

**MINUTES OF THE
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MEETING (CDAC)
HOME AAHTF APPLICANT PRESENTATIONS**

**HELD AT THE CLARK COUNTY SOCIAL SERVICES BUILDING, ADMIN TRAINING ROOM,
3RD FLOOR, 1600 PINTO LANE COUNTY OF CLARK, NEVADA,
ON TUESDAY, February 3, 2026.**

Opening Ceremonies

Mr. Eric Jeng, Chairperson, called the meeting to order, and led the group in the Pledge of Allegiance.

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

No public comments.

- II. Roll Call

Roll Call was completed by Karen Michelin, Manager with Clark County. Committee attendance was noted. Karen Michelin noted that a quorum was present.

- III. Approve minutes for January 6, 2026, meeting (For Possible Action)

Ms. April Stewart made a motion to approve the minutes from the January 6, 2026, meeting. Ms. Monica Gresser seconded the motion, and the motion was approved.

- IV. Presentation of 2026-2027 HOME/AAHTF Applications

Eric Jeng, Chairperson, made note that the committee would be hearing presentations for 7 applications and that any materials or presentations shared would be provided to the committee by e-mail. Mr. Jeng announced that the fiscal year 2026 Transportation, Housing and Urban Development appropriation bill has been approved by Congress. The funding, which has remained steady, matches the 2025 level for HUD's programs, including those under the Office of Community Planning and Development which include \$13.3 billion, consisting of \$3.3 billion for CDBG, \$4.4 billion for homeless assistance grants, \$1.25 billion for previously discussed today HOME Investment Partnership programs, and \$65 million for the self-help and opportunity programs. A congressional vote was held on February 3, 2026.

Mr. Jeng gave brief instructions on how the presentations would be conducted. He then introduced the HOME Grants Coordinator, Giavonni Garcia, and advised she would run the presentation portion of the meeting. She will introduce each applicant who will have 3 minutes to present highlighting key points of their presentations. The members of the committee will have the opportunity to ask questions after each presentation.

Ms. Garcia shared that as part of a historic investment in affordable housing, Clark County administers the Home Investment Partnerships Program (HOME) and the Account for Affordable Housing Trust Fund (AAHTF). These programs were designed to expand the

supply of affordable housing for low- and very low-income households. For the HOME/AAHTF application round, there is \$5.5 million available in funding. They have \$11,900,000 million in total requested and 7 HOME applicants. The projects are in Henderson, Las Vegas, North Las Vegas, and Unincorporated Clark County. Ms. Garcia also provided details on the HOME funding priorities

Ms. Garcia informed the committee that they will watch presentations, review applications, and provide scoring instructions. She mentioned that an email was sent last week granting access to ZoomGrants for the CDAC committee to begin scoring. Ms. Garcia also stated that the scoring deadline is February 24, 2026, and all CDAC members are required to score applications using ZoomGrants. On March 3, 2026, the CDAC committee will reconvene to finalize their recommendations. The projects will undergo a financial feasibility and underwriting review, after which the Clark County Commission will make the final decision. The following project proposals were presented:

1. **Desert Pines Parcel 5 – McCormack Baron Salazar, Inc.** They have been a National Developer that primarily deals with the large scale of development of public housing sites. They have been in business for over 50 years, and they focus on Affordable Housing and bringing in market range and mixed income housing. The plan for Desert Pines is for a 95 acres site. The plan will provide approximately 1500 residential units upon completion. About 1100 of these units will be multi-family, affordable housing. Today's application submission covers a portion of the development, shown as parcel 5. The project will consist of 61 affordable units, 16 of which will be at 30% AMI and 45 units at 60% AMI the target. The population will be seniors aged 55 and above. The location of site is Bonanza Rd. between Mojave and Pecos. The Desert Pines Parcel 5 request is \$2 million for HOME funds, and the project total cost is \$23,596,714. The construction is expected to start in December of 2027.

