apartments at \$1,000,000; Arroyo Grande Apartments at \$1,000,000, Marble Manor Phase II A at \$1,500,000, Parvin Senior Apartments at \$1,500,000, Volunteer Apartments at \$1,800,000; Arthur McCants Manor at \$1,000,000; Nellis Grove Apartments at \$1,041,330; Kyle Canyon at \$1,000,000, and West Henderson Affordable Family Apartments at \$1,000,000.

Ms. Garcia initiated the deliberations, and Chairman Lee directed the Committee members to express their comments, questions, or concerns regarding the nine applications. The total funding requested for these applications amounted to \$10,841,330.

Discussion and deliberations ensued with the CDAC members making motions and approving the final recommendations for funding HOME/AAHTF projects 2025-2026, as follows:

The CDAC agreed to remove the following projects from FY 2025-2026 HOME/AAHTF:

- NPR Lone Star Development LLC- Parvin Senior-\$ 1,500,000 (project readiness)
- NPR Lone Star Development LLC- Kyle Canyon- \$1,000,000 (project readiness)

The CDAC has recommended five projects to be fully funded, which include Riverwood Apartments, Arroyo Grande Apartments, Marble Manor Phase II A, Arthur McCants Manor, and Nellis Grove Apartments as listed on the below HOME/AAHTF excel spreadsheet.

Organization Name	Proposal Title	Location	Unit AMI Range	Cost Per Unit	Total project Cost	Requested Amount	CDAC Recommendation Amount	Contingency Awards
Nevada Rural Housing Authority	Riverwood Apartments	Unincorporated CC	30-60%	\$342,217	\$71,181,115	\$1,000,000	\$1,000,000	
George Gekakis, Inc.	Arroyo Grande Apartments	Henderson	30-80%	\$319,692	\$38,682,712	\$1,000,000	\$1,000,000	
Brinshore Development, LLC	Marble Manor Phase II A	Las Vegas	30-60%	\$478,263	\$16,739,196	\$1,500,000	\$1,500,000	
NRP Lone Star Development LLC	Parvin Senior	Unincorporated CC	30-80%	\$342,643	\$68,528,685	\$1,500,000	\$0	
George Gekakis, Inc.	Volunteer Apartments	Henderson	30-80%	\$355,452	\$65,403,180	\$1,800,000	\$0	1. Contingency \$1.8M
GLTC Partners, LLC	Arthur McCants Manor	Las Vegas	30-60%	\$358,748	\$41,614,824	\$1,000,000	\$1,000,000	
Phoebe Affordable Services, LLC	Nellis Grove Apartments	Unincorporated CC	30-60%	\$427,730	\$51,327,594	\$1,041,330	\$1,041,330	
NRP Lone Star Development LLC	Kyle Canyon	Las Vegas	30-60%	\$355,887	\$85,412,968	\$1,000,000	\$0	
Coordinated Living of Southern Nevada, Inc.	West Henderson Affordable Family	Henderson	50-60%	\$330,420	\$128,863,665	\$1,000,000	\$0	2. Contingency \$1M
	Totals				\$567,753,939	\$10,841,330		
							\$5,541,330	

Contingency Plan:

- The remaining funds will be awarded using the ranking system with Volunteer Apartments being first and second West Henderson Affordable Family Apartments.

A motion was made to accept the recommendations as presented in the above spreadsheet. Motion was approved.

- V. ACTION – Review, discuss, and vote on FY 2025-2026 Community Development Block Grant (CDBG) projects for recommendation to the BCC.

Chairman Christopher Lee acknowledged that Kent Golangco, Grants Coordinator would be providing the overview of the FY 2025-2026 CDBG projects scoring results. Kent Golangco introduced the order of the projects in which they ranked based on the Administrative and the CDAC scores from highest to lowest.

CDBG Applicant Rankings		
	Applicant	Project
PUBLIC SERVICE		
1	Opportunity Village Foundation	Work Readiness Program
2	Olive Crest	Teen & Young Adult Independent Living Program
3	Hookers for Jesus	Pink Chair Outreach and Education Expansion Project
4	Las Vegas Clark County Library District	Chromebooks for Public Housing Residents
5	The Foundation Christian Center	One Extended Family
6	Restoration and Recovery Foundation	The Owens Project
7	Electrical JATC of Southern Nevada	The Prosperity Project
8	Eritrean American Community of Las Vegas	Eritrean American Community of Las Vegas
CAPITAL IMPROVEMENT AND OTHER		
1	YMCA of Southern Nevada	Torrey Pines Early Learning Villages
2	The Foundation Christian Center	One Extended Family
3	Upwards Care, Inc.	Boost and Build
4	Restoration and Recovery Foundation	The Owens Project
5	WestCare Nevada	Harris Springs Ranch Solar Conversion
6	Las Vegas Area Council, Boy Scouts of America	Energy Efficient Initiative

Mr. Golangco explained that the committee would review applications in two categories: Public Service (PS) and Capital Improvement projects (CIP). He informed the CDAC committee that they would first evaluate the Public Service projects before moving on to the CIP and other projects.

