

**MINUTES OF THE COMMUNITY DEVELOPMENT  
ADVISORY COMMITTEE MEETING (CDAC)  
JANUARY 4, 2022**

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The meeting was held virtually via Cisco Webex on **Tuesday, January 4, 2022** 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.

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**I. 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.

**II. Public Comment – At this time, the Committee will hear comments from the public regarding items listed on the agenda as posted.**

No public comments.

**III. ACTION – Approve minutes from December 7, 2021**

Motion was made to approve the minutes from December 7, 2021. Motion was approved.

**IV. Attendance – Roll Call**

Committee and staff attendance was noted.

**V. Introduction of HOME/AAHTF Applications (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).

Ms. Melissa Tate, Grants Coordinator, discussed the available funding and funding priorities. She went over the CDAC expectations and the application process.

## **VI. HOME/AAHTF Presentations:**

### **1. Silver State Housing West Sahara Senior Housing II Requesting: \$850,000**

George Gekakis presented on behalf of Silver State Housing. Mr. Gekakis started with some background information and then proceeded to inform everyone about the new project. West Sahara Senior Housing Phase I received \$528,164 in Clark County HOME funds for 66 units and a tax credit reservation. Phase II is requesting \$850,000 for 65 units. The project will have one and two-bedroom units with free supportive services. It will be a 3-story building including elevator access and a 6,500 sq. ft Clubhouse. Several supportive services will be offered and free to residents, including health/wellness screenings, doctor visits, COVID testing and vaccines, food distribution and many other services.

Q: Who is the partner you are working with?

A: Silver State Housing

### **2. RISE Residential The Cine Apartments Requesting: \$3,000,000**

Bill Fisher presented on behalf of RISE Residential. RISE Residential has developed more than 8,500 affordable units for nearly two decades throughout Texas, Oklahoma, Louisiana, and New Mexico. Melissa Fisher, the president of RISE Residential, is a CPA, which in the tax credit business is ranked highly. RISE is partnering with Camino Verde. RISE has worked for the last 17 months with the City of North Las Vegas to bring a workforce housing development plan to the Maya Cinema Master Plan development which is across from City Hall. This area has many jobs around it associated with the government offices. A charter school has been built directly adjacent from the property. It is a 7-story, elevator served property. This project is permit ready. They do have an investor and will be ready to close by the end of March.

Q: Where is it across from?

A: The City Hall

Q: Can you elaborate on the goal ratio of the income allowance?

A: Our developer allows us to do mixed income. 20% of the units are considered market rate and are restricted. The other 80% are below 60 from the bond overlay.

Q: How much money are you requesting?

A: \$3,000,000

Q: How are you handling green space and watering?

A: All of our developments are water efficient. There is a minimum requirement in the development code for green space and we meet all of those requirements.

Q: Any commitments from City of North Las Vegas?

A: North Las Vegas was already awarded \$1.4 million of the \$1.5 million dollars of the HOME and National Trust Fund to the development

Q: All of the illustrations show 5-story developments but you stated 7 stories in your presentation?

A: There are a couple of buildings that are only 5 story but most of the buildings are 7 story

Q: You mentioned \$3 million in your presentation but on your budget page it shows \$1.5 million can you explain that?

A: Our budget should be \$3 million, that is incorrect

Q: You may be able to go for less or have less awarded, what is the minimum you would need to make the deal go forward?

A: \$1.5 million, and we would be making it up by high rents

**3. RISE Residential  
Henderson at Raiders Way  
Requesting: \$3,000,000**

Bill Fisher presented on behalf of RISE Residential Henderson at Raiders Way. They will be using the same partners as previously mentioned in the Cine Project. Mr. Fisher states that Henderson has been a difficult space to bring workforce housing. It is undergoing a tremendous economic boom which is putting stress on employer's ability to bring workers to their location. This is a 9-acre site with about 7 acres being used. RISE is bringing 304 units of mixed income, workforce housing into a prime quality location.

Q: The approximate amount requested from Henderson?

A: \$3,000,000

Q: What does 80/20 mean? Any plans for grocery stores or fire departments nearby?

A: The shopping already exists directly up Bermuda. 80% of these units are affordable and 20% of them are market rate

**4. Coordinated Living of Southern Nevada, Inc.  
Tempo IV Senior Apartments (COMBINED PRESENTATION)  
Requesting: \$1,271,835**

Director Lorri Murphy and Director Caitlin Shea presented on behalf of CLSN. Ovation is one of the premier developers of market rate apartments. With other 35 years of experience in the Las Vegas Valley Ovation entered the affordable housing market over 10 years ago and has been partnering with CLSN for the past seven years. Currently they operate 13 properties totaling 1900 units. They believe that pleasant surroundings contribute to a person's mental and physical wellbeing. They pride themselves on building communities that give their residents a sense of pride, dignity, and value.

The Decatur and Rome project will include 38 innovative tiny homes. Ovation's negotiating strength, attention to detail, and the efficient building designs allows them to keep costs low. This is important because it allows us to provide more units for subsidy dollar. They choose locations that are safe, near services, and appealing while furthering the goal of deconcentrating poverty.

