

HOME/AAHTF APPLICANT COMPARISON

Organization Name	Project Name	Target Population	site control	# of 30% AMI	% of 30% AMI	Unit AMI Range	Total Units	Total Cost per Unit	Total Project Cost	Requested amount
Accessible Space Inc.	Stepping Stone Apartments II	Adults with Brain Injuries	yes	10	100%	30% AMI	10	\$ 483,079.00	\$ 4,830,790.00	\$ 1,830,790.00
HELP of Southern Nevada	Tropicana Trails	chronically homeless individuals, families, and transition age youth	yes	33	66%	30-50% AMI	50	\$ 653,937.78	\$ 32,696,889.00	\$ 1,000,000.00
KG Development Group	A Place to Call Home	Families	yes	10	20%	30-60% AMI	50	\$ 359,573.12	\$ 17,978,656.00	\$ 750,000.00
KG Development Group	Boulder City UMC Project	Senior	yes	10	20%	30-60% AMI	51	\$ 337,261.39	\$ 17,200,331.00	\$ 750,000.00
McCormack Baron Salazar, Inc.	1632 Yale St (aka Old Rose Garden)	Senior	yes	60	31%	30-60% AMI	192	\$ 384,639.19	\$ 73,850,725.00	\$ 1,500,000.00
Nevada HAND, INC.	Pearson Pines	Senior	yes	31	52%	30-50% AMI	60	\$ 370,197.55	\$ 22,211,853.00	\$ 1,000,000.00
NRP Lone Star Development LLC	Pecos Apartments	Families	yes	0	0%	50-60% AMI	105	\$ 382,503.52	\$ 40,162,870.00	\$ 1,000,000.00
Silver State Housing	Volunteer and Gilespie	Families	yes	8	4%	30-80% AMI	188	\$ 406,108.66	\$ 76,348,429.00	\$ 1,800,000.00
Ulysses Development Group LLC	North Haven Apartments	Families	yes	30	20%	30-70% AMI	150	\$ 365,180.19	\$ 54,777,028.00	\$ 1,500,000.00
Wisconsin Partnership for Housing Development	Laughlin Senior Apartments	Senior	yes	11	31%	30-60% AMI	36	\$ 392,184.47	\$ 14,118,641.00	\$ 800,000.00
	Totals						892	\$ 397,058.53	\$ 354,176,212.00	\$ 11,930,790.00

CDAC HOME/AAHTF Scoring Worksheet

Question Number	Zoomgrants question	Useful Documents in Documents Section in Zoomgrants
1	Location of proposed project: How would you rate the project location? Consider the need for affordable housing in this area and its proximity to transportation and ability to access healthcare, employment, services, and other activities.	Site Plan; Architecturals; Description of project
2	Income Targeting: Clark County requires the HOME units to be at or below 50% AMI, are the rest of the units targeted to serve low-income households?	Financial Feasibility Spreadsheet; Proposed business terms
3	Site Control and Project Readiness: Based on the information provided (esp. site control and construction timeline), how would you rate the project readiness to proceed?	Site Information form; Documents of site control to include deed, lease or purchase agreement
4	Overall Quality of Project: Based on the project narrative and additional materials provided, how would you rate the overall quality of this project? Consider the quality of proposed materials architecture, and site design.	Site Plan; Architecturals; Description of project
5	Community Support: Is there proof of local community support for this development? Consider letters of support from local jurisdiction and others.	Community involvement document; Project financing letter
6	Diversity, Equity, and Inclusion: Does the project demonstrate a commitment to diversity, equity, and inclusion practices both by the applicant's organization. Consider marketing strategies and MBE/WBE certification.	Affirmative fair housing marketing plan; Diversity and fair housing; Organizational policies; Hiring plan; MBE/WBE certification
7	Affordable Housing Development Experience: Rate the applicant's affordable housing development experience based on their previous developments (i.e., track record).	Development team qualifications and relevant experience
8	Environmental Sustainability: Does the project commit to sustainability elements (i.e., energy conservation, water smart landscaping (rehab only), or renewable energy) within the application?	Site Plan; Architecturals; Description of project



togetherforbetter

2024/2025 HOME/AAHTF Scoring and Projects

January 16, 2024



2024-2025 HOME/AAHTF Applications

- \$8.4 Million in funding available
- \$11.93 Million in total asking
- 10 HOME applications
- Located in Henderson, North Las Vegas, City of Las Vegas and Unincorporated Clark County
- Order of presentations are in order the developers submitted their HOME application

