

**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, January 21, 2020

I. OPENING CEREMONIES

Ms. Jacqueline Ingram, Chairperson, 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 January 7, 2020 meeting.

A motion was made to approve the minutes from January 7, 2020. Motion was approved.

IV. Review and discuss CDBG project applications, funding and program requirements (Jasmine Carr)

Jasmine Carr, Grants Coordinator, briefly discussed the CDBG priorities and the funding amount for the CIP projects. The total funding cost is projected to be \$28.5 million over a 5 year period, with the anticipation of about \$5.7 million per year. The requested amount is about \$80 million. There are 21 submitted applications, 7 of them being internal and the other 14 are outside agencies.

V. ACTION – Select FY 2020-2024 CDBG CIP projects for recommendation to the Board of County Commissioners

After ballots were counted, an overall priority ranking based on committee scoring was displayed overhead.

Discussion and deliberations ensued with members making motions and approving final recommendations for funding CDBG CIP projects for FY 2020-2024, as follows:

2020-2024 CDBG CAPITAL IMPROVEMENT PLAN APPLICATION/CDAC COMMITTEE SCORES

Committee Score	Organization	Title of Project	Amount Requested	Total Project Cost	Final Recommended Award	Notes
27.87	St. Jude's Ranch for Children	Healing Center	\$ 3,000,000	\$ 15,233,972	\$ 3,000,000	
27.48	Nevada Partnership for Homeless Youth	NPHY Outreach, Volunteer, and Operations (OVO) Center	\$ 893,275	\$ 1,834,702	\$ 893,275	
26.06	Accessible Space, Inc.	Hastings House Capital Improvements	\$ 400,000	\$ 480,000	\$ 400,000	
25.78	Clark County Parks & Recreation	Parkdale Park Basketball/Pool Renovation	\$ 476,913	\$ 476,913	\$ 476,913	
25.78	Nevada Health Centers	Expansion of Nevada Health Centers' Martin Luther King Health Center	\$ 1,489,037	\$ 1,489,037	\$ 1,489,037	
25.73	Lutheran Social Services of Nevada	JOURNEY Senior Services Center	\$ 1,784,377	\$ 1,784,377	\$ 1,784,377	
24.88	Bridge Counseling Associates, Inc.	Bridge Adult Transitional Housing and Youth Residential Treatment Project	\$ 4,242,019	\$ 5,242,019	\$ 4,242,019	
24.86	Foundation for Positively Kids, Inc.	Positively Kids' Pediatric SkilledNursing Facility	\$ 1,500,000	\$ 18,435,201	\$ 1,500,000	
24.86	Southern Nevada Health District	Southern Nevada Health District Decatur Location Remodel	\$ 1,275,000	\$ 1,775,000	\$ 1,275,000	
24.69	Family Promise of Las Vegas	The Family Promise of Las Vegas Family Navigation Center	\$ 4,300,000	\$ 5,817,000	\$ 4,300,000	
24.61	Clark County Parks & Recreation	Laughlin Multigenerational Center	\$ 7,564,092	\$ 7,564,092	\$ 4,670,399	
24.29	Safe Nest: Temporary Assistance for Domestic Violence, Inc.	Trauma Triage Center and Shelter	\$ 5,000,000	\$ 16,349,457	\$ -	Alternate project #2
24.24	Nevada Partners, Inc.	Youth Empowerment Center and Hospitality Workforce	\$ 7,500,000	\$ 10,700,000	\$ 2,500,000	The expansion of the culinary academy (\$5,000,000) is the first Alternate Project approved by the CDAC.
24	Clark County Parks & Recreation	Sunrise Park, Sunrise Manor	\$ 4,693,301	\$ 4,693,301	\$ -	
23.8	Jewish Family Service Agency	JFSA Building Enhancement	\$ 2,199,926	\$ 2,199,926	\$ -	
23.75	Clark County Dept. of Juvenile Justice	Sunrise Multi-Generational Community Center	\$ 11,797,214	\$ 11,797,214	\$ 1,968,980	
23.27	The Salvation Army, A California Corporation	Family Services Relocation	\$ 7,430,112	\$ 7,482,112	\$ -	
23.09	Clark County Parks & Recreation	Overton Park Splash Pad, Moapa Valley	\$ 1,798,633	\$ 1,798,633	\$ -	
22.91	Clark County Parks & Recreation	Walnut Park Splash Pad, Sunrise Manor	\$ 1,479,738	\$ 1,479,738	\$ -	
22	Clark County Parks & Recreation	Searchlight Active Center	\$ 2,921,958	\$ 2,921,958	\$ -	
21.53	Catholic Charities of Southern Nevada	Wellness Clinic	\$ 8,000,000	\$ 8,000,000	\$ -	

