

MEETING MINUTES

WORKFORCE HOUSING SUBCOMMITTEE

SOUTHERN NEVADA REGIONAL PLANNING COALITION

April 25, 2006

In attendance:

Virginia Valentine, CHAIR, Clark County
Chris Stephens, KB Home Nevada
Parviz Ghadiri, Housing Authority of City of Las Vegas
George Ann Rice, Clark County School District
Lon DeWeese, State of Nevada Housing Division
Irene Porter, VICE CHAIR, Southern Nevada Home Builders
Association
Orlando Sanchez, City of Las Vegas
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 3:25 p.m., on Tuesday, April 25, 2006, in the Organization Development Center Room #3, Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada.

The agenda for the April 25, 2006, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

Agenda Item 2. Approval of the agenda for April 25, 2006.

A motion was made and seconded to approve the agenda for the April 25, 2006, meeting. The motion was approved unanimously.

Agenda Item 3. Approval of the minutes of the March 28, 2006, meeting.

A motion was made and seconded to approve the minutes of the March 28, 2006, meeting. The motion was approved unanimously.

Agenda Item 4. Review and adopt proposed calendar dates for Workforce Housing Subcommittee and Working Group meetings.

Doug Bell, Clark County, presented the dates and locations for the remaining 2006 meetings of the Workforce Housing Subcommittee and working groups. He stated the Workforce Housing Subcommittee meetings would be held in the Pueblo Room (Clark County Government Center) beginning in June, and the Housing Authority Initiative working group meetings would be temporarily suspended during conduction of the Due Diligence Study.

Lesa Coder, Clark County, stated that the dates for the working group meetings were tentative, and the Development working group would be getting more participants so those meetings may not be held in the Road Runner Room.

Irene Porter, Southern Nevada Home Builders Association, stated she would be gone most of July through

most of September.

A motion was made and seconded to adopt the proposed calendar meeting dates. The motion was approved unanimously.

Agenda Item 5. Receive an update on efforts by Legislative Working Group to suggest legislative proposals for the next session of Nevada Legislative Session. Direct staff as appropriate to forward preliminary proposals to the Nevada Interim Legislative Subcommittee to Study the Availability and Inventory of Affordable Housing and to the Technical Committee and Coalition Board of the Southern Nevada Regional Planning Coalition for their consideration and possible joint legislative action and support.

Doug Bell, Clark County, presented “Workforce Housing Subcommittee Proposed Legislative Initiatives, April 25, 2006.” He stated these were updated based on recommendations made during the previous Workforce Housing Subcommittee meeting and would be presented to the SNRPC Technical Committee, Coalition Board and Interim Legislative Committee for approval.

A recommendation was made to change the text in section 279.685 on page 1 to “...not greater than 120%” instead of “...less than 120%”.

There was discussion by the Subcommittee on section 244(a) on page 4, especially relating to affordable housing and 80% or less in the Cranston-Gonzales Act.

There was discussion by the Subcommittee on paragraph 2 at the top of page 7 relating to the possible use of trust funds for attainable housing and real property transfer tax funds.

Irene Porter, Southern Nevada Home Builders Association, stated they were opposed to any additional increases in the real estate property transfer tax. There was further discussion on these tax funds and how to use them.

A motion was made and seconded to accept the language of the proposed legislative initiatives as written and presented in the staff report. The motion was approved by all members except Mike Mullin, Nevada Hand, who opposed; and Lon DeWeese, State of Nevada Housing Division, who abstained since they manage the Low Income Housing Trust Fund.

A motion was also made and seconded to forward these recommendations to the SNRPC Technical Committee, Coalition Board and the Nevada Interim Legislative Subcommittee to Study the Availability and Inventory of Affordable Housing. The motion was approved by all members except Mike Mullin, Nevada Hand, who opposed.

Agenda Item 6. Receive an update on the County’s proposed Mobile Home Park Conversion Moratorium and anticipated negotiated future land use conditions for converting to another use of greater intensity and density.

Doug Bell, Clark County, gave an update on the Mobile Home Park Conversion Moratorium and changes made as a result of negotiations between park owners and tenants (i.e. relocation radius increased from 50 miles to 100 miles, greater relocation compensation, etc.).

There was no discussion by the Subcommittee, and no motion or action was required on this agenda item.

Agenda Item 7. Discuss any current affordable housing activities/initiatives being undertaken by Subcommittee member agencies and related community groups.

Doug Bell, Clark County, mentioned that the Board of County Commissioners (BCC) had adopted the Restrepo Study at their meeting on April 4, 2006. He also stated that on April 18, 2006, the BCC approved adding five additional acres to Pilot Project #3 and authorized staff to proceed with Pilot Project #4, a mobile home park.

There was discussion by the Subcommittee on home ownership for educators and continuing efforts to support this project.

There was discussion on Silver Sky, an affordable assisted living community for seniors.

No motion or action was required on this agenda item.

Agenda Item 8. Receive an update from Kenneth Lange, Executive Director of the Nevada State Education Association, regarding a Workforce Housing Conference and consider future proposed future action steps.

Ken Lange, Nevada State Education Association, summarized the Workforce Housing Conference that was held on April 6, 2006. He also presented a video/tape production of the conference titled "Workforce Housing in Southern Nevada: A Springboard to Action."

There was no discussion by the Subcommittee, and 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 no discussion by the Subcommittee, and no motion or action was required on this agenda item.

Agenda Item 10. Public Comment.

Darnisha Hunter, private citizen, asked if the rates for Silver Sky were fixed; and Mike Mullin responded they were income based, not fixed. Ms. Hunter asked whether rates for fixed-income seniors would ever change; and Mr. Mullin responded that there may be incremental changes since rates were based on annual income provisions.

Shannon Rayborn, staff assistant to Senator Reid, asked about Clark County's Pilot Project #2; and Doug Bell responded by giving the status of that project. Ms. Rayborn asked if there were four pilots; and Mr. Bell responded that the Board had approved moving forward on four pilot projects.

Agenda Item 11. Adjournment.

The meeting was adjourned at 4:34 p.m.