Russell (Tempo) IV is just outside of the retail district that serves Green Valley and includes several amenities. Tempo IV is financed with tax exempt bonds and 4% tax credits which will allow all 208 units to serve seniors below 50%-60% AMI. The project has one- and two-bedroom units with all utilities included in the rent. Clark County has already awarded a partial amount of the project so the remaining \$1.8 million is being requested.

**5. Coordinated Living of Southern Nevada, Inc.  
Decatur and Rome Family Apartments (COMBINED PRESENTATION)  
Requesting \$1,800,000**

The Decatur and Rome project will be a 276-unit community surrounded by an upscale amenity-rich neighborhood. The community will serve families from 50%-60% AMI with the rents being less than market rate. The project will be financed with tax exempt bonds and 4% tax credits with land donated by the City of Las Vegas. HOME funds will also be requested from the City of Las Vegas which will reduce the ask from the County.

Q: Can you name the partners you mentioned? Where are the properties located?

A: Our partners are community partners and we have a full list in the handout. Developing partners are CLSN and Ovation. Tempo IV is on Russell and Boulder Highway and it is in unincorporated Clark County.

Q: What is the tiny home concept?

A: This was requested specifically by the City of Las Vegas when they put out their RFP.

Q: Is the Decatur and Rome apartments within the Deer Springs district?

A: It's on the border of Las Vegas and North Las Vegas

**6. Nevada Rural Housing Authority  
Hafen Village Phase II  
Requesting: \$500,000**

Stacey Sept presented on behalf of the Nevada Rural Housing Authority. NRHA's mission is to promote, provide, and finance affordable housing opportunities for all rural Nevadans. Some of the services they provide are homeownership programs, rental services, community development, real estate operations, and weatherization and home repair. NHRA has a portfolio is 654 multi-family units on 14 property sites in addition to 7 single family rentals. A portion of the units are set aside specifically for households with Head of Household 62 or older or those that are disabled. Almost all tenant households are very low income. Hafen Village Phase II is a total of 36 units, 16 one-bedroom, and 20 two-bedroom units. The weighted average is 40% AMI. All first-floor units will be built to be ADA adaptable. There is an extraordinary need for affordable housing in Mesquite. This project will be in unincorporated Clark County.

Q: Who are your partners and how much are you asking for?

A: Our financial partner is City of Mesquite and we are asking for \$500,000

Q: Clarification on permitting

A: Phase I is in permitting and we're looking to start construction in May 2022. Phase II is in the finance application phase

Q: How close is this to the middle school on Hafen Lane?

A: Less than a mile away

Q: Only 36 units correct?

A: Yes only 36 units for phase II the entire campus will be 96 units

**7. Nevada H.A.N.D., Inc.  
Buffalo Cactus  
Requesting: \$1,000,000**

David Paull presented on behalf of Nevada HAND. Nevada HAND is the state's largest nonprofit affordable housing organization dedicated to the development, construction, and management of apartment communities in Southern Nevada. Nevada HAND is a Community Housing Development Organization (CHDO). Nevada HAND serves approximately 7,600 people a year, including working adults, children, and seniors on modest incomes. The project will be located on the corner of Buffalo and Cactus. This project is located in Clark County and not in any of jurisdictions. Buffalo Cactus will be a senior building comprised of 125 units. This will be a 1 Phase development with recreation and leasing facilities integrated in the apartment building. The projected construction start date is the 1<sup>st</sup> quarter of 2023. The projected construction completion and tenant move in is May 2024.

Q: Is this the same development that went out to RFP and the community was upset about it?

A: No, that development is to the East of this one and was for For Sale housing.

Q: Is this within Mountains Edge?

A: It's just to the East of Mountains Edge

Q: Is it in the RNP or was the RNP removed to allow the high density?

A: I assume it must have been removed to allow the density

Q: Does the solar panels help with the utility costs for the residents?

A: Yes, we will be paying the utilities for the tenants

Q: Rooftop solar?

A: We will have a combination of rooftop and carport solar.

**8. Nevada H.A.N.D., Inc.  
Decatur Pyle 9% (COMBINED PRESENTATION)  
Requesting: \$1,000,000**

David Paull presented on behalf of Decatur Pyle 9%. This project is located on the Northeast corner of Decatur and Pyle Ave which is just north of Southern Highlands. In this area there is zero affordable housing and it is much needed. There are several amenities surrounding this project. Nevada HAND is applying for \$1,000,000 of HOME funds for 80 units. It will be the first phase of a two-phase community. This development will have a pool, community room with kitchen, exercise fitness room, in home washer and dryer, a computer lab, and library. The projected construction start date is the first quarter of 2023 with a projected construction completion date of May 2024. Rents will be from 30%-50% AMI with a few market rates.

**9. Nevada H.A.N.D., Inc.  
Decatur Pyle 4% (COMBINED PRESENTATION)  
Requesting \$1,000,000**

Decatur Pyle 4% will be in the same location as the previous, it is the second phase of the project. This phase will be 160 units which will be financed with 4% tax credits, tax exempt bonds, and Clark County funds. This phase will have units set aside from 30%-60% AMI. A one-person household with 30% income is about \$16,500. A four-person household with 60% income is about \$50,000. If funding is successful, construction is projected to start in the first quarter of 2023.

