

**MINUTES OF THE COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE MEETING**

HELD AT THE CLARK COUNTY SOCIAL SERVICES BUILDING, ADMIN TRAINING
ROOM, 3RD FLOOR, 1600 PINTO LANE, COUNTY OF CLARK, NEVADA, ON TUESDAY,
February 19, 2019

I. OPENING CEREMONIES

Ms. Lois Greene, CDAC Chair, called the meeting to order and led the group in the Pledge of Allegiance.

II. 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.

III. ACTION – Approve minutes for February 5, 2019 meeting.

A motion was made to approve the minutes from February 5, 2019 at the end of the meeting. Motion was approved.

IV. Welcome and Process Overview (Ms. Lois Greene)

Ms. Greene instructs that each presenter will have 10 minutes for their presentation. There will be a one minute warning and there will be five minutes for questions.

V. Discussion of HOME/LIHTF Grant review process (Deanna Judkins).

Ms. Deanna Judkins, Principal Planner, Community Resources Management, Introduces the HOME/LIHTF program and its 5 presenters, starting with Volunteers of America (Desert Oasis 2)

VI. Presentations from HOME/LIHTF Applicants

**a. Volunteers of America – Desert Oasis II
Requested Amount: \$500,000.00**

George Gekakis presented on behalf of Volunteers of America. Volunteers of America are a 123 year old nonprofit organization. They have over 16,000 paid employees, over 500 communities with over 20,000 units in the United States, serving 42 states and Puerto Rico. In 1998 we received HOME/LIHTF funds as well as funds from the city of Las Vegas to develop Desert Oasis 1. Presenter shows pictures of Desert Oasis 1 as Desert Oasis 2 will mimic the same design.

Desert Oasis 2 will have 43 units and will consist of 31 one-bedroom units and 12 two-bedroom units. It will have a 1500 square foot clubhouse that will work in conjunction with the current one. There will be additional clubhouse amenities such as an exam room for doctor visits, a business center, media room, library, TV room, and provide health screenings amongst other services that will be provided to the community that are currently not in Desert Oasis 1. These funds will assist in the enlargement of sewer capacity on Stewart in order to build more units.

Q: Why do you build affordable housing?

A: The enjoyment and satisfaction I know that I have empowered people's lives.

Q: How large will the project be? How many units do you have in your portfolio?

A: This will be a 43 unit second phase development of 1 and 2 bedroom units. The existing development is 75 units. There are over 1000 units in my portfolio.

Q: What is the status of your waiting list?

A: There is about a two year waiting list. We have closed our waiting list until we develop new units.

A: What does 100% affordable housing mean?

Q: It's 30 to 50% rents which are the very low-income limits. All utilities are paid for with the exception of a personal land line phone.

A. How many units are handicap accessible?

Q: It will be 5% of the 43 units that is the minimum required for HOME funds.

A: It is located in the jurisdiction of the City of Las Vegas, are you planning on applying for more funds from the city?

Q: We are planning on applying for additional funds through the City of Las Vegas.

**b. Silver State Housing – Flamingo Pines 3
Requested Amount: \$330,000.00**

George Gekakis presented again, this time on behalf of Silver State Housing. David Paull presented on behalf of Nevada H.A.N.D for the Flamingo Pines 3 Apartments. Tariffs and manufacturing costs have significantly increased so collaborations are beneficial in the development industry. The site located at Flamingo and Durango, conveniently near transportation and shopping. Development has already occurred at the site, Flamingo Pines 1 and 2 include one- and two-bedroom units. Flamingo Pines 3 is a collaborative effort between the Silver State Housing and Nevada H.A.N.D., non-profit organizations to provide social services to the residents such as 3 Square food assistance. The development will have 43 one-bedroom units, a swimming pool, a computer room, and onsite resident services. High speed internet will be free of charge for residents and energy assistance programs will be available. Rents at Flamingo Pines 3 will be between approximately \$394 –\$657 per month.

David Paull presented on behalf of Nevada H.A.N.D for the Flamingo Pines 3 Apartments. Collaborating with Silver State Housing made it possible to secure

cost savings by being able to develop all phases of the project at one time. Every property that both organizations have opened have been pre-leased prior to the end of construction. Low rents are offered in an area that is more expensive to live in.