\$ 79,745,595 AVAILABLE FUNDS \$ 28,500,000

APPROVED
ALTERNATE PROJECTS
DECLINED

VI. Presentation Instructions – CDAC Members (Ofelia Monje)

Ofelia Monje, Grants Coordinator, explained that because of the decline of the HOME/AHTF bus tour, applicants will have 15 minutes to present and 10 minutes for questions.

VII. Introduction to HOME/AHTF Applicants (Ofelia Monje)

Ofelia Monje, Grants Coordinator, gave a brief overview of the HOME/AHTF program and an introduction to the HOME/AHTF applicants. The HOME program was established by Congress in 1990. This program is provided through the U.S. Department of Housing and Urban Development (HUD). HOME provides formula grants to states and local participating jurisdictions (PJ's). The Account for Affordable Housing Trust Fund (AHTF) is formerly known as the Low-Income Housing Trust Fund (LIHTF). AHTF was established by the State of Nevada in 1989 and administered by the State of Nevada, Nevada Housing Division (NHD). Funds are allocated by formula to local governments. Ofelia discussed program requirements, eligible activities as well as how funds are allocated.

**1. Accessible Space, Inc. – Vegas Valley Supportive Housing Development
Requested Amount: \$2,000,000**

Dan Billmark, ASI Development Director, and Jerry Kappeler, Director of Nevada Community Enrichment Program, presented on behalf of the Vegas Valley Supportive Housing Development. The mission of Accessible Space is to provide housing with care for persons with physical disabilities and brain injuries, as well as seniors and veterans. The mission is accomplished through the development, management and ownership of accessible, affordable housing, assisted living and rehabilitation services. Accessible Space has over 170 housing and services sites in 31 states. The Vegas Valley Supportive Housing Development is a 70 unit proposed low-income housing tax credit, finance, accessible, affordable, housing community for seniors. It also includes 13 HUD Section 811 units that are specific for income qualifying adults between the ages of 18-62, with a qualifying physical or cognitive disability. For this development, ASI will be applying to the HUD Section 811 program for both Capital Advance funding as well as Project Rental Assistance Fund (PRA). These funds will cover a portion of the development costs as well as the on-going rental assistance for the 13 HUD Section 811 units.

Q: The kitchen facility, is it a full kitchen?

A: Well each apartment has its own kitchen. The kitchen in the community room is considered a warming kitchen where residents can warm food.

Q: How many units do you have in Clark County and what is your waitlist?

A: 1,250 units and the waitlist is over 6,000.

Q: Can you repeat how many units this development will have?

A: 70 total units, 13 of which are the HUD 811 Units.

Q: What is the lowest rent you've seen?

A: The lowest would be for someone who doesn't make any money, 30% of nothing is nothing.

Q: So they can live there for free correct?

A: Yes, they can.

Q: What is the timeline on this project?

A: I think it will be similar to the other tax credit developers. We are applying in this year's tax credit round. It takes a while to come to fruition but we are applying in this round.

2. Accessible Space, Inc. – NCEP Spencer Street Campus Phase II Requested: \$3,000,000

Dan Billmark, ASI Development Director, and Jerry Kappeler, Director of Nevada Community Enrichment Program, presented on behalf of NCEP Spencer Street Campus Phase II. The Nevada Community Enrichment Program is a program that works specifically with adults, children, seniors, U.S. Veterans, active duty military to provide comprehensive brain injury and neurological rehabilitation and habilitation. As Clark County continues to grow, the need for comprehensive community based services is growing as well. Over 2,700 people, annually in Nevada, are hospitalized as a direct result of brain injury. The services provided are critical and often the provision of rehabilitation is the difference in independent functioning in the community or long term care or institutionalization. NCEP's primary focus is on clients returning to home, school, and/or work. NCEP's residential and day treatment programs provide specialized, evidence-based, client centered rehabilitation services that include comprehensive evaluation and treatment plans, medical management, case management, physical therapy and many other services.