A committee member asked if they have a landscape plan, and if it will be owned and maintained by a master association. The developer answered that they have two parts and a landscape plan for the entire master plan that tracks the seal, the parcels labeled CE. Those are common elements, so each one will be landscaped and will be owned and maintained by a master association. Parcel 10 will be a community recreation area and parcels so that they have a central park in the middle of the subdivision. It will include open space, a small soccer field, and a seating area for all the various tenants, and specifically on site for Parcel 5 will have its own small, landscaped area for family buildings. They typically like to include a toddler's lot for small kids, from ages zero to five. Seniors will have an appropriate space for that population. Another committee member asked if Parcel 5 is listed as commercial property do they need to change zoning. The developer answered that when they went through the entitlements, or the entire 95 acres the 3 parcels that you see up at the upper right-hand corner of the map, parcels 4-6 are all zoned commercial, but they can also be developed as a residential project. The reason why they did that is originally that corner that is not a part that was a part of the site but was carved out. The city wanted to develop a satellite campus for CSN at that location. So, it's because they've lost the hard commercial corner. The city provided them with the option to look at bringing additional residential in case the commercial is not viable enough. Another committee member asked if the parcels that are located along the freeway I-11, which seems to be residential, if their intentions are to put housing next to the freeway. The developer answered that was correct; the highway currently is elevated and has a sound walk there. They want to landscape as much as they can along the edge so parcels 12 and 13 are currently slated for market rate for sale. Products parcel 17

they're looking at bringing in if they can find the funding for an Early Education Center and Parcel 14-16 will be multifamily residential. They are currently in process of studying all environmental impacts, the noise, dust and vibration impact to ensure whatever is needed to mitigate or implement all parcels. Another member asked what the estimated ETA completion of the entire project is. The developer answered they have a seven-year timeframe that they agreed with the city of Las Vegas to complete a lot of that's contingent on a few items that are pending, one of which specifically pending for the federal government. Another committee member was having difficulty navigating and comparing the narrative to their actual plans, particularly on the amenities in open space. The committee member wanted to know if he was referencing the entire Desert Pines golf course or whether he is talking about the parcel. The concern was that there are not as many amenities on the site plan as they are on the application. The developer answered Lot 5 has a large leasing clubhouse area which terms of seniors we tend to program primarily indoor activities especially given the heat. They want to ensure that whatever services the programs provide it has access to indoor facilities. Many of the events will be held indoors. The committee member was also concerned with parking, the developer assured the CDAC committee that they would be providing a large segment for parking.

2. **Falcon Ridge Heights – Wisconsin Partnership for Housing Development** The Falcon Ridge Heights is a co-development with Wisconsin Partnership for Housing Development. They are currently proposing a total of 50 units 100% affordable for seniors which will include 45 1-bedroom and 5 2-bedrooms There AMI ranges consist of 10-units at 30%, 34-units at 40%, 3-units at 50%, and 3-units at 60%. The targeted population is 55 and older. The location is Mesquite, NV. Its cross streets are Falcon Ridge Parkway and Birdie Lane right next to the Mesa View Regional Hospital. They are also across the street from single-family resident housing. The city of Mesquite owns the land, and they've worked with the city hand and hand to design the site. They have also been given the AMI mix and an affordable housing discount on the land. Although the land has been valued at 1.5 million, the city is offering it to Falcon Ridge Heights for \$173,000. The HOME request is \$1 million, and the total project cost is \$19,461,616. The projected start date is January 2027 pending capital stack line up and then with construction taking approximately 14 months.

A committee member asked if the site plan will be submitted and if the land will be balanced. The developer answered yes, they have some topography, and the land will be leveled and completely flat. Another committee member questioned if there will be a buffer between them and the hospital. The developer answered, yes, they will have a gate on the property. Another committee member asked will there be active accommodations on site. The developer stated that walking trails would be provided throughout the site's Community Center for a range of activities, in addition to outdoor barbeque spots. Another committee member asked if people will be paying for their own utilities. The developer answered yes, but they have a utility allowance factor for rent. They lowered the maximum allowance to charge less for utility allowance. In the future she stated that solar is not off the table for discussion. Another committee member asked, with partnerships involving multiple local nonprofits providing services, if there will be onsite staff to assist with services. The developer answered, yes, that would be the goal in the future when the project is close to completion. They would enter it into a memorandum of Understanding with local service providers to have onsite programming. Another committee member asked if they have their site plan up. The developer stated no, but it was included in the application. Another committee member asked what the plan was for the Northern part of the parcel. The developer answered that currently they only focus on this phase. They are

leaving it up to the city of Mesquite for future plans as it relates to phase two. Another committee member asked about flood zoning on site. The developer answered yes, they will purposely design the buildings to be out of the flood zone. Another committee member had concerns regarding no sidewalk on the southern part of the site. The developer stated there will be a gate there on the property line as well as one of the entrances.