2024-2025 Funding Priorities

- Coordination with other funding sources – AHP, Tax Credits, Bonds, Other Leverage.
- Projects in Unincorporated Clark County – other jurisdictions receive their own allocations.
- Acquisition/Rehabilitation of existing multifamily housing.
- New construction of rental housing with focus on:
 - Very low-income (50% and below AMI)
 - Disabled
 - Homeless

CDAC Expectations

CDAC provides an important review of HOME/AAHTF grant applications

- TONIGHT: Watch presentations on applications and receive scoring instructions
- January 17-February 2, 2024: All CDAC members will score applications in Zoomgrants
- February 20, 2024: CDAC meets to make final recommendations
- Projects then receive a Financial Feasibility and Underwriting review
- Clark County Commission makes final decision.

1. Tropicana Trails

HELP of Southern Nevada

- Total units: 50
 - 48 – Studio;
 - 2 – 1 Bedroom
- Unit AMI Range: all units 30-50% AMI
- Target population: chronically homeless individuals, families, and transition age youth
- Location: unincorporated Clark County
- Cross Streets: Boulder Hwy. & Tropicana Ave.



Tropicana Trails

HELP of Southern Nevada

- HOME funds requested: \$1,000,000.00
- Total project cost: \$32,696,889.00
- Projected start date: December 1, 2024



2. Laughlin Senior Apartments

Wisconsin Partnership for Housing Development

- Total units: 36
 - 30 – 1 Bedroom;
 - 6 – 2 Bedroom;
- Unit AMI Range: all units 30-60% AMI
- Target population: Senior
- Location: Unincorporated Clark County
- Cross Streets: Needles Hwy. & Rio Vista Dr.



Laughlin Senior Apartments

Wisconsin Partnership for Housing Development

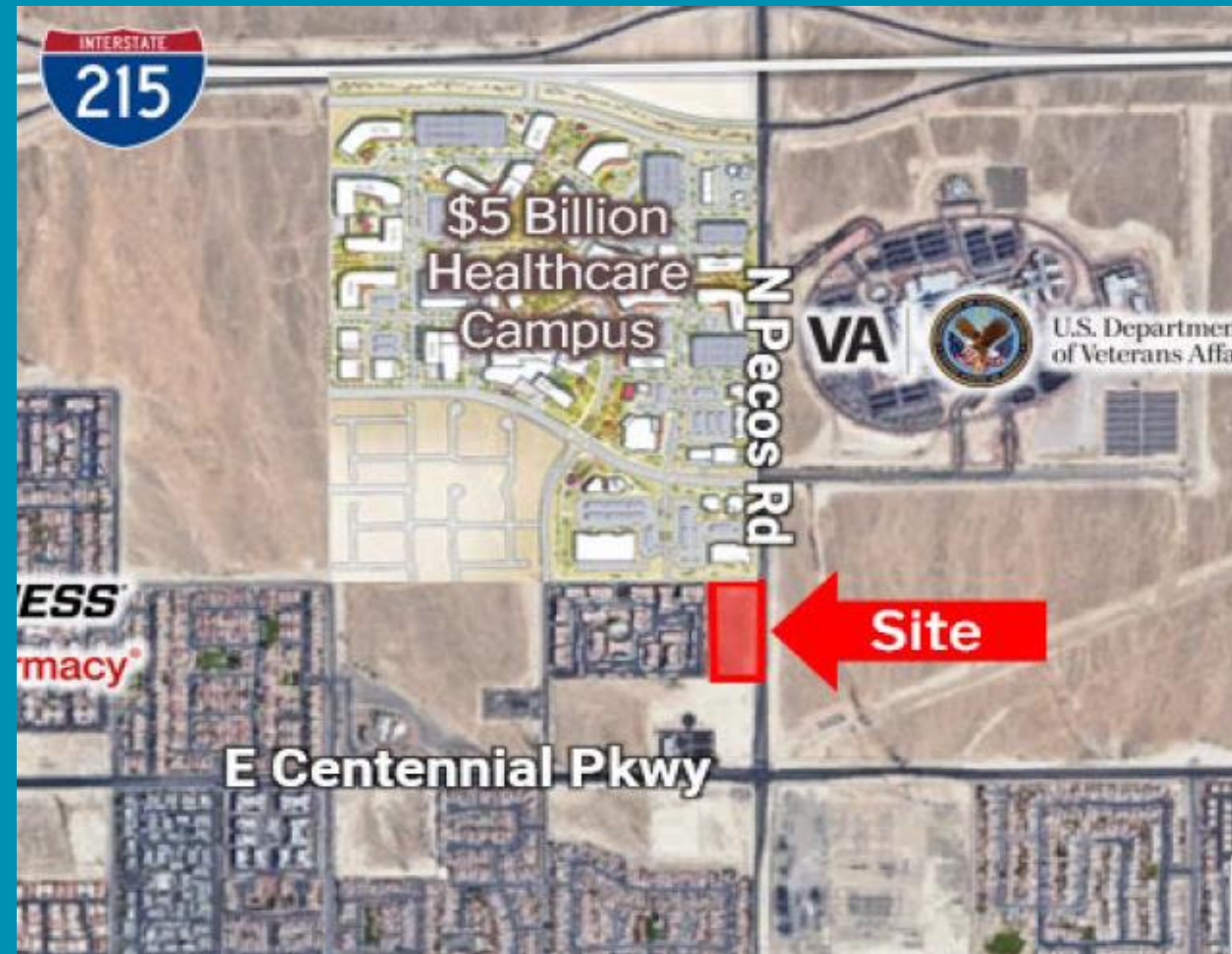
- HOME funds requested: \$800,000.00
- Total project cost: \$14,118,641.00
- Projected start date: January 2025



