

# AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER  
CLARK COUNTY, NEVADA

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Date: 03/06/2024

Agenda Date: 3/19/2024

Originating  
Department: Admin Services/Community Housing

Contact/Ext: Dagny Stapleton/ 702-455-5747

**Issue:** HUD/ HOME- ARP- ALLOCATION-  
FUNDING FOR PERMANENT  
SUPPORTIVE HOUSING

## **Subject/Title:**

Conduct a Public Hearing to select FY 2021 HOME Investment Partnerships American Rescue Plan Program (HOME- ARP) projects.

## **Recommended Action:**

That the Board of County Commissioners conduct a Public Hearing on Tuesday, March 19, 2024, at 10:00 a.m. to review and select project recommendations of Staff and the Community Development Advisory Committee (CDAC), for a total of approximately \$14,773,850 in FY 2021 HOME-ARP program monies; and authorize the County Manager or designee to execute any necessary agreements.

## **Summary:**

The Board of County Commissioners will conduct a public hearing on Tuesday, March 19, 2024, at 10:00 a.m. to select the HOME-ARP projects for Home Investment Partnerships American Rescue Plan Program (HOME-ARP) monies. The HUD HOME-ARP funding application will be incorporated into the FY2024-2025 HUD Action Plan.

Clark County, as the Clark County HOME Consortium lead (Urban County) applied for and received from HUD an entitlement amount of \$14,773,850 in FY2021 federal HOME-ARP monies. The table summarizes the sources of funds:

**Table 1**  
**Sources of Funds:**

Source	Fiscal Year	Amount
Federal HOME-ARP	FY 2021	\$14,773,850
	Total	\$14,773,850

Pursuant to the Resolution Adopting the Interlocal Cooperative agreement FY2021 – FY2023, and other federal statutory requirements, shares of FY2021 HOME-ARP funds (\$14,773,850) shall be allocated among the members of the Clark County HOME Consortium (Urban County) as follows: Clark County--84% (estimated funds: \$12,459,455) and the City of North Las Vegas--16% (estimated funds: \$2,314,395).

According to HOME-ARP regulations, the County may take 15% of the FY2021 HOME-ARP funds for program administration. Therefore, Clark County will allocate \$1,868,918 of its share for administration. The City of North Las Vegas may allocate 15% for administration out of its respective share at \$347,159.

The HOME-ARP program was designed to serve Qualifying Populations (QPs), defined as: those that are homeless; at risk of homelessness; fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations, including families requiring services or housing assistance to prevent homelessness or at greatest risk of housing instability. Pursuant to the Clark County's HUD-approved HOME-ARP plan, the County's HOME-ARP funds shall be used to serve QPs through the development of housing units and to provide supportive services to that population. \$7,475,673 in HOME-ARP funds have been dedicated for development of units, and \$3,114,864 for services to QPs. HOME-ARP assisted units must remain affordable and available to QPs for a period of fifteen (15) years.

#### **Citizen Participation & Discretionary Project Recommendations:**

On September 16, 2023, 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 were made available to the public. The application deadline for submission was November 14, 2023.

#### **1. Funding for Development:**

On February 6, 2024, the Community Development Advisory Committee (CDAC) convened to receive presentations and materials from representatives from the three (3) proposed projects that applied for funding for the development of housing units serving QPs, and that met the threshold requirements for all applicants. Clark County staff presented all projects and applicants that were present answered questions from CDAC members and staff.

On February 20, 2024, CDAC met to discuss funding priorities and voted to recommend that one (1) of the three (3) proposed projects qualifying for HOME-ARP receive full funding. Additionally, staff undertook an underwriting analysis of each project to determine risk and financial viability of each project.

The recommendation in the Table 2 below reflects the CDAC recommendations in order of priority, and also considers project financial viability and the availability of funds.