- 3 **Marble Manor Phase 2B – Marble Manor 2B, LLC** The developer was joined by their partner of the Southern Regional Housing Authority, Frank Stafford. Marble Manor 2B is the second phase project located on the Historical Westside in Las Vegas cross streets McWilliams Ave and J Street. It is the second phase, but is 2B, so implies there's a 2A Phase one was closed in December of 2025 and started construction in January, so this would be 2B which they are hoping to close in quarter three of 2026 as a pair with the 2A project. There are two separate financial closings that do not rely on each other. They are two separate timelines, but the same goal. The phase development is designed to serve families and individuals across diverse income levels ranging from 30% AMI to unrestricted market rate units. There is a total of 141 units which consists of 19 units at 30% AMI, 21 units at 40%, and 21 units at 50% AMI. This is a part of the Choice Neighborhood Grant, so there is a requirement for market rate units, so they also have 32 market rate units included. The HOME request is \$1,500,000 and the total project cost is \$81,500,000. The projected start date is October 15, 2026. The developer noted that while there may be potential cost overruns every effort is being made to mitigate expenses. The estimated cost is based on phase one with the cushion incentive included. The project also features three, four, and five-bedroom units, which is a significant overall cost.

A committee member asked about the structure of the project. The developer shared that they did light gauge steel on phase one and are switching to wood frame on phase two for upfront cost savings. The developer noted that they do not intend to have any structural or architect issues, due to the fact they will be working with a local architect KME. Another committee member asked questions regarding the HeadStart facility. The developer stated the HeadStart Program will be part of the phase as a whole. When the project is completed the HeadStart facility will be opened. The construction will take approximately 24 months to complete. Another committee member asked if the developer could elaborate on the energy efficiency and sustainability of the project. The developer stated the building will be Energy Star and to NGBS standard like the phase one project. Another committee member asked if they will be redoing all utility infrastructures. The developer noted that there will be another driving factor in the initial cost. They will be installing new roads, as well as utility infrastructures, water main repairs, and replacing each power line. The developer also stated that everything will be electric, and the electric will be included in the monthly rent. Another committee member asked about the original \$81 million total cost of the project. The developer expressed the upcoming phase will see cost nearing the total, leading to an upward revision of the estimate to ensure conservatism, this revision also factors in the actual impact fees from phase one, which were marginally less than anticipated.

- 4 **Pueblo Pines Senior Apartments – Nevada H.A.N.D., Inc** Pueblo Pines is in Henderson, NV on the intersection of Boulder Highway and Pueblo Blvd. The project is currently expected to be a five-phase development with 54 units of seasonal housing in each phase. The AMI mix will be 30% and 50% with some unrestricted units that were underwritten at 80% AMI at the current time. The Pueblo Pines Senior Apartment will provide housing for seniors 55 and older, which will include various amenities such as gym activities, parking and utilities included. The HOME request is \$1,650,000 million and the

project total is \$19.2 million which include several other sources such as low-income housing tax credits and the Nevada Housing attainable housing funds, The projected construction start date is 2nd Quarter of 2027 and the projected construction completion is the 4th Quarter of 2028.

A committee member inquired whether individual washers and dryers would be provided or laundry facilities with this project. The developer stated the senior apartment communities will have laundry facilities on every floor free of charge. They view this as a promising area for senior engagement. Another committee member pointed out that the tower line near the northern corner may be concerning as a potential risk associated with having power lines so close to homes. The developer assured the committee that they would work with the city to follow all guidelines to guarantee safety matters. Another committee member asked about the request the developer made regarding re-zoning to make it TOD and asked if the developer could talk about what makes this project transit-oriented development. The developer expressed how this occurred prior to them acquiring the land; however, there is a regional plan for Boulder Highway to have a bus rapid transit run through there to make it much more walkable. Another committee member stated that he was familiar with what was happening on the roadway but did not observe much interaction between the project and the roadways as would be expected from transit-oriented development design project. The committee member is concerned that the renters will have a longer walk to the bus stop due to no pedestrian entrance close to the bus stop; and there seems to be 20% reduction in parking as it relates to the TOD. It seems like they are exceeding that. The developer noted that the city parking community deems it necessary for the amount of property on site. Another committee member was wondering whether it might be related to some of the shared car like ride sharing or vans that they have right to provide some additional transportation options. The developer stated that seniors have fewer cars. Another committee member was concerned about transportation for seniors, given their distance from essential services. The developer noted that they provide transportation services for seniors' multiple times a week.

