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-Approved minutes for December 5, 2017, meeting.

A motion was made to approve the minutes from December 5, 2017. Motion was approved.

IV. Updates provided by Kristin Cooper, Manager, Community Resources Management.

Ms. Kristin Cooper, Manager, Community Resources Management, welcomed everyone to the meeting, and stated the different types of presentations that would be given. Ms. Cooper and Ms. Greene then covered the ground rules. Each presenter would have five (5) minutes to give their presentation and then five (5) minutes for Questions and Answers.

V. Emergency Solutions Grant (ESG) applications and funding (Kristin Cooper).

Ms. Kristin Cooper, Manager, Community Resources Management, reminded everyone that ESG applications could be found on ZoomGrants. There will be presentations on these on February 20th. If you have specific questions beforehand, you can call the Community Resources Management Office at 702-455-5025, for assistance.
VI. Discussion of Neighborhood Stabilization Program (NSP) review process (Deanna Judkins).

Ms. Deanna Judkins, NSP Grants Coordinator, Community Resources Management, introduced the application that was received on January 12th and is available for scoring.

VII. Hear NSP Applicant Presentations:

a. Accessible Space, Inc./NCEP Spencer Street Campus
Requested amount: $5,000,000

Dan Billmark presented on behalf of Accessible Space, Inc. Nevada Community Enrichment Program (NCEP) is recognized nationally as a leader in traumatic brain injury recovery and neurological services. They provide services including: specialized evaluation and treatment plans, physical therapy, medical management, case management, cognitive therapy, occupational therapy, and transitional housing and services. NCEP serves homeless or near homeless populations already through the continuum of care. Ninety percent (90%) of clients NCEP has served have moved back to functional community living.

There is no room to expand the Charleston Campus that Accessible Space, Inc. (ASI) did for NCEP, and that campus is full, causing them to turn away 8 of 10 referrals due to lack of space. There is need for a place where those receiving treatment for traumatic brain injuries (TBI).

The proposed Spencer Street Campus is located near Desert Springs Hospital and offers room for expansion. It will have medical practitioners on site and all of the necessary support staff. All residences are wheelchair friendly and fully furnished.

Question: What’s the budget?
Answer: Five million ($5,000,000). There’s a budget attached in the documents.
Question: What’s the estimated duration of construction?
A: 14 month project
Q: What is SRO?
A: Single room occupancy
Q: How do you determine who gets in first?
A: That will be based on a priority system. Someone who’s at risk of homelessness will have more priority. There will be an element of first come first serve as well.
Q: Who owns the land?
A: ASI and NCEP have control of the land.
Q: Did you ask the neighbors about the project?
A: The project has a common boundary with Desert Springs Hospital and there are many primary care facilities in the area. So it would fit in the neighborhood.
Q: Will you use local/union labor?
A: Yes. NSP projects requires Davis-Bacon compliance.
Q: Do you employ music therapy?
A: Yes. It’s not required but is one of many services offered.

VIII. Preview and discussion of HOME Investment Partnerships Program (HOME) review process (Jacob LaRow).

Mr. Jacob LaRow, HOME Grants Coordinator, Community Resources Management, discussed the HOME funds. Mr. LaRow explained that the future allocations are unknown, but as of this moment it looks to be around $3.7 million, which is right where they were last year. This year however, the future estimated allocation will include $2.6 million in unused funds from previous years, raising the total available to $6.3 million with $11.5 million in project requests.

Mr. LaRow reminded everyone that fifteen percent (15%) of HOME funds must be awarded to an eligible CHDO project. As of now there is only one CHDO application.

Mr. LaRow stated that we have received ten (10) applications for HOME funding from eight (8) developers. One application has been withdrawn, so there are now nine (9) applications for consideration. Five (5) are located within Clark County, two (2) are located with the City of North Las Vegas, and two (2) are located within the City of Las Vegas. Ms. Cooper reminded the committee that Clark County cannot give money to other jurisdictions unless those jurisdictions have made significant contributions to the project as well.

