

AGENDA ITEM DEVELOPMENT REPORT

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

AIDR No.: 3704

KEVIN SCHLLER
County Manager

Date: 3/1/2023

Agenda Date: 3/21/2023

JESSICA L. COLVIN
Chief Financial Officer

Originating

Department: Social Service, Community Resources
Management

ABIGAIL FRIERSON
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Deputy County Manager

**Issue: AFFORDABLE HOUSING/HUD
GRANT PROGRAM**

JEFFREY M. WELLS
Deputy County Manager

Subject/Title:

Public Hearing to select FY 2023-2024 HOME Investment Partnerships (HOME) and Account for Affordable Housing Trust Fund (AAHTF) projects

Recommended Action:

That the Board of County Commissioners conduct a Public Hearing on Tuesday, March 21, 2023, at 10:00 a.m. to review project recommendations of the Community Development Advisory Committee (CDAC), and select projects for inclusion in Clark County's application to the U.S. Department of Housing and Urban Development (HUD) and to the State of Nevada's Housing Division for a total of approximately \$8,990,147 in FY 2023-2024 HOME/AAHTF program monies and prior years of unspent funds for reallocation; authorize staff to prepare and submit the applications per HUD and State of Nevada deadlines and requirements; 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 21, 2023, at 10:00 a.m. to select the HOME projects for inclusion in the County's application to the Department of Housing and Urban Development for Home Investment Partnerships (HOME) monies; select projects to be funded with anticipated HOME and/or AAHTF funds to be received from the State of Nevada; and, incorporate projects that will use uncommitted/unexpended funds from prior years and program income. Specifically, the HUD HOME/AAHTF funding application will be incorporated into the FY2023-2024 HUD Action Plan.

Application by Clark County to HUD will entitle Clark County HOME Consortium (Urban County) to receive \$4,606,179 in FY2023-2024 federal HOME monies. Application to the State of Nevada will entitle the consortium to receive an estimated additional \$759,738 in FY2023-2024 HOME funds, plus an estimated \$2,918,308 in AAHTF funds for an estimated total of \$8,284,225 in new funding. Funding in the amount of \$705,922 from program income and unexpended funding from prior years were made available for FY2023-2024 projects, bringing the total estimated funding availability for allocation to \$8,990,147. The table summarizes the sources of funds:

Table 1
Sources of Funds:

Source	Fiscal Year	Amount
Federal HOME	FY 2023-2024	\$4,606,179
*State HOME	FY 2023-2024	\$759,738
*AAHTF	FY 2023-2024	\$2,918,308
Unexpended funding and program income	Varies	\$705,922
*Estimated	Total	\$8,990,147

Pursuant to the Resolution Adopting the Interlocal Cooperative agreement FY2021 – FY2023, and other federal statutory requirements, shares of FY2023-2024 HOME/AAHTF funds (\$8,284,225) shall be allocated among the members of the Clark County HOME Consortium (Urban County) as follows: Clark County--83% (estimated funds: \$6,873,122) and the City of North Las Vegas--17% (estimated funds: \$1,411,103).

According to HOME regulations, the County may take 10% of the FY2023-2024 HOME funds for program administration. Therefore, Clark County will allocate \$382,313 of its share for administration. The City of North Las Vegas may allocate 10% for administration out of its respective share at \$78,459. 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 Trust Fund Treasury account in that fiscal year. These match funds are used towards housing that qualifies as affordable housing under the federal HOME program.

Citizen Participation:

On November 30, 2022, Clark County advertised for non-profit agencies and local government entities to apply for HOME/AAHTF funds. Program manuals, application forms and access to technical assistance was made available to the public. The application deadline for submission was January 2, 2023.

On January 17, 2023, the Community Development Advisory Committee (CDAC) convened to receive presentations and materials from representatives from applicants for all thirteen (13) proposals. The applicants were allowed five (5) minutes to present their projects and an additional five (5) minutes to answer questions from CDAC members and staff.

On February 21, 2023, CDAC met to discuss funding priorities and make their selections. CDAC recommended that six (6) of the thirteen (13) proposed projects receive full funding. The recommended allocation of funds is outlined by priority in the table below.

TABLE 2
SUBMITTED AND RECOMMENDED DISCRETIONARY PROJECTS

Priority	Organization	Project	Funding Request	CDAC Recommendation
1	Coordinated Living of Southern Nevada, inc.	South Nellis Permanent Supportive Housing	\$1,000,000	\$1,000,000
2	Silver State Housing	Homestead at Boulder City	\$1,500,000	\$1,196,731
3	Blue Ridge Atlantic Development, LLC	Desert Rose	\$1,500,000	\$1,500,000
4	Foresight Housing Partners, Inc.	PuraVida Senior Living	\$500,000	\$500,000
5	Community Development Programs Center of Nevada	1501 LLC	\$500,000	\$500,000
6	KG Development Group	A Place to Call Home	\$500,000	\$500,000
7	Oikos Development Corporation	Westside Flats	\$300,000	0
8	RISE Residential	Cine Apts.	\$1,500,000	0
9	Nevada H.A.N.D., Inc	Southern Pines 2	\$2,000,000	0
10	Regenerative	Regenerative Glendale Community Revitalization	\$1,200,000	0
11	Nevada H.A.N.D., Inc.	Edna Pines	\$2,200,000	0
12	Rebuilding Together Southern Nevada	RTSNV Affordable Housing Program	\$1,000,000	0
13	Cliff Shadows Propco, LP	Cliff Shadows	\$2,000,000	0
				\$5,196,731

The following is a brief summary of the discretionary projects that were received, reviewed, and are being recommended for funding by CDAC:

1. Coordinated Living of Southern Nevada

South Nellis Permanent Supportive Housing

Requested: \$1,000,000

CDAC Recommended: \$1,000,000

A nonprofit – joint venture was recommended for \$1,000,000 in funds to assist with the joint development/new construction of 50- one-bedroom units of Permanent Supportive Housing (PSH) for residents who have experienced homelessness and need intensive services to live independently. 50% of the units will be designated for those at or below 30% AMI and the other 50% will be designated for those at or below 50% AMI. This project will be located on the southeast corner of South Nellis Blvd. and East Charleston Blvd. in the unincorporated area of Clark County.