- 5 Silver Desert Estates, Level Field Community Development Corporation** The Silver Desert Estates is teaming up with Palindrome and will elaborate on this partnership later in the presentation. The development project consists of 139 units catering to seniors 55 years and older, with one and two-bedroom configurations allocated across 30 and 50 units incorporated. The property will give about \$500 to \$1000 discount from market rents, which is an important piece for this area. They will designate eight homes equipped for the mobility impaired and four units for hearing and visually impaired. The project will also provide a wellness room, community gardens, and a computer room. Services will be provided, and they will have an onsite person to coordinate as well as work with local nonprofits in town and social services providers providing additional assistance to the seniors. This project marks Level Field Community Development Corporation's first Nevada endeavor, with past projects located in Arizona, Washington, and Texas. Ms. Rebecca Velarde, Director of Development of Palindrome, presented as a partner of Level Fields Community Development Corporation. The location for project is Las Vegas, cross streets northern corner of Hickam Avenue and Jordanville Street in northwest Las Vegas. The HOME Funds request is \$3,000,000 and the project total cost is \$41,536,561. The sources of funds are relatively traditional, consisting of tax-exempt bonds for tax and bond purposes and 4% tax credit. Ms. Velarde shared that Palindrome will be committed to putting equity into the deal, because they believe in affordable housing and want to invest in this Community in terms of timeline. The property is fully entitled; they have site

development plan approval; and the project is ready to proceed as soon as the financial matters are resolved. They are expected to start construction October 2026. The lead architect on the project noted that upon examining it three key themes emerged: connectivity, community, and comfort. He shared that the project is well situated in the neighborhood among the amenities there, so he wanted to make sure that it was connected and that it also was designed to be very welcoming for the tenants.

A committee member raised concern about the location, citing its considerable distance from desired location. The developer noted that there will be an on-site coordinator for supportive services and have initiated discussions with non-profits to fulfill this role. Additionally, transportation services will be provided to connect seniors without vehicles. The developer further expressed in terms of the site for the north this phase is fully entitled and the second phase which is to the north while that's not on the table currently would add an additional 143 units of senior housing planned in the future, which will also provide more amenities.

- 6 **Silverado Senior Apartments- George Gekakis, Inc.** Silverado Senior Apartments will partner with George Gekiakis Inc.; they are a 501 (c) non-profit. Together they've been developing, managing, and providing services for affordable housing for over 30 years. The total units are 161-unit three stories' elevators served affordable housing development with 100% of units affordable with the AMI ranging between 30-70%. The targeted population is seniors. The utilities are also included in the rent. The developer also noted that free bus passes will be provided for its residents. In addition, Silver State Housing will provide personalized resident services tailored to seniors' needs helping to support the larger community by facilitating aging in place. Onsite service will include a food pantry, health and wellness screening, doctor. visits, employment counseling, social and educational activities, and computer literacy. These initiatives foster a stable, engaged community. The development is located at Silverado Ranch Blvd and Willard Castle which is in Clark County. The development will be financed with 4% tax credits and tax-exempt bonds, HOME funds, GAP funds, and a permanent mortgage. The development includes one and two-bedroom units. The developer stated that the units will have open concept floor plans, hard surface flooring, modern bathrooms, and chef-inspired kitchens. Features courts, countertops, ample cabinetry, and full appliance package. According to the developer, the property's featured amenities included a fitness center, pool and spa, outdoor grills, picnic areas, walking trails at the park, and highly energy-efficient appliances. They will build to meet gold and energy Star standards with rooftop solar on both the carports and the roof with EV charging stations, green building materials and water conserving plants and landscape construction. The HOME Funds request is \$1,500,000 and the project total cost is \$57,070,538. The developer noted the project is estimated to start October of 2026.

