

AGENDA ITEM DEVELOPMENT REPORT

**OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA**

AIDR No.: 3753

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County Manager

Date: 03/19/2025 Agenda Date: 04/01/2025

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**Issue: ANNUAL HUD/HOME ALLOCATION-
AFFORDABLE HOUSING FUNDING**

Subject/Title:

Public Hearing to select FY 2025-2026 HOME Investment Partnerships (HOME) and Account for Affordable Housing Trust Fund (AAHTF) projects.

Recommended Action:

Conduct a public hearing to review the project recommendations of Staff and the Community Development Advisory Committee (CDAC), and select projects and allocations for inclusion into Clark County's FY2025 HUD Annual Action Plan and application to the State of Nevada's Housing Division for a total of approximately \$7,040,417 in FY 2025-2026 HOME/AAHTF program monies; authorize prior years' unspent or returned HOME/AAHTF funds—an amount of \$3,096,062—for reallocation; authorize staff to prepare and submit all necessary documents/applications, per HUD and State of Nevada deadlines and requirements; and authorize the County Manager, or his designee, to execute any necessary documents related thereto. (For possible action)

Summary:

The Board of County Commissioners will conduct a public hearing on Tuesday, April 1, 2025, at 10:00 a.m., to select projects for inclusion into Clark County's FY2025 HUD Annual Action Plan and application to the State of Nevada's Housing Division for a total of approximately \$10,136,479 in FY 2025-2026 HOME/AAHTF program monies and prior years of unspent, returned funds or program income.

Application by Clark County to HUD will entitle Clark County HOME Consortium (Urban County) to receive approximately \$4,021,097 in FY2025-2026 federal HOME monies. Application to the State of Nevada will entitle the consortium to receive an estimated additional \$694,110 in FY2025-2026 HOME funds, plus an estimated \$2,325,210 in AAHTF funds for an estimated total of \$7,040,417 in new funding. Funding in the amount of \$3,096,062 from program income and unexpended funding from prior years were made available for FY2024-2025 projects, bringing the total estimated funding availability for allocation to \$10,136,479. The table summarizes the sources of funds:

TABLE 1
Sources of Funds

Source	Fiscal Year	Amount
*Federal HOME	FY 2025-2026	\$4,021,097
*State HOME	FY 2025-2026	\$694,110
*AAHTF	FY 2025-2026	\$2,325,210
Unexpended funding and program income	Varies	\$3,096,062
*Estimated	Total	\$10,136,479

Pursuant to the Resolution Adopting the Interlocal Cooperative agreement FY2021 – FY2023, and other federal statutory requirements, shares of FY2025-2026 HOME/AAHTF funds (\$7,040,417) shall be allocated among the members of the Clark County HOME Consortium (Urban County) as follows: Clark County--83% (estimated funds: \$5,847,378) and the City of North Las Vegas--17% (estimated funds: \$1,193,038).

According to HOME regulations, the County may take 10% of the FY2025-2026 HOME funds for program administration. Therefore, Clark County will allocate \$333,969 of its share for administration. The City of North Las Vegas may allocate 10% for administration out of its respective share at \$68,139. Per the County's anticipated agreement with the State of Nevada, no additional State HOME funds will be available for program administration.

Since 1994, Clark County has annually received an allocation of funds from the State's Account for Affordable Housing Trust Fund (AAHTF), which has acted as match for the HOME program. Except for administrative and CHDO operating funds, HOME funds must have a 25% non-federal match for funds drawn from the jurisdiction's HOME Investment Partnerships Program account in that fiscal year. These match funds are used towards housing that qualifies as affordable housing under the federal HOME program.

The HOME and AAHTF programs are designed to expand the supply of affordable housing in the community. Depending on the amount and type of subsidy employed and the source of the subsidy, assisted housing units must remain affordable and available to low-income eligible households for a minimum period of twenty (20) years. Furthermore, some funding sources require that subsidies be recaptured by Clark County upon the sale of the assisted units.

Citizen Participation & Discretionary Project Recommendations:

On November 14, 2024, Clark County advertised for entities to apply for HOME/AHTF funds for projects undertaking affordable housing activities. Program manuals, application forms and access to technical assistance was made available to the public. The application deadline for submission was January 6, 2025.