CHO received \$6,210,712.45 in funding for CDBG projects, with up to 15% allocated for Public Service initiatives, while the remaining funds can be used for Capital Improvement Projects (CIP) and other endeavors. Mr. Golangco advised the committee that they should not feel obligated to utilize the full Public Service allocation for the listed projects. If the CDAC chooses not to fund certain Public Service projects, the unused funds can be redirected to CIPs. He clarified that the \$1,200,000 designated for Public Service projects represents the maximum available funding for those initiatives. He encouraged the CDAC to consider factors such as fiscal capacity, cost reasonableness, and project readiness when ranking or assigning points to each project, emphasizing the importance of thorough evaluation.

The Public Service applicants included Work Readiness Project requesting \$302,668; Teen Young Adult Independent Living Program requesting \$100,000; Pink Chair Outreach and Education Expansion Program requesting \$75,000; Chromebooks for Public Housing Residents requesting \$43,000; One Extended Family requesting \$1,062,500, The Owens Project requesting \$851,307; The Prosperity Project requesting \$200,000; and The Eritrean American Community of Las Vegas requesting \$100,000.

The CDAC was encouraged to engage in discussion and deliberation concerning the eight CDBG Public Service applicants for the FY 2025-2026 funding cycle, with a total funding request amounting to \$2,734,475.

Christopher Lee, Chair, urged the CDAC to rank CDBG recommendations for CIPs and other projects, noting they could revisit all proposals after deliberations. The committee agreed to evaluate CDBG CIPs first before finalizing funding. Mr. Lee acknowledged meeting adjustments, apologized, and praised the team's dedication and excellence.

The CIP and other projects included Torrey Pines Early Learning Village Project requesting \$2,340,339; One Extended Family requesting \$1,937,500; Boost and Build requesting \$440,000; The Owens Project requesting \$495,000; Harris Springs Ranch Solar Conversion Project requesting \$1,000,000; and Energy Efficient Initiative requesting \$100,792.

The CDAC was instructed to conduct discussions and deliberations regarding the six applicants for CDBG CIP and other projects for the FY 2025-2026 funding cycle, with a total funding request totaling \$6,313,631.

The following recommendations for CDBG projects were as follows:

The CDAC agreed to remove the following projects from both the Public Service and CIP FY 2025-2026 CDBG funding cycle:

- The Foundation Christian Center – One Extended Family - \$ 1,937,500 (cost reasonableness)
- The Restoration and Recovery Foundation – The Owens Project - \$495,000 (cost reasonableness)

The CDAC has recommended ten projects be fully funded, which include Work Readiness Program, Teen & Young Adult Independent Living Program, Pink Chair Outreach and Education Expansion Project, Chromebooks for Public Housing Residents, The Prosperity Project, Eritrean American Community of Las Vegas, Torrey Pines Early Learning Villages, Boost and Build, Harris Springs Ranch Solar Conversion, and Energy Efficient Initiative, as listed on the below CDBG excel spreadsheet.

CDAC CDBG Allocations Public Service Projects				
Applicant	Project	Requested	Allocated	Available Funds
Opportunity Village Foundation	Work Readiness Program	\$302,668.00	\$ 302,668.00	\$ 1,200,000.00
Olive Crest	Teen & Young Adult Independent Living Program	\$100,000.00	\$ 100,000.00	
Hookers for Jesus	Pink Chair Outreach and Education Expansion Project	\$75,000.00	\$ 75,000.00	
Las Vegas Clark County Library District	Chromebooks for Public Housing Residents	\$43,000.00	\$ 43,000.00	
The Foundation Christian Center	One Extended Family	\$1,062,500.00	\$ -	
Restoration and Recovery Foundation	The Owens Project	\$851,307.00	\$ -	
Electrical IATC of Southern Nevada	The Prosperity Project	\$200,000.00	\$ 200,000.00	
Eritrean American Community of Las Vegas	Eritrean American Community of Las Vegas	\$100,000.00	\$ 100,000.00	
TOTALS:		\$ 2,734,475.00	\$ 820,668.00	\$ 379,332.00