3. Pecos Apartments

NRP Lone Star Development LLC

- Total units: 105
 - 10 – 1 Bedroom;
 - 20 – 2 Bedroom;
 - 55 – 3 Bedroom;
 - 20 – 4 Bedroom
- Unit AMI Range: all units 50-60% AMI
- Target population: families
- Location: North Las Vegas
- Cross Streets: N. Pecos Rd. & E. Centennial Pkwy.



Pecos Apartments

NRP Lone Star Development LLC

- HOME funds requested: \$1,000,000.00
- Total project cost: \$40,162,870.00
- Projected start date: Fall 2024



4. Stepping Stone Apartments II

Accessible Space, Inc.

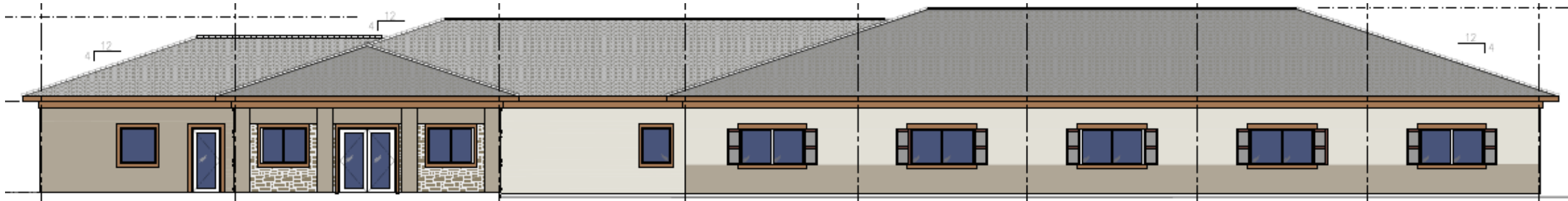
- Total units: 10
 - 10 – Studio
- Unit AMI Range: all units 30% AMI
- Target population: adults with brain injuries
- Location: unincorporated Clark County
- Cross Streets: East Owens Ave. & Betty Lane



Stepping Stone Apartments II

Accessible Space, Inc.

- HOME funds requested: \$1,830,790.00
- Total project cost: \$4,830,790.00
- Projected start date: January 2025