Q: Would solar energy be utilized in the development?

A: Yes, solar energy and very high energy efficiency standards are always used in our developments.

Q: Who owns the buildings when they are done?

A: It's owned by the partnership, the limited partner owns 99.9% because tax credits are required to follow the ownership. The more ownership an owner has the more equity we are able to bring into the property. The more equity we have, the less risk we take. At the end the 15 year we have an option to purchase the limited partner's interests. We try to keep it for 40 to 50 years to secure affordable rents during this time period, as a requirement from the state.

c. Coordinated Living of Southern Nevada – Blue Diamond Senior Apartments

Requested Amount: \$1,500,000.00

Lorri Murphy, Vice President of Real Estate Development presented on behalf of Ovation and Coordinated Living of Southern Nevada (CLSN) for Blue Diamond Senior Apartments. Ovation is one of the premier market rate developers in Las Vegas since 1984. They have built 39 communities with more than 9,300 units. In 2012, Ovation partnered with Coordinated Living to co-develop and provide services and transportation to low income housing properties for seniors. Currently, there are nine properties all almost 100% leased with waiting lists. Ovation and CLSN are co-developing three projects at the present time. Tenaya Senior Apartments will be opening in summer 2019, Fort Apache Senior Apartments will open next year, and construction will start on Oquendo Senior Apartments in a few weeks (the project received with HOME/LIHFT funds from the County in 2018). Some of the community amenities include meeting rooms with kitchens, computer rooms, a beauty salon, wellness/ fitness center and a mediaroom in addition to the standard amenities like a swimming pool and spa, barbecue areas, and a community garden. CLSN partners with other community organizations to connect residents with needed services and to offer a full calendar of activities. Rents at the Blue Diamond Senior Apartments will be between 50 and 60% AMI with about 180 -200 units. This is about 30% lower than the average market rents in the area.

Q: What is the density of the surrounding area?

A: Behind the project site there are single-family homes. Next to it is a proposed 92-unit multi-family development. It's currently zoned for a commercial use, so

the development of a residential property would be less dense than the addition of a large commercial property.

Q: Are laundry facilities provided?

A: Residents have the choice to either use the on-site laundry facilities or bring their own washer and dryer.

Q: A lot of seniors are responsible for taking care of their grandchildren, can children stay in the units?

A: We only allow a resident to live with a caregiver over the age of 18, however children are allowed and encouraged to visit.

d. Nevada H.A.N.D., Inc.- North 5th Street 2 Apartments
Requested Amount: \$1,200,000

David Paull, Director of Real Estate Development presented on behalf of Nevada H.A.N.D for the North 5th Street Apartments Phase II. Nevada H.A.N.D is a nonprofit housing provider that has been serving the community for over 25 years with currently 4,200 apartment units in the valley and 500 currently under construction. Nevada HAND serves 7,300 residents Metro wide which includes senior families and two assisted living facilities. The non-profit is the long term owner of its developments, and are leaders in energy efficiency. Nevada H.A.N.D has secured platinum LEED status on two of their properties, which is the highest LEED certification possible. Nevada H.A.N.D is asking for \$1,200,000 to develop North 5th Street Phase 2 apartments which will consist of 116 units of affordable family housing. They have requested an additional \$750,000 from the City of North Las Vegas. North Las Vegas funded the first phase of the project. The property will consist of one- and two-bedroom units with rents ranging from \$314-\$790 which is 30 to 50% of the area median income. The complex will be centrally located surrounded by 2 elementary schools, 1 high school and a shopping center all within walking distance. The North 5th Street apartments will include all energy and water efficient appliances, swimming pools, exercise room, computer room/ library and a grassy sports field. The property will provide services to all residents such as financial literacy workshops and workforce development. Our goal is move our families up the economic ladder so that eventually they can become homeowners.

Q: You've mentioned an elementary and high school nearby but where is the closest middle school?

A: The closest middle school is three miles away, making it eligible for transportation services.

Q: Could I get clarification on the amount for that will be charged for rent?