IX. Hear HOME applicant presentations:

a. Accessible Space, Inc./Stepping Stones Apartments
Requested Amount: $2,550,000
Dan Billmark presented on behalf of Accessible Space, Inc. The funds requested are for a 10-unit housing development for low income adults dealing with traumatic brain injury (TBI). ASI has already constructed two developments like Stepping Stones, Casa Oliva and Casa Norte, which provide support for these low income adults dealing with TBI and work as stepping stones to get them back into the community. Stepping Stones Apartments would offset the high demand that exists at Case Oliva and Casa Norte. Stepping stone would increase services provided for its residents while lowering the cost on the county to care for them. It would also allow residents to remain in town while they recover, ensuring they stay connected to their families.

The apartments would be completely accessible with twenty-four (24) hour assistance for residents. Services such as rehab programming, case management, etc. will be available.

Q: Why only build 10 units when there are 14 identified as needing space?
A: We are limited by the space we have available.
Q: Is the housing market analysis overview from 2012 the most recent?
A: Unsure, would have to ask the fundraiser who pulls that information. Medicaid is one of their largest pay sources.
Q: Can this project provide enough to pay for a portion of the development?
A: Mostly no. Depends on where the referrals are coming from. These places are run as a nonprofit.
Q: Is there a reason the market study couldn’t be completed before the presentation?
A: It’s not a requirement, so it’ll only happen if they get approved to save time and money.
Q: Did this have a property owner that has to be bought out?
A: No. They have site control.
Q: Do you have a priority between the two projects? Can either be done with half the money?
A: This is the only funding of any significance available for these projects, so that’s why the funds requested are as high as they are. There are no tax credits or bonds available to build this type of facility.
b. Affordable Housing Program Inc./Wardell Street Townhouses  
Requested amount: $1,000,000

Frank Stafford presented on behalf of the Modernization/Development Department of the Southern Nevada Regional Housing Authority. The funds requested are for a two story townhouse style complex with eighty (80) units constructed in the vicinity of Eastern and Bonanza. It will include twenty (20) units with one (1) bedroom, forty (40) units with two (2) bedrooms, and twenty (20) units with three (3) bedrooms.

The one (1) bedroom units will be 650 square feet, and rent will be $354, $590, or $780. The two (2) bedroom units will be 825 square feet, and rent will be between $425 and $850. The three (3) bedroom units will be 1,025 square feet, and rent will be $491, $818, or $982. There will be four unrestricted units which will be at market rate. The amenities included in each unit are: Energy star washer and dryers, ceiling fans, hardwood floors, and patios. There is a 3,000 square foot activity center on the property that includes a warming kitchen, office for supportive service staff, and computer room.

Construction is estimated to take twelve (12) to thirteen (13) months and to start in spring 2019. On the same parcel, the City of Las Vegas wants to put an early childhood education center, and the Las Vegas-Clark County library will be completed on the property by the time they start construction on townhouses.

Q: Will you be putting solar energy on this property?  
A: Some on the activity center/office.

Q: Unrestricted units, why do you select just a few of them?  
A: Just part of the mix. Goal is to provide affordable housing. Like to see a mix of income in public housing. Healthy to have a community that’s a broad mix of incomes.

Q: Are there assessments of residents' income once they’re in?  
A: Annual certifications to ensure they meet qualifications.

Q: What’s in the area?  
A: Apartment buildings to the west, north end has two elementary schools, east is The Animal Foundation and fire department, apartments to the south.
c. Community Development Programs Center of Nevada (CDPCN)/Donna Louise Phase 2  
Requested: $1,500,000

Sharon Bullock presented on behalf of Community Development Programs Center of Nevada (CDPCN). The funding requested is for Phase Two (2) of housing project with 48 units. 30 units will be 1 bedroom at $451 and 18 units will be 2 bedrooms at $541. Utilities are included within the rent. Phase 1 was completed in August 2017, and was 100% occupied within 3 weeks. Now the waiting list for Phase 2 exceeds units they’re building. The building will have a center courtyard design with a swimming pool, and amenities will include: an exercise room, computer lab, laundry room, theater room, and barbecue areas.

Q: Was this presented last year?  
A: Yes. Phase 1 was presented year before that, phase 1 and 2 were presented last year.

d. Coordinated Living of Southern Nevada, Inc./Fort Apache Senior Apartments (presentation combined with E)  
Requested: $500,000

Lorri Murphy presented on behalf of Ovation Development and Coordinated Living of Southern Nevada (CLSN). The funding requested is for senior housing apartments. Ovation is applying for two projects. Each project has around 200 units. Ovation is one of the premiere developers of market rate multi-family apartments in Southern Nevada. Building over 38 communities totaling almost 9,200 units, offering resort style living at an affordable price. 8 opened low income housing communities, totaling 1,000 units, almost all 100% occupancy with waiting lists.