5. Boulder City UMC Project

KG Development Group

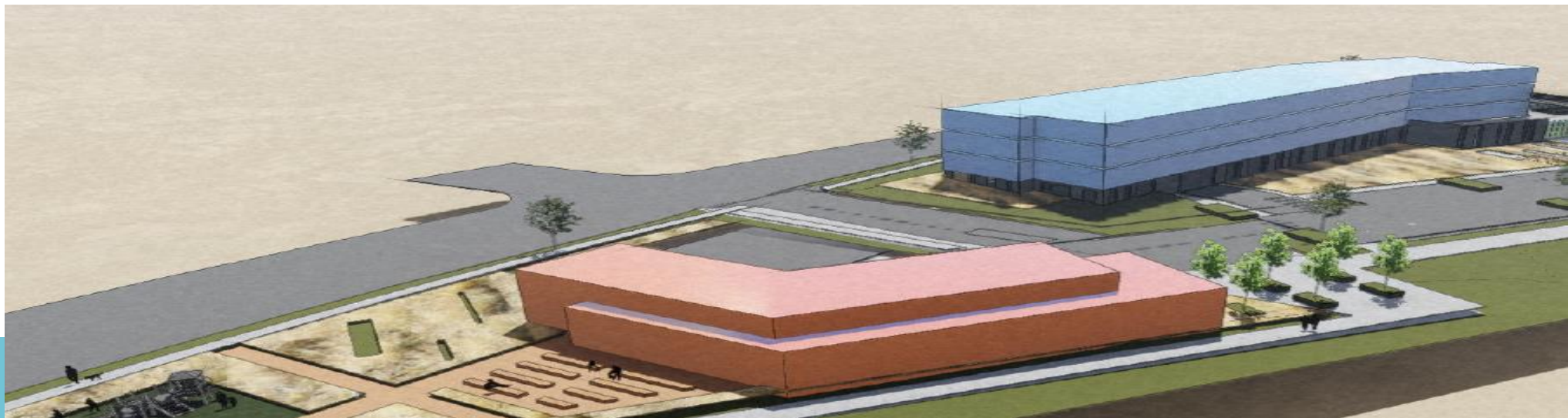
- Total units: 51
 - 42 – 1 Bedroom;
 - 9 – 2 Bedroom
- Unit AMI Range: all units 30-60% AMI
- Target population: seniors
- Location: unincorporated Clark County
- Cross Streets: Utah St. & Adams Blvd.



Boulder City UMC Project

KG Development Group

- HOME funds requested: \$750,000.00
- Total project cost: \$17,200,331.00
- Projected start date: April 2025



6. A Place To Call Home

KG Development Group

- Total units: 50
 - 6 – Studio;
 - 18 – 1 Bedroom;
 - 26 – 2 Bedroom
- Unit AMI Range: all units 30-60% AMI
- Target population: families
- Location: City of Las Vegas
- Cross Streets: Rancho Dr. & Jay Ave.



A Place To Call Home

KG Development Group

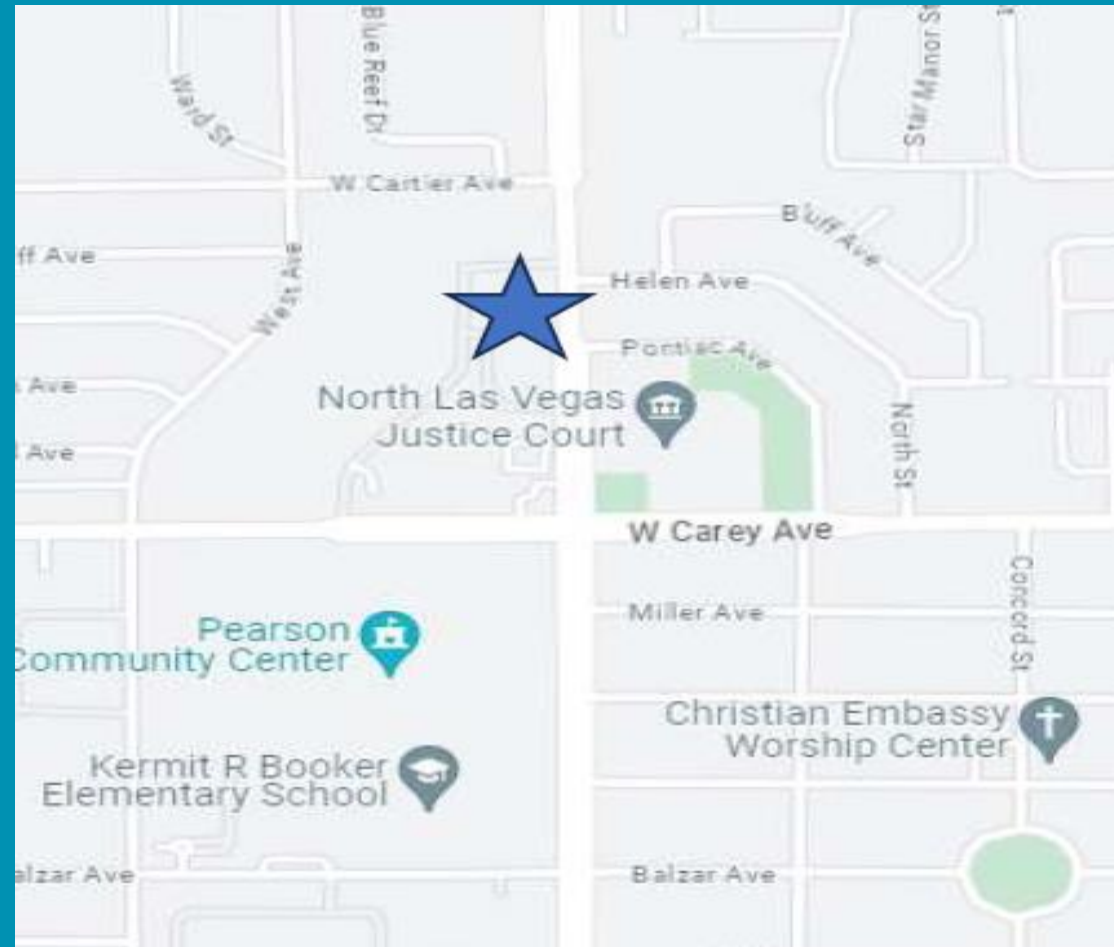
- HOME funds requested: \$750,000.00
- Total project cost: \$17,978,656.00
- Projected start date: April/May 2024