Q: Does this project also include utilities in the rent?

A: No, the solar panels will be used to offset the community utility costs  
Q: Are you going to provide transportation services for this development?  
A: Yes, we will likely provide transportation services for this development  
Q: What does 4% and 9% apply to?  
A: Refers to the different tax credit programs  
A: We have previously done Greenpoint which may also be used for this project depending on when they come out with the program  
Q: Is this project an architectural recreation of another project you've done?  
A: No, but we do use the same architects so it may look a little similar.

**10. Community Development Programs Center of Nevada  
Donna Louise Phase 2  
Requesting: \$500,000**

Sharon Bullock presented on behalf of Donna Louise Phase 2. The Donna Louise Apartments is a new construction development located at the intersection of Donna Street and Azure in North Las Vegas. The project will consist of Phase I, 48 units in a single three-story building and Phase II, 48 units in a single three-story building. This property will be mixed income. The low income will be 39% and some market rate rents as well. CDPCN is proud to provide all utilities paid for the residents.

Q: Location?  
A: Donna Street and Azure  
Q: What price range are we looking at for rents?  
A: One bedroom in the high 500s and the two bedroom in the 700s.  
Q: What is the market rate?  
A: One bedroom would be 800 range and the two bedroom would be in the high 900s.  
Q: Were the drawings previously submitted for permitting?  
A: This is for Phase II and the permits will be submitted after that  
Q: Greenspace? Who are your partners? How much?  
A: Zero scape landscaping, \$500,000, and we do not have any partners.  
Q: Why is it a good idea to include utilities?  
A: After research, we've found that it saves money for everyone  
Q: Do you have a target date for start and completion?  
A: November start date with completion of Dec 2023, if not earlier

**11. Community Development Programs Center of Nevada  
1501 LLC Phase 2  
Requesting: \$500,000**

Sharon Bullock presented on behalf of the 1501 LLC Apartments Phase 2. This is a new construction development located at the intersection of Decatur Blvd and Vegas Drive in the City of Las Vegas. It will consist of 40 apartments in a single four-story building, it will hold 28 (1) bedroom units and (12) 2-bedroom units. This development will target residents with incomes 39.99% of AMI and market rate units. All utilities will be paid by the owner.

Q: What is the walkability to amenities?

A: Donna Louise is 1-block south of a very developed area. 1501 is also near a very developed area, both being on public transportation lines.

Q: Start and completion dates?

A: Late 2022 start with a late 2023 finish

Q: Is this project on the southeast corner of Vegas and Decatur?

A: This is on the Southwest corner in the City of Las Vegas

**12. 4000 E. Desert Inn Propco, LP**

**4000 E. Desert Inn**

**Requesting: \$1,750,000**

Brad Fisher presented on behalf of 4000 E. Desert Inn. Impact Development Partners owns about 40,000 affordable units nationwide. There are many local services and amenities near the site as well as a transportation line. Construction is projected to start in the 3<sup>rd</sup> quarter of 2022 with a projected completion date of 3<sup>rd</sup> quarter of 2023.

Q: What are the cross streets for this project?

A: Desert Inn and Boulder Highway

Q: How much are you requesting?

A: \$1,750,000

Q: When do you plan to start construction?

A: 3<sup>rd</sup> or 4<sup>th</sup> quarter

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

Jasmine Carr gave new contact information and informed the committee that this will be her last meeting.

Q: Is there a list of all the acronyms and what they mean?

A: Yes, the acronym list will be sent out tomorrow.

**VIII. Adjourn.**

The meeting was adjourned.

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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 Kristin Cooper 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**

Alexandria Malone	Representative
Barbara Luke	Representative
Brian Morris	Representative
Christine Brown	Representative
Colleen M. Hicks	Representative
Jeff Alpert	Representative
John Delibos	Representative
Karen Miller	Representative
Kathy Ochs	Representative
Lauren Abbott	Representative
Megan Porter	Representative
Michele Brown	Representative
Misty Haji-Sheikh	Representative
Peter Sarles	Representative
Roger Haywood	Representative
Tanya Harrah	Representative
Geraldine Gerry Ramirez	Alternate
Thomas LoPresti	Alternate
Donna Darden	Chairperson (Kirkpatrick)
Anita Wood	Member-at-Large (Kirkpatrick)
Brittany Bowling	Member-at-Large (Segerblom)



Nancy Ramirez-Ayala	Member-at-Large (Segerblom)
Monica Gresser	Member-at-Large (Gibson)
Carrie Cox	Member-at-Large (Gibson)
Christopher Lee	Member-at-Large (Naft)
Eric Hilbrecht	Member-at-Large (Naft)
Eric Jeng	Member-at-Large (Jones)
Jacqueline Ingram	Member-at-Large (McCurdy)
Jasmine Carr	CRM
Karen Schneider	CRM
Melissa Tate	CRM
Tameca Ulmer	CRM