Q: How many private rooms are in phase I and how many in phase II?

A: 22 in phase I and 18 is what we're asking for in phase II.

Q: As with the other facility you do provide other resources?

A: Yes, we provide full case management.

Q: On your first project the request is \$2,000,000 and is that to offset the low income tax credit? Is that for building?

A: Yes, the \$2,000,000 is going toward part of the building for the first project.

Q: On phase II is the \$3,000,000 going toward construction?

A: Yes, all of it.

Q: How far are you from completion with the current project that we funded a year ago?

A: October 2020.

Q: So you are adding onto a building that is currently under construction?

A: Yes.

Q: So the Vegas Valley project is a new building correct?

A: Yes.

Q: Did Patriot Place and Allegiance Apartments receive HOME funding?

A: Yes, as did our Bonnie Lane Apartments.

3. Compass Development, LLC – Camelot Square

Requested: \$2,000,000

Ofelia Monje, Grants Coordinator, informed CDAC members that Compass Development LLC withdrew their application.

4. Nevada H.A.N.D, Inc. – Rome South Senior Apartments

Requested: \$500,000

David Paull of Nevada H.A.N.D., presented on behalf of the Rome South Senior Apartments. Nevada H.A.N.D is a 25 year old, nonprofit 501-3c, affordable housing developer. Nevada H.A.N.D has developed over 4,400 units in Clark County with the majority of them being funded by HOME/AHTF funds. Rome South is a 75-unit senior affordable housing facility. It will be located on Rome Blvd and North 5th St., surrounded by several restaurants, stores, and other amenities that are within walking distance of the facility. The projected construction start date is November 2020, with a completion date of December 2021. This will be the first phase of a 150 unit community. Some of the onsite amenities will include on-site resident services coordinator, computer lab, laundry facilities, fitness room, and a community room with kitchen. This is a CHDO application. A CHDO has at least one-third of their board made up of community representation. For Nevada H.A.N.D, there are several residents that are on the board.

Q: Do you also build for other people?

A: Yes we do. We've built for HELP of Southern Nevada, the Shannon West Youth Shelter. We've built several Boys and Girls Clubs, Lutheran Social Services, and there are a couple of applicants in the CDBG round that would like us to build for them as well.

Q: What is CHDO an acronym for?

A: Community Housing Development Organization.

Q: Do you have all of your zoning approvals for the City of North Las Vegas?

A: We do have the zoning approval for this project.

Q: For the funding that we have available and for what they are asking, can't we fund all of these projects?

A: Only if you like all of the projects.

Q: For North Las Vegas, have you gone through the application process yet?

A: We applied at the same time as Clark County.

Q: But you haven't gone through their CAC process?

A: No. They don't really do a CAC process for their HOME program, they just decide and they haven't decided yet. But they have to fund it in order for us to be involved.

**5. Nevada H.A.N.D., Inc. – Decatur and Alta Phase 2
Requested Amount: \$1,700,000**

George Gekakis of George Gekakis Inc., presented on behalf of Decatur and Alta Phase 2. George Gekakis Inc. focuses on senior housing needs in the Greater Las Vegas area with over 35 years of experience in affordable housing development. Decatur and Alta Phase 2 is 480 units of senior and family affordable housing. The projected construction start date is May 2020 with a completion date of October 2021. The money requested is for building costs. There will be 240 units for seniors, which will be the mixed-use component and completely separate from the families. The other 240 units will be for the family. Some of the amenities for the families will be an on-site resident services coordinator, computer lab, fitness room, community room with kitchen, in-unit washer and dryer and other recreational amenities. The amenities for seniors will include an on-site resident services coordinator, computer lab, laundry facilities, a fitness room and a community room with a kitchen.

Q: On the North Las Vegas property it says that it is one 4-story building, what about the Las Vegas property?

A: The seniors building is 4-story and the family units are 3-story. For the senior building, it will be elevator accessible.

Q: I assume there will be a preference for the retail component that will complement the seniors and complement families so that they are services that your residents will be using primarily?