7. Pearson Pines

Nevada H.A.N.D., Inc.

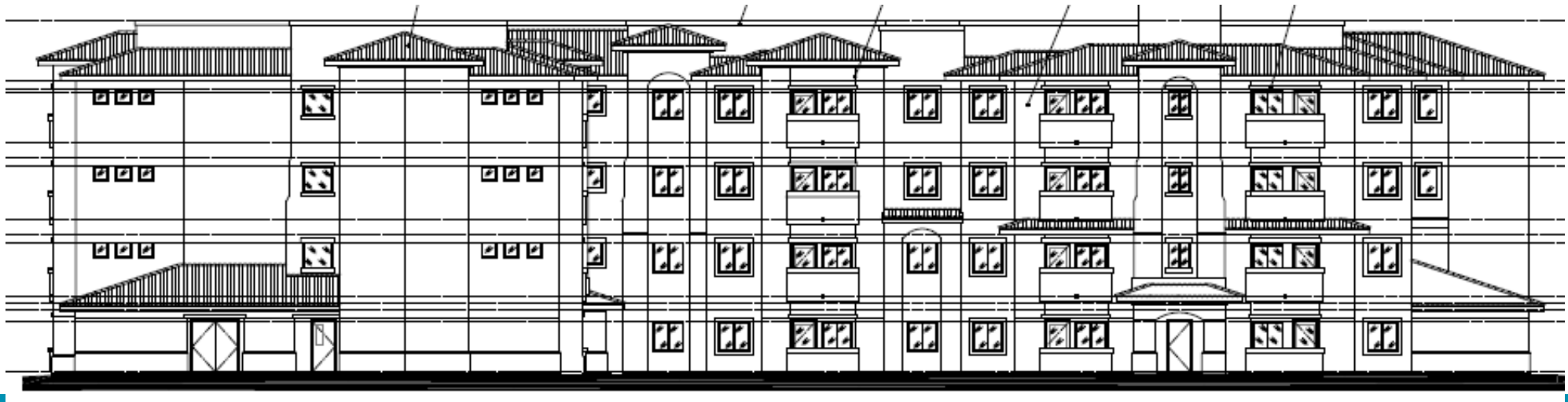
- Total units: 60
 - 36 – 1 Bedroom;
 - 24 – 2 Bedroom
- Unit AMI Range: all units 30-50% AMI
- Target population: seniors
- Location: North Las Vegas
- Cross Streets: W. Carey Ave. & N. Martin Luther King Blvd.



Pearson Pines

Nevada H.A.N.D., Inc.

- HOME funds requested: \$1,000,000.00
- Total project cost: \$22,211,853.00
- Projected start date: March 2024



8. Volunteer and Gilespie

Silver State Housing

- Total units: 188
 - 56 – 1 Bedroom;
 - 67 – 2 Bedroom;
 - 65 – 3 Bedroom
- Unit AMI Range: all units 30-80% AMI
- Target population: families
- Location: Henderson
- Cross Streets: Volunteer Blvd. & Gilespie



Volunteer and Gilespie

Silver State Housing

- HOME funds requested: \$1,800,000.00
- Total project cost: \$76,348,429.00
- Projected start date: December 2024



9. North Haven Apartments

UDG NLV Owner LP

- Total units: 150
 - 60 – 1 Bedroom;
 - 45 – 2 Bedroom;
 - 33 – 3 Bedroom;
 - 12 – 4 Bedroom
- Unit AMI Range: all units 30-70% AMI
- Target population: families
- Location: North Las Vegas
- Cross Streets: W. Carey Ave. & N. Martin Luther King Blvd.



