

MEETING MINUTES

WORKFORCE HOUSING SUBCOMMITTEE

SOUTHERN NEVADA REGIONAL PLANNING COALITION

March 2, 2006

In attendance:

Virginia Valentine, CHAIR, Clark County
George Ann Rice, Clark County School District
Chris Stephens, KB Home Nevada
Orlando Sanchez, City of Las Vegas
Lon DeWeese, State of Nevada Housing Division
Kenny Young, City of North Las Vegas
Skeet Fitzgerald, City of Henderson
Mike Mullin, Nevada Hand

Agenda Item 1. Call to order; notice of agenda conformance with the Open Meeting Law requirements.

The meeting of the Southern Nevada Regional Planning Coalition Workforce Housing Subcommittee was called to order by Virginia Valentine, Chair, Clark County, at 3:16 p.m., on Thursday, March 2, 2006, in the Pueblo Room, Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada.

The agenda for the March 2, 2006, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

Agenda Item 2. Approval of the agenda for March 2, 2006.

A motion was made and seconded to approve the agenda for the March 2, 2006, meeting. The motion was approved unanimously.

Agenda Item 3. Approval of the minutes of the January 24, 2006, meeting.

A motion was made and seconded to approve the minutes of the January 24, 2006, meeting. The motion was approved unanimously.

Agenda Item 4. Receive an update from Assemblyman Marcus Conklin, Chairman of the Legislative Commission's Subcommittee to Study the Availability and Inventory of Affordable Housing (Assembly Concurrent Resolution No. 11), on efforts by the State relating to this study and any related legislative initiatives. Direct staff accordingly.

Assemblyman Marcus Conklin, 37th Assembly District from the State of Nevada, gave an update on the efforts of the State, via the Legislative Commission's Affordable Housing Subcommittee, regarding affordable and attainable workforce housing. He also gave an update on the Subcommittee's Study on the Availability and Inventory of Affordable Housing in Nevada (Assembly Concurrent Resolution No. 11).

A question was asked regarding Assemblyman Conklin's personal thoughts on this matter; and he responded that the State should not be addressing issues such as inclusionary zoning but should have a role in not being a barrier to affordable housing, providing resources if they're available, and providing impetus to municipalities not meeting their obligation to foster growth in appropriate housing. He reiterated that those were some of his personal opinions.

A question was asked regarding whether there was an intent to expand the scope of the Low Income Housing Trust Fund to include workforce housing; and Assemblyman Conklin responded he couldn't speak for the Committee, but his initial response was that a separate trust fund be set aside for workforce housing as the issues and ties to federal funding are different.

A suggestion was made to Assemblyman Conklin to look at how Hawaii has addressed workforce housing by adding an impact fee to each additional room, and this fee was used to fund their trust fund.

There was discussion on the role and responsibilities of the private business sector, and a question was asked whether there would be legislative support if private industry was to provide down-payment assistance that was separate from government. Assemblyman Conklin responded that he couldn't speak on behalf of Legislature, but he thought it would be a great opportunity if there was a nonprofit entity that established a trust fund with all private dollars.

There was discussion on whether the lack of affordable housing had started impacting recruitment by businesses.

A question was asked regarding collaborative efforts and recommendations and the Legislative Subcommittee's timeline; and Assemblyman Conklin responded that their next subcommittee meeting would be on the second Monday in April, and four to six weeks later would be a meeting, by invitation only, to receive bill draft recommendations. He concluded that their final meeting in early June would be a work session; and the May meeting date hadn't been set yet but would probably be the second Monday in May.

No motion or action was required on this agenda item.

Agenda Item 5. Receive an update presentation on the Southern Nevada Affordable and Attainable Housing Study. Direct staff as appropriate to forward study to the Technical Committee and Coalition Board of SNRPC.

Lesla Coder, Clark County, and John Restrepo, Restrepo Consulting Inc., gave an update PowerPoint presentation regarding the Southern Nevada Affordable and Attainable Housing Study titled "Southern Nevada Workforce Housing Study."

A question was asked whether the report now in front of staff was the updated one; and Ms. Coder responded that it was and discussed a list of changes that had been made (i.e. Barriers and Solutions have been changed to Challenges and Financial Responses, etc.).

A motion was made and seconded to forward the Southern Nevada Workforce Housing Study to the SNRPC Technical Committee and Coalition Board. The motion was approved unanimously.