**TABLE 2  
SUBMITTED AND RECOMMENDED DISCRETIONARY HOME-ARP DEVELOPMENT  
PROJECTS**

Priority	Organization	Project	Funding Request	Recommendation
1	HELP of Southern Nevada/George Gekakis, Inc.	Tropicana Trails	\$7,475,673	\$7,475,673
2	Coordinated Living of Southern Nevada	South Nellis PSH	\$-	\$ 0
3	Nevada H.A.N.D., Inc.	Sunrise Ranch	\$1,800,000.00	\$ 0
		<b>Totals</b>		<b>\$7,475,673</b>

The following is a brief summary of the discretionary development project that was received, reviewed, and is being recommended for funding:

### **HELP of Southern Nevada**

#### **Tropicana Trails**

**Requested: \$7,475,673**

**CDAC Recommended: \$7,475,673**

A nonprofit – joint venture was recommended for \$7,475,673 in funds to assist with the joint development/new construction of 48 - studio units and 2 - one-bedroom units of Permanent Supportive Housing (PSH) for residents who meet the HOME-ARP qualifying populations requirements. All of the units will be designated for those at or below 30% AMI. This project will be located on Boulder Hwy. south of East Tropicana Blvd. in the unincorporated area of Clark County.

### **2. Funding for Services:**

On February 6, 2024, the Community Development Advisory Committee (CDAC) convened to receive presentations and materials from representatives from the two (2) proposed projects that applied for funding for services to be provided to QPs in HOME-ARP funded housing units and that met the threshold requirements for all applicants. Clark County staff presented all projects and applicants that were present answered questions from CDAC members and staff.

On February 20, 2024, CDAC met to discuss funding priorities and voted to recommend that one (1) of the two (2) proposed applicants receive full funding. Additionally, staff undertook an underwriting analysis of each project to determine risk and financial viability of each project. The recommended allocation of funds is outlined by priority in Table 3 below.

**TABLE 3  
SUBMITTED AND RECOMMENDED DISCRETIONARY FUNDING FOR HOME-ARP  
SUPPORTIVE SERVICES**

Priority	Organization	Project	Funding Request	Recommendation
1	HELP of Southern Nevada/George Gekakis, Inc.	Tropicana Trails	\$ 4,563,318	\$ 3,114,864
2	Coordinated Living of Southern Nevada/Mojave Health	South Nellis PSH	\$ 2,200,000	\$ 0
		<b>Totals</b>		<b>\$3,114,864</b>

The following is a brief summary of the application to provide services to QPs that was received, reviewed, and is being recommended for funding:

**HELP of Southern Nevada**

**Tropicana Trails, Supportive Services**

**Requested: \$4,563,318**

**CDAC Recommended: \$3,114,864**

HELP of Southern Nevada was recommended for \$3,114,864 in funds to provide HOME-ARP eligible supportive services to residents of the Tropical Trails project being co-developed by HELP and George Gekakis. This project is located on Boulder Hwy. south of East Tropicana Blvd. in the unincorporated area of Clark County.

**Nondiscretionary Funding Allocations:**

The following is a brief summary of the nondiscretionary HOME-ARP funding allocations:

**1. The City of North Las Vegas**

Per an Interlocal Agreement, an estimated \$2,314,395 will be allocated to the City of North Las Vegas for its HOME-ARP program.

**2. Clark County**

The County is reserving \$1,868,918 for administration of the HOME-ARP program.

**Total Recommended Funding Allocations**

**Table 4**  
**RECOMMENDED FUNDING ALLOCATIONS**

Organization	Allocation	Funding	
City of North Las Vegas	HOME-ARP	\$2,314,395	
Clark County	Administration	\$1,868,918	
<b><u>TOTAL ESTIMATED NONDISCRETIONARY</u></b>		<b>\$4,183,313</b>	
<b>DISCRETIONARY FUNDING</b>			
Organization	Project	Funding Request	Recommendation
George Gekakis/HELP	Tropicana Trails - <b>Development</b>	\$7,475,673	\$7,475,673
HELP of Southern Nevada	Tropicana Trails - <b>Services</b>	\$4,563,318	\$3,114,864
<b>TOTAL ESTIMATED DISCRETIONARY</b>			<b>\$10,590,537</b>
<b>TOTAL ESTIMATED RECOMMENDATION</b>			<b>\$14,773,850</b>

**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 are ready to proceed, staff will draft the final grant or 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 HOME-ARP regulations.



KEVIN SCHILLER  
County Manager