CLSN is a nonprofit that provides services to senior citizens. CLSN was able to develop 4 communities with the collaborative efforts of Ovation. CLSN works with community partners to provide services to all of Ovation’s communities such as community garden club, fitness classes, nutrition classes, and visiting physicians. CLSN provides a food rescue program that has distributed over 33,000 pounds of food to seniors each
week. CLSN has created a volunteer program that allows seniors to give back and have a sense of community.

CLSN has changed their proposal from $1 million for a 75 unit project to $1.5 million for the Fort Apache project for a 200 unit development. They received $1 million toward this project last year and have returned to request the additional $500,000. The Fort Apache development will be near Summerlin South, a higher income area which makes it economically feasible. The area provides access to bus routes, 2 hospitals within a mile, shopping center with Walmart, and lots of other services. Rents for both- 50-60% AMI with 1-bedroom from $590-$700, 2-bedrooms from $700-$850 all including utilities. This rent for this project is a little higher than other properties because it targets seniors who make just slightly too much to qualify for other housing. One person can’t make more than $26,000 yearly and a two person household can’t exceed $28,000 yearly. The project is financed with bonds and tax credits, and the Nevada Housing Division has provided GAHP funding.

Q: Is there development on the property in front of it?
A: Think it’s just open land. Not part of the Fort Apache development.

e. Coordinated Living of Southern Nevada, Inc./Oquendo Road Senior Apartments
Requested Amount: $1,500,000

The Oquendo project is a large bond deal with 201 units. This project site is about 1 mile from the Fort Apache site. It is within a quarter mile radius from urgent care, a fire station, restaurants, and bus routes. The site also provides the same retail center, hospitals, medical services, etc.

Q: What does walking distance mean?
A: Within quarter mile radius. There is van transportation a few times a week.

f. Invest In America’s Veterans Foundation, Inc./The Rubix Apartments
Requested Amount: $350,000
Lewis Porcelino presented on behalf of the Invest in America’s Veterans Foundation (IIAVF). IIAVF is a 501c3 nonprofit, headquartered in southwest Florida that has the largest military museum in Southwest Florida. Our foundation feeds and provides services to veterans. IIAVF has created the Patriots Housing Initiative which provides family housing for veterans. IIAVF works directly with other agencies to help combat veteran homelessness. There are approximately 60,000 homeless veterans living on the streets every night with 20,000 new veterans coming online a month. Since taking over the property, they now have a population of 80 veterans that they provide social services onsite as well as transportation to and from the VA and helping them with whatever else they need. IIAVF currently has 1,988 units all fully occupied. They are requesting funding for an additional 14 ADA units in order to accommodate veterans that require accessible housing.

Q: How many of these places exist?
A: 2,700 units, have 600-700 veterans living in their properties in many different states
Q: Are they for all veterans?
A: Yes, regardless of medical issues or not.
Q: You have 88 veterans but more housing?
A: 236 units. Not just housing for veterans, but they have around 80 veterans living at Rubix currently. They cannot turn away other populations due to fair housing laws.

**g. Nevada H.A.N.D, Inc./Flamingo Pines 2 Senior Apartments**
**presentation combined with H)**
**Requested Amount: $1,000,000**

David Paull presented on behalf of Nevada H.A.N.D, Inc. HAND is a 501c3 local nonprofit. We are Celebrating our 25th year anniversary in providing affordable housing to LV Community. Within those years HAND has built 32 communities and over 4,000 apartment homes. Our mission is to improve lives of low income individuals with affordable housing and supportive services. Flamingo Pines Apartments is a 66-unit mixed income senior apartment community that is part of a larger 3 phase 170-unit community. Phase 1 was funded last year by Clark County. Construction should start in April 2018 located on Flamingo, west of Durango. Flamingo Pines is located near Albertsons, a shopping center, and a drugstore. This is an area that has underserved low income seniors. The community offers 40 1-bedroom units, 650 square feet each, 24 two-bedroom units, 850 square feet. The rent for a one-
bedroom is between $354-$472 and a two-bedroom is $425-$567. Utilities are included, as well as providing transportation for all residents. It offers a Spanish style architecture that is also energy efficient. Amenities at this property include an exercise room, pool, computer lab, library, etc. There is also a walking trail around the building.