Agenda Item 6. Receive an update on actions by the government agencies to initiate a due diligence/planning study relating to the possible consolidation of program functions and/or agencies of the community's three public housing authorities. Direct staff as appropriate to forward item to the Technical Committee and Coalition Board of the SNRPC for further consideration.

Doug Bell, Clark County, gave an update on actions by the government agencies to initiate a due diligence/planning study relating to the possible consolidation of program functions and/or agencies of the community's three public housing authorities. He stated that this was only the beginning of Phase I of a regional process, and no decision has been reached on Phase I to even warrant looking at a Phase II. He indicated the importance of informing the SNRPC Technical Committee and Board members "...so they can understand the conversations we've been having to date about this issue so it's not something they strictly

hear about in the newspaper.”

There was no discussion by the Subcommittee; and a motion was made and seconded to give an update to the SNRPC Technical Committee and Coalition Board on actions by the government agencies to initiate a due diligence/planning study relating to the possible consolidation of program functions and/or agencies of the community's three public housing authorities. The motion was approved unanimously.

Agenda Item 7. Receive a presentation by Chris Salm, Research Director, Service Employees International Union, Local #1107, about their financial support for the due diligence/planning study relating to possible consolidation of program functions and/or agencies of the community's three public housing authorities. Direct staff as appropriate to forward item to the Technical Committee and Coalition Board of the SNRPC for further consideration.

Chris Salm, Service Employees International Union (SEIU), Local #1107, introduced Rhonda Jackson, City of Las Vegas Housing Authority.

Rhonda Jackson-Pullins, City of Las Vegas Housing Authority, stated she represented employees from all three housing authorities, and they all supported the need for affordable housing. She stated that they wanted to be part of the solution and had funds that had been collected as part of their dues that they wanted to contribute.

There was no discussion by the Subcommittee; and a motion was made and seconded to forward the contribution of financial support for the due diligence/planning study relating to possible consolidation of program functions and/or agencies of the community's three public housing authorities to the SNRPC Technical Committee and Coalition Board. The motion was approved unanimously.

Agenda Item 8. Discuss any current affordable housing activities being undertaken by Subcommittee member agencies.

Doug Bell, Clark County, discussed that the Board of County Commissioners approved negotiations with Nevada Hand as the developer on RFP #1. He also gave an update on RFP #2 and discussions with BLM and HUD on land use and possible set-aside funds and tax credits for developers.

Lon DeWeese, State of Nevada Housing Division, commented on a reserve cap that has been in place for the City of Las Vegas for two years already.

Skeet Fitzgerald, City of Henderson, discussed setting aside future parcels of land for affordable housing. He also commented on an ordinance stipulating that once a 5% or less vacancy rate in apartments has been reached that proposals for condo conversions would not be accepted without following a 14-Point Standard Conditions list.

Kenny Young, City of North Las Vegas, discussed difficulties with the BLM Land auction process. He also mentioned locating affordable low-income and workforce housing near the high-transportation/mass transit corridor and new university site. He concluded with comments on an Infill Housing Policy and developing infill parcels that might be used for workforce and affordable housing.

Orlando Sanchez, City of Las Vegas, stated that Silver Sky Assisted Living would be coming online in the middle of March or early April, and they were working with HELP of Southern Nevada to provide 75 units to serve the lowest income families (30% or lower AMI) in May or June, 2006.

Mr. Bell commented on the introduction of a moratorium on mobile home park closures that is being worked

on by the County.

No motion or action was required on this agenda item.

Agenda Item 9. Consider and discuss any items for future agendas. Take appropriate action.

There was discussion by the Subcommittee on developers qualified to build higher density, non-stick built, vertical properties.

Orlando Sanchez, City of Las Vegas, recommended getting a list of legislative items to forward, especially in light of the timeline presented by Assemblyman Conklin.

There was discussion by the Subcommittee on receiving an update from the Legislative Issues work group.

Kenny Young, City of North Las Vegas, recommended getting updates from each of the working groups, not just the Legislative Issues work group.

No motion or action was required on this agenda item.

Agenda Item 10. Public Comment.

Jerry O'Neil, private citizen, commented on his concerns related to a potential negative impact on the poor.

Beatrice Turner, private citizen, commented on problems currently faced by low income elderly and citizens who are disabled, mentally ill and/or on fixed incomes. She also commented on the possible merger of the three housing authorities and the current shortcomings and difficulties facing each.

Agenda Item 11. Adjournment.

The meeting was adjourned at 4:27 p.m.