A committee member stated that the location offered a wide range of activities and wanted to know the dates regarding contract closing. The developer confirmed the scheduled closing date as March 20, 2026. Another committee member was concerned about the various doctors providing services on site and asked if they will be volunteering their services. The developer gave examples of which services they would be providing.

- 7 **Volunteer Apartments – George Gekakis, Inc.** The development is located at Welpman Way and Bermuda Road in Henderson. The developer expressed his concern regarding this area being traditionally underserved with affordable housing. The development will be financed with 9% tax credits, HOME funds, CHF funds and permanent mortgage. The

property has already received its 9% tax credits and CHF Award. The Volunteer Apartments are 100-unit 5 story family elevator served development, which will include beautiful views of the valley throughout the entire residence. The unit AMI range will be between 30- 80% and of the 100 units 74 of them will be affordable to the people at 50% or below the median income, 16% of the units will be affordable to residents making 30%. The development project comprises studios, one, two, and three-bedroom units, offering open concept floor plans, hardwood surface flooring and modern bathrooms, complemented by chef-inspired kitchens. In addition, the property will also include a fitness center, a pool and spa, outdoor grills, picnic areas, walking trails, and a pet park. The property will also be highly energy efficient and water efficient and meet gold and energy Star standards with rooftop solar. The developer shared that on this development they received a waiver from the City of Henderson to remove the islands in the parking area so they can install additional solar panels. The developer highlighted the location's benefits, emphasizing its proximity to necessary local facilities. The HOME Funds request is \$1,800,000 and the project total cost is \$35,762,340. The developer noted that the construction to start December of 2028.

A committee member asked if they would apply for Henderson HOME funds. The developer stated yes, as a part of their finances for security and they have not received the \$250,000.

V. Presentation on 2026-2027 HOME/AAHTF Application Scoring Process and ZoomGrants Overview (Giavonni Garcia)

Ms. Garcia provided the committee with a ZoomGrants Tutorial and an “cheat sheet” detailing pertinent information about the proposed projects. Ms. Garcia informed the committee that Clark County staff reviewed the applications to ensure they met the basic criteria. She also mentioned that while the applications will be scored for financial feasibility, this task will be handled by contracted experts, as the committee members are not experts in affordable housing development. There are 20 points allocated for the financial feasibility review by these experts.

BREAK (10 minutes)

VI. 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.

VII. Adjourn

The motion was made by April Stewart; there was not a second just an “aye” vote from the CDAC committee.

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 Community Resources Management 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. (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**

Boylan, Irene	Member-at-Large	Commissioner Gibson
Cosgrove, Sondra	Representative	Sunrise Manor TAB
Darden, Donna	Member-at-Large	Commissioner Kirkpatrick
Davila Uzcátegui, Miguel	Member-at-Large	Commissioner Segerblom
Dieckmann Matheny, Nancy	Member-at-Large	Commissioner Naft
Dierson, Patrick	Representative	Spring Valley TAB
Earl, J.L. Deborah	Representative	Lone Mountain CAC
Gresser, Monica	Member-at-Large	Commissioner Gibson
Hooper, T. Christopher	Alternative	Winchester TAB
Jeng, Eric (Chair)	Member-at-Large, Chair	Commissioner Jones
Konkin, Greg	Alternative	Whitney TAB
Martin, Laura	Member-at-Large	Commissioner Kirkpatrick
Mench, April	Representative	Winchester TAB
Ramirez, Diana	Representative	City of North Las Vegas
Ramirez, Geraldine (Gerry)	Representative	Whitney TAB
Sheesley, Trenton	Representative	Paradise TAB
Stewart, April	Member-at-Large	Commissioner Segerblom
Tramp, Matthew	Alternate	Spring Valley TAB
Thompson, Brandon	Clark County Deputy District Attorney	
Stapleton, Dagny	Clark County Community Housing Administrator	
Tello, Margoth	Clark County Community Housing, Manager	
Michelin, Karen	Clark County Community Housing, Manager	
Ulmer, Tameca	Clark County Community Housing Office	
Jones, Valerie	Clark County Community Housing Office	
Garcia, Giavonni	Clark County Community Housing Office	
Smith, Angela	Clark County Community Housing Office	
Crayton, Tracy	Clark County Community Housing Office	
Tate, Melissa	Clark County Community Housing Office	
Anh, Nguyen	Clark County Community Housing Office	