North Haven Apartments

UDG NLV Owner LP

- HOME funds requested: \$1,500,000.00
- Total project cost: \$54,777,028.00
- Projected start date: January 2025



10. 1632 Yale Street (aka Old Rose Garden)

McCormack Baron Salazar, Inc.

- Total units: 192
 - 180 – 1 Bedroom;
 - 12 – 2 Bedroom
- Unit AMI Range: all units 30-60% AMI
- Target population: seniors
- Location: North Las Vegas
- Cross Streets: Main/N. 5th St. & E. Tonopah Ave.



1632 Yale Street (aka Old Rose Garden)

McCormack Baron Salazar, Inc.

- HOME funds requested: \$1,500,000.00
- Total project cost: \$73,850,725.00
- Projected start date: November 2024



An aerial photograph of a city, likely Las Vegas, showing a grid of streets, residential buildings, and palm trees. In the background, there are large, reddish-brown mountains under a clear blue sky. The image is partially obscured by a blue circular graphic on the right side.

CDAC Scoring for HOME/AAHTF

- 10 Applications to score
- 8 questions/scoring categories
- Scoring range for each question is 1 to 10 points
- Maximum number of points for each application is 80 points

Scoring Categories

- Location of Proposed Project
- Income Targeting
- Site Control and Project Readiness
- Overall Quality of Project
- Community Support
- Diversity, Equity, and Inclusion
- Affordable Housing Development Experience
- Environmental Sustainability

Tools to Assist in Scoring

- Zoomgrants
 - Location of all applications, documents for scoring, input scoring
- HOME/AAHTF Applicant Comparison sheet*
 - Lists all projects with various, critical information
- HOME/AAHTF Scoring Worksheet*
 - Lists all scoring questions and serves as a guide to navigate scoring