On January 7, 2025, the Community Development Advisory Committee (CDAC) convened to receive an orientation. Clark County staff presented HUD requirements, funding priorities, and available funding amounts to the CDAC members.

On February 4, 2025, the CDAC met to receive presentations and materials from applicants for the nine (9) applications that were received and met the criteria to advance to scoring. Applicants presented their projects and were present to answer questions from CDAC members and staff.

On March 4, 2025, the CDAC met to discuss funding priorities and voted to recommend that five (5) of the nine (9) proposed projects receive full funding. The CDAC recommended that two (2) of the remaining proposed projects receive funding if additional funding becomes available and at staff discretion, and that the last two (2) proposed projects receive no funding at all.

As in previous years, staff is also recommending that \$3,000,000 of FY2025-2026 HOME/AAHTF funds be reserved for the development of affordable housing projects that may qualify for HOME/AAHTF funds outside of the annual application round including developments that qualify as CHDOs or projects on BLM or County land.

The final staff recommendations, in the table below, reflect the CDAC recommendations in order of priority.

TABLE 2
Submitted And Recommended Discretionary Projects

Priority	Organization	Project	Funding Request	CDAC Recommendation
1	Nevada Rural Housing Authority	Riverwood Apartments	\$1,000,000	\$1,000,000
2	George Gekakis, Inc.	Arroyo Grande Apartments	\$1,000,000	\$1,000,000
3	Brinshore Development, LLC	Marble Manor Phase II A	\$1,500,000	\$1,500,000
4	GLTC Partners, LLC	Arthur McCants Senior Apartments	\$1,000,000	\$1,000,000
5	Phoebe Affordable Services, LLC	Nellis Grove Apartments	\$1,041,330	\$1,041,330
6	George Gekakis, Inc.	Volunteer Apartments*	\$1,800,000	0
7	Coordinated Living of Southern Nevada, Inc.	West Henderson Affordable Family Apartments*	\$1,000,000	0
8	NRP Lone Star Development LLC	Parvin Senior	\$1,500,000	0
9	NRP Lone Star Development LLC	Kyle Canyon	\$1,000,000	0
		*Contingency Projects		
		Totals	\$10,841,330	\$5,541,330

The following is a brief summary of the discretionary projects that were reviewed, and their respective funding recommendations:

1. Nevada Rural Housing Authority

Riverwood Apartments
 Requested: \$1,000,000
 CDAC Recommended: \$1,000,000

Housing Authority – was recommended for \$1,000,000 in funds to assist with the acquisition/rehabilitation of 207-unit apartment project designed for seniors. The project contains 30- one-bedroom units, 150- two-bedroom units, and 27-three-bedroom units of affordable housing for residents of Laughlin. All of the units will be designated for those at or below 60% AMI. This project will preserve and maintain existing affordable housing in the unincorporated area of Clark County.

2. George Gekakis, Inc.

Arroyo Grande Apartments

Requested: \$1,000,000

Recommended: \$1,000,000

Arroyo Grande Apartments as recommended for \$1,000,000 in funds to assist with the new construction of a proposed 121-unit apartment project designed for family occupancy. The project would contain 93 – one-bedroom units, 17 – two-bedroom units and 10—three-bedroom units. All units are between 30% and 80% AMI. This project will be located in Henderson on Arroyo Grande Blvd and American Pacific DR.

3. Brinshore Development, LLC

Marble Manor Phase II A

Requested: \$1,500,00

Recommended: \$1,500,000

Marble Manor Phase II A was recommended for \$1,500,000 in funds to assist with the new construction of a proposed 40-unit apartment project designed for occupancy of families. The project would contain 12 – one-bedroom units, 18 – two-bedroom units, 8 – three-bedroom units, and 2 – four-bedroom units, in which all units are between 30% AMI and Market rents. This project will be located on Washington Avenue. and H Street in the Historic Westside.

4. GLTC Partners, LLC

Arthur McCants Senior Apartments

Requested: \$1,000,000

Recommended: \$1,000,000

Arthur McCants Senior Apartments was recommended for \$1,000,000 in funds to assist with the acquisition/rehab of a 116-unit apartment project designed for senior occupancy. The project contains 116 – one-bedroom units. All units are between 30% and 60% AMI. This project will be located on N Eastern Avenue and E Harris Avenue.