A: Absolutely. The stores will benefit the entire area.

Q: Are there any retail commitments?

A: Yes.

Q: What about employment preferences for the retail for residents where they would be able to live and work?

A: We would encourage the retail tenants to advertise to our residents to provide opportunities.

Q: The 240 family units aren't currently on the rendering correct?

A: Correct.

**6. Foresight Companies Ltd. – Lake Mead West AHP
Requested Amount: \$650,000**

Hassan Chaudhry of Foresight Companies Ltd. presented on behalf of Lake Mead West AHP. Lake Mead West Apartments is in the qualified census track, Clark County District D and falls in the jurisdiction of City of North Las Vegas.

This is 100% affordable housing project. It will be new construction of 156 units on 7.30 acres of land. There will be a 5,300 sq. ft. clubhouse and 3,000 sq. ft. dedicated to services. This building will be 3 story and elevator accessible. Units will come with washer and dryers and full equipped kitchens and will exceed EnergyStar standards. Some of the amenities will include a youth and children playground, dog park with wash, a community pool, family lounging and cooking areas and several other amenities for the residents.

Q: How many stories?

A: 3 stories.

Q: Do you have zoning?

A: Yes.

Q: You mentioned having a health center, you are aware of the health center down the street right? Who's managing your health center?

A: We are currently having a conversation with First Person Care. This will be one of their satellite sites and they will be providing services initially for the residents and then later for the community.

Q: Have you met with the community?

A: Yes, we have met with the Board of Trustees, the Councilwoman, the Mayor, and we have support of the city staff as well and I will be meeting with Mr. Weekly this month as well.

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

No public comment.

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
Carol Peck	Lone Mountain CAC
Robert Billbray	Laughlin TAB
Gene Houston	Moapa Valley TAB
Michele Brown	Searchlight TAB
Kyle Myers	Searchlight TAB
Geraldine Ramirez	Whitney TAB
Peter Sarles	Enterprise TAB
Raymond Berg	Paradise TAB
John Delibos	Winchester TAB
Leticia Palomares-Popescu	Goodsprings, CAC
Jacqueline Ingram	Chairperson (Weekly)
Dontae Scott	Member-at-Large (Weekly)
Christopher Lee	Member-at-Large (Naft)
Chris Darling	Member-at-Large (Brown)
Donna Darden	Member-at-Large (Kirkpatrick)
Anita Wood	Member-at-Large (Kirkpatrick)
Eric Jeng	Member-at-Large (Jones)
Erica Mosca	Member-at-Large (Jones)
Carrie Cox	Member-at-Large (Gibson)
Monica Gresser	Member-at-Large (Gibson)
Cherina Kleven	Vice-Chairperson (Segerblom)
Nancy Ramirez-Ayala	Member-at-Large (Segerblom)
Kristin Cooper	CRM
Deanna Judkins	CRM
Shawna Thompson	CRM
Jasmine Carr	CRM
Ofelia Monje	CRM
Kevin Sipes	CRM
Kenadie Cobbin-Richardson	Nevada Partners, Inc.
Lizette Guillen	Nevada Partners, Inc.
Monica Ford	Nevada Partners, Inc.
Dr. Mark J. Scott	Nevada Partners, Inc.
Marissa Cervantes	Lutheran Social Services of NV
Derrick Felder	Lutheran Social Services of NV
Armena Mkhitarian	Lutheran Social Services of NV
Fred Schultz	Foundation for Positively Kids, Inc.
Stacey Giomi	Nevada Health Centers
David Robeck	Bridge Counseling Associates, Inc.
Dan Billmark	Accessible Space, Inc.
Jerry Kappeler	Accessible Space, Inc.
Joe DiRaffaele	Foresight Companies Ltd.
Kevin McKirley	Foresight Companies Ltd.
Hassan Chaudhry	Foresight Companies Ltd.
George Gekakis	George Gekakis, Inc.
David Paull	Nevada H.A.N.D, Inc.
Daigo Ishikawa	Nevada H.A.N.D, Inc.
Greta Seidman	Nevada H.A.N.D, Inc.
Brendan Murphy	Nevada H.A.N.D, Inc.
Ralph Murphy	Nevada H.A.N.D, Inc.
Michael Shoket	Compass Development, LLC.