* New for this year's funding and will be provided



COMMUNITY HOUSING OFFICE

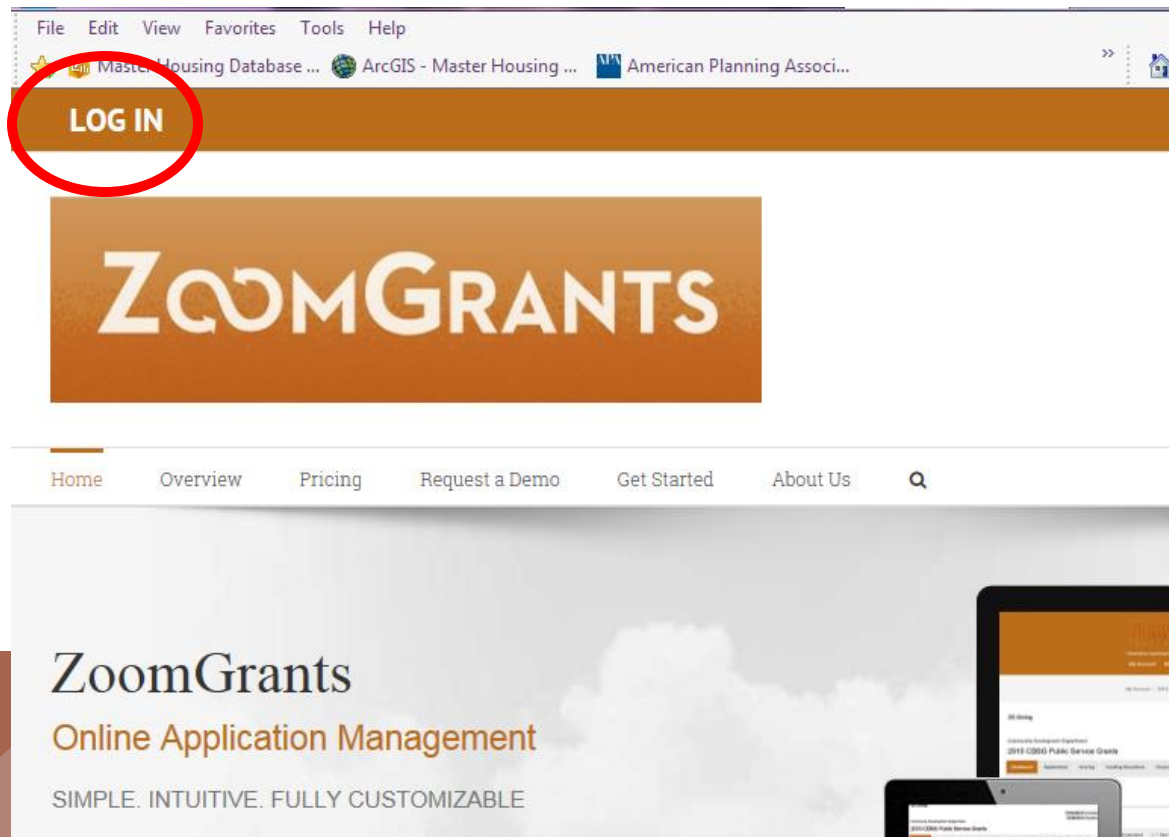
READING AND SCORING APPLICATIONS IN ZOOMGRANTS

ZOOMGRANTS

GETTING STARTED

Log into ZoomGrants: (Username = email address and the password will be sent via email – if you have not received your password, please check your junk email)

<https://www.zoomgrants.com/login/>



Click on the HOME program (orange):

Clark County, NV

Account Settings Programs Help

Search Search

Announcements

Reviewers

+ Show Announcements
0 total messages

Clark County, NV General Instructions

Current Programs All Programs

Open Programs

none

Recently Closed Programs (within 18 months)

★ FY2024-2025 HOME/AAHTF closed 1/3/2024

Dashboard

Reports | Invoices
Apps as PDF, Apps as CSV, Documents

PROGRAM DASHBOARD

Click on the Applications tab:

Clark County, NV

Account Settings Programs Help

Programs > FY2024-2025 HOME/AAHTF > Dashboard

FY2024-2025 HOME/AAHTF

Dashboard Applications Data

Program Dashboard

Announcements

Reviewers

+ Show Announcements

0 total messages

Group Emails Sent

None

Program Instructions

Applications

Category	Approved	Declined	Undecided	Not Submitted
Official Decisions	0	0	10	25
My Decisions	0	0	10	0

10 Submitted [View All](#)

ZOOMGRANTS HOME

Click on the project title you are interested in scoring (orange text)

FY2024-2025 HOME/AAHTF

Dashboard Applications Data

Applications

Submitted Applications Pre-Application Map View

|<< < > >>|

Page 1 of 1

Number Rows Per Page: All

Sort By: Alphabetical

Submitted Applications

Date Created

Date Submitted

\$ Requested

My Scores

Accessible Space, Inc.

Stepping Stone Apartments II **New**

10/24/2023 11:39:24 AM

12/11/2023 1:25:44 PM

\$ 1,830,790.00

Print | PDF

HELP of Southern Nevada

Tropicana Trails **New**

10/24/2023 12:26:38 PM

11/30/2023 1:51:35 PM

\$ 1,000,000.00

Print | PDF

KG Development Group

A Place To Call Home **New**

10/26/2023 12:30:17 PM

12/11/2023 2:19:03 PM

\$ 750,000.00

Print | PDF

KG Development Group

Boulder City UMC Project **New**

11/5/2023 1:48:34 AM

12/11/2023 2:10:17 PM

\$ 750,000.00

Print | PDF

McCormack Baron Salazar, Inc.

1632 Yale Street (aka Old Rose Garden) **New**

11/10/2023 2:41:11 PM

12/11/2023 4:50:00 PM

\$ 1,500,000.00

Print | PDF

Nevada H.A.N.D., Inc.

Pearson Pines **New**

10/23/2023 12:11:37 PM

12/11/2023 4:01:33 PM

\$ 1,000,000.00

Print | PDF

NRP Lone Star Development LLC

Pecos Apartments **New**

10/27/2023 7:33:46 AM

12/11/2023 10:19:53 AM

\$ 1,000,000.00

Print | PDF

Click on the Review Tools tab:

Clark County, NV

Account Settings Programs Help

Programs > FY2024-2025 HOME/AAHTF > Stepping Stone Apartments II

FY2024-2025 HOME/AAHTF

Dashboard Applications Data

Accessible Space, Inc.