5. Phoebe Affordable Services, LLC

Nellis Grove Apartments

Requested: \$1,041,330

Recommended: \$1,041,330

Nellis Grove Apartments was recommended for \$1,041,330 in funds to assist with the new construction of a proposed 120-unit apartment project designed for family occupancy. The project would contain 33 – one-bedroom units, 55 – two-bedroom units, and 32 – three-bedroom units. All units are between 30% and 60% AMI. This project will be located on S. Nellis Blvd and Vegas Valley Drive in Unincorporated Clark County.

6. George Gekakis, Inc.

Volunteer Apartments

Requested: \$1,800,000

Recommended: \$0 – Contingent on availability of funds \$1,800,000

Volunteer Apartments was recommended to receive \$1,800,000 in HOME funds in the event that additional funding becomes available and at the discretion of staff to assist with the new construction of a proposed 184-unit apartment project designed for family-occupancy. The project would contain 24 – studio units, 51 – one-bedroom units, 75 – two-bedroom units, and 34 – three-bedroom units. All units are between 30% and 80% AMI. This project will be located near Welpman Way and Bermuda Road in the City of Henderson.

7. Coordinated Living of Southern Nevada, Inc.

West Henderson Affordable Family Apartments

Requested: \$1,000,000

CDAC Recommended: \$0 – Contingent on availability of funds \$1,000,000

West Henderson Affordable Family Apartments was recommended for \$1,000,000 in HOME funds in the event that additional funding becomes available and at the discretion of staff to assist with the new construction of a proposed 390-unit apartment project designed for family-occupancy. The project would contain 171 – one-bedroom units, 170 – two-bedroom units, and 49 – three-bedroom units. All units are between 50% and 60% AMI. This project will be located on The Southeast corner of South Las Vegas BLVD and East Larsen Lane in the City of Henderson.

8. NRP Lone Star Development LLC

Parvin Senior Apartments

Requested: \$1,500,000

Recommended: \$0

Parvin Senior Apartments was requested \$1,500,000 in funds to assist with the new construction of a proposed 200-unit apartment project designed for senior-occupancy. The project would contain 100 – one-bedroom units and 100 – two-bedroom units. All units are between 30% and 80% AMI. This project will be located near Parvin Street and Barbara Lane.

9. NRP Lone Star Development LLC

Kyle Canyon Apartments

Requested: \$1,000,000

Recommended: \$0

Kyle Canyon Apartments was requested \$1,000,000 in funds to assist with the new construction of a proposed 240-unit apartment project designed for family-occupancy. The project would contain 23 – one-bedroom units, 96 – two-bedroom units, 72 – three-bedroom units, and 49 – four-bedroom units. All units are between 30% and 60% AMI. This project will be located near Radley Avenue and Black Bridge Street, in the City of Las Vegas.

Nondiscretionary Funding Allocations:

The following is a brief summary of non-discretionary allocations for the HOME/AAHTF funds

1. The City of North Las Vegas

Per an Interlocal Agreement between Clark County and the City of North Las Vegas, an estimated \$1,193,038 will be allocated to the City of North Las Vegas for its HOME program.

2. Clark County

The County is reserving \$333,969 for County administration of the HOME/AAHTF program.

Total Recommended Funding Allocations:

**TABLE 3
TOTAL RECOMMENDED FUNDING AMOUNTS**

Organization	Allocation	Funding
City of North Las Vegas	HOME/ AAHTF	\$1,261,178
Clark County	Administration	\$333,969
<u>TOTAL ESTIMATED NON-DISCRETIONARY</u>		<u>\$1,595,149</u>
Recommended funding for projects <i>(from Table 2 above)</i>		<u>\$5,541,330</u>
Recommended Off-Cycle Set Aside		<u>\$3,000,000</u>
<u>TOTAL ESTIMATED DISCRETIONARY</u>		<u>\$8,541,330</u>
TOTAL ESTIMATED RECOMMENDATION		\$10,136,479

FINAL RECOMMENDATION

If the recommendation above is approved, Clark County will be required to meet HUD requirements and will be responsible for further underwriting of the proposed projects. As projects receive HUD approval and are ready to proceed, staff will draft the final loan agreements on the individual projects and submit for signature by the County Manager or designee. Further, Clark County will be responsible for monitoring projects to ensure that such units remain affordable and to ensure compliance with HUD regulations and State administrative guidelines as applicable.


KEVIN SCHILLER
County Manager