

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Deputy County Manager
Dagny Stapleton, Community Housing Administrator

Recommendation:

Approve and authorize the award of \$1,000,000 in HOME/AAHTF funds to George Gekakis, Inc. for the Volunteer 1 Apartments and \$1,000,000 in HOME/AAHTF funds to Coordinated Living of Southern Nevada for the West Henderson Affordable Family Apartments; and authorize the County Manager, or his designee, to execute any necessary documents related thereto. (For possible action)

FISCAL IMPACT:

Fund #:	2011.000	Fund Name:	HUD & State Housing Grants
Fund Center:	1080719000	Funded PGM/Grant:	1080.FEDHOME/NVHOME/AAHTF.2026 and other FEDHOME/NVHOME/LIHTF grants with unexpended monies
Amount:	\$2,000,000		
Description:	Federal HOME, State HOME, and AAHTF		
Additional Comments:	N/A		

BACKGROUND:

As the lead agency for the Clark County "Urban County" HOME Consortium, Clark County administers federal HOME funds from HUD, and the Account for Affordable Housing Trust Fund (AAHTF) monies from the State of Nevada. The Board of County Commissioners (Board) has final authority over the allocation of these monies, subject to Clark County meeting federal requirements. On April 1, 2025, the Board of County Commissioners (BCC) approved the recommendations for the 2025-2026 HOME/AAHTF funds including the reservation of allowed administrative funds, an off cycle set aside for Community Housing Development Organization (CHDO) projects and projects on County land, and the award of funds to five affordable housing developments. Subsequently, staff have identified \$2,000,000 in unallocated HOME funds and recommends approval of the following:

- \$1,000,000 in HOME/AAHTF funds to Coordinated Living of Southern Nevada for the West Henderson Affordable Family Apartments 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.
- \$1,000,000 in HOME/AAHTF funds to George Gekakis, Inc. for the Volunteer 1 Apartments to assist with the new construction of a proposed 134-unit apartment project designed for family-occupancy. The project would contain 5 - studio units, 37 - one-bedroom units, 59 - two-bedroom units, and 33 - 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.

Pursuant to Commission approval, staff will draft loan agreements for awardees and submit those for signature by the County Manager, or his designee. Further, Clark County will be responsible for monitoring each funded project to ensure that the units contained therein remain affordable and comply with all other HUD requirements.

Cleared for Agenda

08/19/2025

File ID#

25-2754