2. Silver State Housing

Homestead at Boulder City

Requested: \$1,500,000

CDAC Recommended: \$1,196,731

A nonprofit – joint venture was recommended for \$1,196,731 in funds to assist with the new construction of a 180-unit, senior project, the first phase will be 60 units of 43 one-bedroom units and 17 two-bedroom units. All units will be at designated for those at or below 60% AMI. This project will be located at 1401 Medical Park Drive, Boulder City.

3. Blue Ridge Atlantic Development, LLC

Desert Rose Apartments

Requested: \$1,500,000

CDAC Recommended: \$1,500,000

A for-profit was recommended for \$1,500,000 in funds to assist with the acquisition/rehab of an existing 237-unit project that will contain 232 studio, 4 one-bedroom and 1 three- bedroom units. 24 units will be designated for those at or below 30% AMI, 202 units will be designated for those between 31% and 60% AMI and 11 units will be designated for those between 61% and 80% AMI. This project will be located at 29 N. 28th Street in the City of Las Vegas.

4. Foresight Housing Partners, Inc.

PuraVida Senior Living

Requested: \$500,000

CDAC Recommended: \$500,000

A nonprofit was recommended for \$500,000 in funds to assist with the new construction of PuraVida Senior Living, a 74-unit, new construction project that will contain 29 studio apartments and 45 one-bedroom units for seniors aged 55 and over. All residents will have access to PSH Services and 29 of the units will be designated for households below 30% AMI. This project will be located at 2986 Coran Lane, North Las Vegas.

5. Community Development Program Center of Nevada

1501 LLC

Requested: \$500,000

CDAC Recommended: \$500,000

A nonprofit was recommended for \$500,000 in funds to assist with 1501 LLC Apartments Phase 2 which is a proposed 40-unit, four-story, elevator apartment project designed for family occupancy. The project would contain 28 1-BR units and 12 2-BR units. This project will be located at 1501 Decatur Boulevard in the City of Las Vegas.

6. KG Development Group

A Place to Call Home

Requested: \$500,000

CDAC Recommended: \$500,000

A nonprofit – joint venture was recommended for \$500,000 in funds to assist with A Place to Call Home, a 50-unit intergenerational housing for Grandparents and Youth Aging out of foster care. The development will include a health clinic, daycare center and urban farm. All units designated for 30-50 percent AMI- 25% of the units for those at 30% AMI, 15% at 40% AMI and remaining units at 50% AMI. This project will be located at 3460 N Rancho Drive in the City of Las Vegas.

The following is a brief summary of the nondiscretionary projects that do not require CDAC approval:

1. THE CITY OF NORTH LAS VEGAS

Per an Interlocal Agreement, an estimated \$1,411,103 will be allocated to the City of North Las Vegas for its HOME program.

2. CLARK COUNTY COMMUNITY RESOURCES MANAGEMENT

The County is reserving \$382,313 for Clark County administration.

The County is reserving \$2,000,000 for Off-Cycle HOME Projects and BLM Set-Aside.

**Table 3
RECOMMENDED PROJECTS**

NON-DISCRETIONARY PROJECTS			
Organization	Project	Funding	
City of North Las Vegas	HOME/AAHTF	\$1,411,103	
Clark County-CRM	Administration	\$382,313	
<u>TOTAL ESTIMATED NON-DISCRETIONARY</u>		\$1,793,416	
DISCRETIONARY PROJECTS			
Organization	Project	Funding Request	CDAC Recommendation
Coordinated Living of Southern Nevada, inc.	South Nellis Permanent Supportive Housing	\$1,000,000	\$1,000,000
Silver State Housing	Homestead at Boulder City	\$1,500,000	\$1,196,731
Blue Ridge Atlantic Development, LLC	Desert Rose	\$1,500,000	\$1,500,000
Foresight Housing Partners, Inc.	PuraVida Senior Living	\$500,000	\$500,000
Community Development Programs Center of Nevada	1501 LLC	\$500,000	\$500,000
KG Development Group	A Place to Call Home	\$500,000	\$500,000
Off-Cycle Set Aside	Off-Cycle HOME Projects & BLM Set-Aside	\$2,000,000	\$2,000,000
TOTAL ESTIMATED DISCRETIONARY			\$7,196,731
TOTAL ESTIMATED RECOMMENDATION			\$8,990,147

FINAL RECOMMENDATION

CDAC's recommendations are advisory, and the Board of Commissioners has final authority over the allocation of these monies, subject to Clark County meeting HUD requirements.

The HOME and AAHTF programs are designed to expand the supply of affordable housing in our 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 period of five (5) to twenty (20) years. Furthermore, some funding sources require that subsidies be recaptured by Clark County upon the sale of the assisted units.

Clark County will be responsible for underwriting 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