Stepping Stone Apartments II

\$ 1,830,790.00 Requested

Application Application Summary Pre-Application Application Questions Documents Extra Internal Management Post-Decision

Official Decision Undecided \$ 0.00 Notified of Official Decision (Applicant can view Official Decision, and access Post-Decision functions)

Review Tools

Application Summary

Accessible Space, Inc.
2550 University Ave W Ste 330N
Saint Paul, MN 55114
United States

Application Submitted: 12/11/2023 1:25:44 PM
Pre-Application Submitted: 11/10/2023 1:27:57 PM
Pre-Application Status: Approved (to continue)

Settings

Primary Contact
Not assigned

HOW TO SCORE

On the right side the application and documents can be found and on the left is where you score. 1-10 scores are needed:

Accessible Space, Inc.
Stepping Stone Apartments II
\$ 1,830,790.00 Requested

Print/Preview
Next Submitted Applicant

Official Decision Undecided \$ **Notified of Official Decision** *(Applicant can view Official Decision, and access Post-Decision functions)* **Review Tools** [Back to Full Application](#)

Accessible Space, Inc.
Stepping Stone Apartments II
\$ 1,830,790.00 Requested

Jump to: [Pre-Application](#) [Application Questions](#) [Documents](#)

Instructions [Show/Hide](#)

As a committee member you will have the opportunity to provide a score for each question asked below. All questions will be rated on a scale of 1 to 10 (where 1 is Poor/Low and 10 is Excellent/High). All questions are weighted the same. The intent of this scoring is to get an idea of how the voting members rank each project based on the information provided by the applicant in the application and attachments. We are asking CDAC to rank these projects to identify which are the most supported, so those projects can be prioritized and fully funded with the understanding that several HOME projects will not be funded.

Committee Scoring Questions

	Score	Weight	Ext. Score
1 Location of proposed project: How would you rate the project location? Consider the need for affordable housing in this area and its proximity to transportation and ability to access healthcare, employment, services, and other activities. Comment <i>(limit 250 char.)</i>	<input type="text" value="--"/>	X 1 =	NaN

Additional Contacts
none entered

JoAnn Hansen
2550 University Avenue, Suite 330N
Saint Paul, MN 55114
United States
jhansen@accessiblespace.org
Tel: 651-645-7271

Pre-Application [top](#)

1. Please answer the question in bullet point form (Please list the information in the same order as the question) 1. Applicant/Co-Applicant Organization, 2. Applicant/Co-Applicant Name, 3. Title, 4. Address, 5. City, 6. State, 7. Zip, 8. Telephone, 9. Fax, 10. Email.
If no co-applicant please indicate N/A or None

- Accessible Space, Inc.
- N/A
- President/CEO (Stephen Vander Schaaf)
- 2550 University Avenue West, Suite 330N
- Saint Paul
- Minnesota
- 55114

HOW TO SCORE

On the left side, comments are available for those who need to recuse themselves from scoring an application:

The screenshot displays a scoring interface with the following components:

- Score Summary:** A table showing a **Total Score** of 0.00 and a **Total Combined Score** of 0.00, with a **0 Scoring Adjustment**.
- My Scoring Comments:** A text input field, highlighted with a red circle.
- My Private Notes:** A section with the instruction "Your Notes will NOT be viewable to anyone else." and a text input field.
- Documents Requested:** A table listing required documents with checkboxes and download links.

Documents Requested *	Required?	Attached Documents *
1. Attach all Tax Credit/Bond Application and/or HOME application or award letters from other jurisdictions. If you are planning to apply please complete the template. download template		Tax Credit Applications Form
2. A copy of the State of Nevada Business License of the Limited Liability Company/Property Owner or for the Organization Applying. download template	<input checked="" type="checkbox"/>	Business License
3. IRS document proof of non-profit status. If you are a for-profit upload the completed template. download template		IRS 501c3 Letter
4. A copy of your organization's most recent financial statement as prepared by a Certified Public Accountant (Financial Statements have to be for 2022). If for any reason you do not have a 2022 Financial statement complete, the attached template. download template	<input checked="" type="checkbox"/>	2022 Audit
5. CHDO Packet, if applicable. download template		
6. A copy of the Partnership or Joint Venture Agreement.		
7. Ownership Chart. Please upload your organizational chart detailing the ownership structure for the proposed development.	<input checked="" type="checkbox"/>	Ownership Chart
8. A minimum of 3 Site Photos and a map showing the location of the proposed development. All site photos and maps must be in color.	<input checked="" type="checkbox"/>	3 Site Photos and Map
9. Affirmative Fair Housing Marketing Plan (AFHMP) Multifamily Housing. Please complete the attached form. HUD approval is not necessary unless the property receives select based Section 8 assistance.	<input checked="" type="checkbox"/>	AFHMP

ADDITIONAL INFORMATION

If you need help with ZoomGrants scoring, contact:

Melissa Tate: Melissa.Tate@ClarkCountyNV.Gov

(702) 286-4396

Kerri Medill: Kerri.Medill@ClarkCountyNV.Gov

(725) 377-0974