CDAC CDBG Allocations Capital Improvements and Other Projects				
Applicant	Project	Requested	Allocated	Available Funds
YMCA of Southern Nevada	Torrey Pines Early Learning Villages	\$2,340,339.00	\$ 2,340,339.00	\$ 5,000,000.00
The Foundation Christian Center	One Extended Family	\$1,937,500.00	\$ -	
Upwards Care, Inc.	Boost and Build	\$440,000.00	\$ 440,000.00	
Restoration and Recovery Foundation	The Owens Project	\$495,000.00	\$ -	
WestCare Nevada	Harris Springs Ranch Solar Conversion	\$1,000,000.00	\$ 1,000,000.00	
Las Vegas Area Council, Boy Scouts of America	Energy Efficient Initiative	\$100,792.00	\$ 100,792.00	
TOTALS:		\$ 6,313,631.00	\$ 3,881,131.00	\$ 1,118,869.00
				\$ 1,498,201.00

Bridge Counseling Associates \$ 4,242,019.00 \$ 3,234,238.00

Contingency Plan:

- The remaining funds will be awarded to projects previously approved by the CDAC in the prior cycle but not fully funded, as determined by staff (such as the Bridge Counseling project).

VI. ACTION – Review, discuss, and accept Ad Hoc committee's recommendations for FY 2025-2026 Emergency Solutions Grant (ESG) projects for recommendation to the Board of County Commissioners.

Tameca Ulmer, Grants Coordinator, gave a brief presentation about the ESG recommendations that were formulated by the Ad Hoc committee. She discussed the ESG and its applicants. The presentation included a breakdown of the funding categories. Ms. Ulmer displayed a chart with the funding recommendations as well as the funding contingency plan.

CLARK COUNTY ESG 2025-2026 HOMELESSNESS PREVENTION FUNDING RECOMMENDATIONS*

Organization	Program Name	Average Committee Score	CCSS CRM Score	Total Score	Requested Funding	Committee Funding Recommendation
Family Promise of Las Vegas	Homeless Prevention - Eviction Prevention	73	25	98	\$ 75,000	\$ 75,000
HopeLink of Southern Nevada	Homeless Prevention	69.4	24	93.4	\$ 400,000	\$ 355,405
SAFE House	Housing Program	71.4	25	96.4	\$ 78,865	\$ 78,865
The Just One Project	Community Connect Homeless Prevention	75	12	87	\$ 67,500	\$ 54,000
The Salvation Army	Homeless Prevention	70.2	24	94.2	\$ 200,000	\$ 105,028
					\$ 821,365	\$ 668,298

Discussion and deliberations ensued with members making motions and approving final recommendations for funding FY 2025-2026 ESG projects.

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

Christopher Lee, Chairman, thanked the CDAC, as well as CHO staff for their management and for participating in the CDAC process. He also expressed his gratitude for their commitment and hard work as they worked together in achieving the goal of allocating funds to various communities in Clark County and Unincorporated Clark County. Chairman Lee informed the CDAC with much gratitude that this will be his last year serving on the CDAC and to continue serving the community with their hard work and dedication.

VIII. Public Comment – At this time, the Committee will hear comments from the public regarding items not listed on the agenda as posted.

Geraldine Ramirez thanked Karen for proposing the Bridge Program tonight and she also suggested for future reference the CDAC can have a list of programs from the previous year at the beginning of the session to fund projects that are not fully funded. If the funds are available, the CDAC can deliberate, vote, and then allocate funds to other projects.

IX. Adjourn

ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Clark County's Community Housing Office 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 Housing Office 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

Cosgrove, Sondra	Representative	Sunrise Manor TAB
Darden, Donna	Member-at-Large	Member-at-Large (Kirkpatrick)
Davila Uzca'tegui, Miguel	Representative	Member-at-Large (Segerblom)
Gresser, Monica	Member-at-Large	Member-at-Large (Gibson)
Harrah, Tanya	Representative	Mountain Springs CAC
Jackson, Crystal	Representative	N. Las Vegas
Jeng, Eric (Co-Chair)	Member-at-Large	Member-at-Large (Jones)
Lee, Christopher (Chair)	Member-at-Large	Member-at-Large (Jones)
Mench, April	Representative	Winchester TAB
Miller, Karen	Representative	Whitney TAB
Ochs, Kathy	Representative	Laughlin TAB
Ramirez, Geraldine (Gerry)	Alternate	Whitney TAB
Rivera, Cindi	Member-at-Large	Member-at-Large (Segerblom)
Scott, Dontae	Member-at-Large	Member-at-Large (McCurdy)
Stapleton, Dagny	Clark County Community Housing Administrator	
Michelin, Karen	Clark County Community Housing Office, Manager	
Ulmer, Tameca	Clark County Community Housing Office	
Jones, Valerie	Clark County Community Housing Office	
Chambers, Nanci	Clark County Community Housing Office	
Moll, Andy	Clark County Community Housing Office	
Golangco, Kent	Clark County Community Housing Office	
Garcia, Giavonni	Clark County Community Housing Office	
Crayton, Tracy	Clark County Community Housing Office	