h. Nevada H.A.N.D, Inc./North 5th Street Apartments
Requested Amount: $2,000,000

This project is located on north 5th street and Rome just south of 215, near the VA hospital. It is also near Legacy High School, two elementary schools and very close to a retail shopping center. Not only does this project provide housing for families, it is also located near places where many residents will be employed. This is a Bond project and has received bond funding along with GAHP funding from the Nevada Housing Division. HAND has its tax credit commitment as well as DOJ settlement funds. Construction will begin May 2018; this is a 176-unit project with the following rents. 24 one-bedroom units (879 square feet): $590-$708. 100 two-bedroom units (1,033 SF): $708-$850. 52 three-bedrooms units (1,200 SF): $818-$981.

Q: Will you be seeking LEED certification?
A: For Flamingo yes, North 5th Street, he’s not sure.
Q: Have you gone to City of North Las Vegas for funding?
A: Their HOME fund application is still open, not sure when he’ll hear from them.

i. Silver State Housing/City Impact Senior Housing
Requested Amount: $795,000

Lori Muehlhausen and Victor Caruso presented on behalf of Silver State Housing. This is our second year applying for funding. Although we didn’t receive HOME funds last year we did however receive funds from HOME from City of Las Vegas. We have also received a tax credit reservation from Nevada Housing Division. Silver state will be providing supportive services as well as a 5,000 square foot Clubhouse that has a health room that provides health and wellness checkups with a visiting physician once a month and podiatrist once every 6 weeks. We also have a food rescue program / dining room that has distributed over 10,000 pounds of food in one month, Along with a media room, craft
room and daily bus passes, we have partnered up with City Impact center that has been open since 2008. Some of the other services provided are: charter school, after school program, urban garden, medical clinic, food bank, diaper bank, opportunity village, College of Southern Nevada night school.

Q: Do the 2017 HOME funds count so we can fund this?
A: Yes. That’s considered a substantial commitment.
Q: What other types of social services do you provide?
A: Food first of all, arts and crafts, salon, computer literacy work, gaming, entertainment, potlucks once a month, major holiday dinners. Have three handicap accessible vans as well.
Q: Do you have a social worker on staff?
A: No, but they have outreach resources to provide any services they don’t have.
Q: This is senior housing but City Impact serves kids as well?
A: It’s on the same campus. Tearing down 12 existing units, putting in 66 units for seniors. Being on the campus, they can volunteer with all the services that are provided and have a sense of purpose.
Q: Have you contemplated park access?
A: Yes, already been working with the city on this.

X. **ZoomGrants Scoring Refresher (Donna Daniels).**

Ms. Donna Daniels, Principal Planner, Community Resources Management provided detailed instructions on how to use ZoomGrants.

Ms. Daniels explained that scoring must be done online, but has provided paper templates to be used if necessary for those who do not have adequate internet access. There are three different templates to use, one for NSP funds, one for ESG funds, and one for HOME funds. There is also an option to contact Community Resources Management and come in to the office in order to score on a workstation within the office.

The first deadline is February 23rd, for the paper templates in order to give Community Resources Management time to input the scores.

The second deadline is February 28th for all online scoring.

All instructions and templates can be accessed on the Community Resources Management website. If you need assistance, you can contact Ms. Daniels at (702) 455-5031.
Estimated amounts:
NSP: $5 million  
HOME: $6.6 million  
CHDO: $470,000  
ESG: $600,000

XIV. 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.

XV. Adjourn.

The meeting was adjourned.

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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

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Marie Nauslar</td>
<td>Member-at-Large (Brager)</td>
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<td>Lois Greene</td>
<td>Chairperson/Member-at-Large (Brown)</td>
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<td>Luis Zepeda</td>
<td>Member-at-Large (Brown)</td>
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<td>Danielle Walliser</td>
<td>Vice Chair/Member-at-Large (Guinchigliani)</td>
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<td>Doris Harper</td>
<td>Member-at-Large (Scow)</td>
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<td>Mary Ann Salmon</td>
<td>Member-at-Large (Scow)</td>
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<td>Eric Hilbrecht</td>
<td>Member-at-Large (Sisolak)</td>
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<td>Jacqueline Ingram</td>
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<td>Tanya Harrah</td>
<td>Mountain Springs CAC</td>
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