A: The net rents minus utility allowances will range from \$314-\$792, residents will be responsible of the utilities.

e. Gregory Development Group – Old Mill Village Apartments
Requested Amount: \$540,000.00

Michelle West presented on behalf of Gregory Development Group who is asking for \$540,000 to rehab the Old Mill Village Apartments that was built in 1985. There has been no major rehab since the construction of the property. The funds will be used to upgrade apartment appliances, increase energy efficiency, provide insulation for windows and doors, and provide new cabinetry and flooring. The property needs to be brought up to Section 504 codes, and improvements to the cement and stair railings are needed. The scope of work also includes a clubhouse with a mediacenter to provide homework opportunities for the youth. Old Mill Village Apartments are the only family low income housing property in Mesquite. Mesquite is a small town and there is an overwhelming need for affordable housing in the area. Over 65% of jobs are only \$10.00 per hour. There is a lot of support for the development, many people have gotten their start at the apartments. The Low Income Housing Board of Mesquite has backed the project and the City Council has issued a proclamation of support.

Eric Novak, Developer Finance Consultant from Praxis Consulting Group presented on behalf of the Old Mill Village Apartments. Properties like Old Mill Village Apartments are very valuable for rural Nevada. The area has not seen a new USDA property with rental assistance since the early 90's. The Gregory Development Group has renovated at least one of their properties each year. The financing has a special set-aside in the Qualified Allocation Plan for tax credits for USDA properties in Nevada called the USDA Preservation Set-aside.

Q: How will relocation be handled?

A: The property is subject to the Uniform Relocation Act, residents will be cycled through units. Available units will remain unleased in order to accommodate the current residents. No one will be required to move off site.

Q: Do you know the demographics of your apartments?

A: Yes, we have to record demographic information as a requirement of our funding through the USDA. Out of the 39 households, there are two households that identify as Native American, four units rented to African-American households, and 23 units that rent to Hispanic households. In addition, 19 of 39 units are elderly.

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

A motion was made to approve the minutes from the February 5, 2019 meeting. Motion was approved.

Ms. Lois Greene thanked the CDAC members for their commitment to Clark County and their time and attention.

XII. Adjourn.

The meeting was adjourned.

ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Clark County's Community Resources Management meetings are held in accessible facilities. Citizens requiring an accommodation should notify the unit of specific needs at least five days prior to the date of the event by contacting Angela Smith 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 Angela.C.Smith@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**

Vernon W. Pollock	Bunkerville TAB
Martin Knauss	Laughlin TAB
Carol Peck	Lone Mountain CAC
Grant (Bob) Lyman	Moapa TAB
Ann Markle	Moapa Valley TAB
Gene Houston	Moapa Valley TAB
Tanya Harrah	Mountain Springs CAC
Kimberly Colton-Bosnos	Searchlight TAB
Angie Heath-Younce	Spring Valley TAB
Geraldine Ramirez	Whitney TAB
Karen Miller	Whitney TAB
Bill Dahlquist	Red Rock CAC
Vicky Jersey	Paradise TAB
Stephen Makar	Enterprise TAB
Peter Sarles	Enterprise TAB
John Delibos	Winchester TAB
Roxana Valladares	Winchester TAB
Lois Greene	Chair/Member-at-Large (Brown)
Donna Darden	Member-at-Large (Kirkpatrick)
Dominic Archibald	Member-at-Large (Kirkpatrick)
Eric Hilbrecht	Member-at-Large (Sisolak)
Betty Rodriguez	Member-at-Large (Sisolak)
Carrie Cox	Member-at-Large (Gibson)
Cherina Kleven	Member-at-Large (Guinchigliani)
Marcia Washington	Member-at-Large (Weekly)
Jacqueline Ingram	Vice Chair/Member-at-Large (Weekly)
Claudia Bridges	City of Boulder City
Kristin Cooper	CRM
Deanna Judkins	CRM
Shawna Thompson	CRM
Jasmine Carr	CRM
Tameca Ulmer	CRM
George Gekakis	Silver State Housing
Brooke Whipple	Gregory Development Group
Michelle West	Gregory Development Group
Megan Giolito	Gregory Development Group
Erik Novak	Praxis Consulting Group, LLC
Lorri Murphy	Coordinated Living of Southern NV
Alan Molasky	Ovation
Daigo Ishikawa	Nevada H.A.N.D
David Paull	Nevada H.A.N.D
Brendan Murphy	Nevada H.A.N.D

