

MEETING MINUTES

WORKFORCE HOUSING SUBCOMMITTEE

SOUTHERN NEVADA REGIONAL PLANNING COALITION

January 24, 2006

In attendance:

Virginia Valentine, CHAIR, Clark County
Mike Mullin, Nevada Hand
Orlando Sanchez, City of Las Vegas
Lon DeWeese, State of Nevada Housing Division
Irene Porter, VICE CHAIR, Southern Nevada Home Builders Association
Parviz Ghadiri, Housing Authority of City of Las Vegas
Frank Hawkins, CDPCN
Kenny Young, City of North Las Vegas
George Ann Rice, Clark County School District
Dan Shaw, RMI Development

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 3:15 p.m., on Tuesday, January 24, 2006, in the East Las Vegas Community/Senior Center, 250 North Eastern Avenue, Las Vegas, Nevada.

The agenda for the January 24, 2006, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

Agenda Item 2. Approval of the agenda for January 24, 2006.

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

Agenda Item 3. Approval of the minutes of the November 22, 2005, meeting.

A motion was made and seconded to approve the minutes of the November 22, 2005, meeting. The motion was approved unanimously.

Agenda Item 4. Receive a presentation from Jeremy Aguero of Applied Analysis on Community Indicators and their applicability as a tracking measure for evaluating the community workforce housing needs and direct staff accordingly.

Jeremy Aguero, Applied Analysis, gave a PowerPoint presentation on community indicators titled "Ten to Watch – Key Trends in Southern Nevada." The top three economic trends he discussed were Population Growth, Price of Land and Land Availability, and Housing Affordability.

Jonathan Schiff, private citizen, asked if government grants were population based; and Mr. Aguero responded that population based grants historically gave advantages to "larger areas that have strong population basis but very little growth over time", and some are changing (i.e. Health and Welfare Grants) because of the population increase in the area, but "we are still reeling from the effects of the undercounting that occurred during the 1990 census."

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

Agenda Item 5. Receive a report from Restrepo Consulting Inc. regarding their Southern Nevada Affordable and Attainable Housing Study. Direct staff as appropriate to forward study to the Technical Committee and Coalition Board of the SNRPC.

John Restrepo and Martin Boyette, Restrepo Consulting Inc., gave a PowerPoint presentation regarding their Southern Nevada Affordable and Attainable Housing Study titled “Southern Nevada Workforce Housing Study.”

Virginia Valentine, Clark County, directed the Development Committee (Working Group) to review and comment on the report before the final draft is approved.

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

Agenda Item 6. Receive an update on the Southern Nevada Public Lands Management Act of 1998, Section 7(b) by Juan Palma, Las Vegas BLM Field Manager, and state and local government representatives. Direct staff accordingly.

Juan Palma, BLM, gave a brief history on himself and his background and stated he’d be happy to return to a future meeting to give a formal presentation or update.

Virginia Valentine, Clark County, invited Mr. Palma to a future working group meeting.

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

Agenda Item 7. Receive a verbal update from Ken Lange, Executive Director of the Nevada State Education Association, to discuss a community dialog on Affordable Housing to be held on April 6, 2006 at the Green Valley Ranch.

Ken Lange, Nevada State Education Association, discussed a community dialog conference to be held on April 6, 2006, at Green Valley Ranch.

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

Agenda Item 8. Receive an update on actions by the governmental agencies to initiate a due diligence 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, discussed that the Housing Authority Issues Working Group recommended a due diligence study relating to increasing efficiency by possibly consolidating program functions and/or agencies of the Valley’s three public housing authorities. Mr. Bell stated that the housing authorities of the Cities of North Las Vegas and Las Vegas have approved conducting this study, and questions include how to pay for a two-phase study with Phase I on how to assess assets, liabilities and challenges of this issue and Phase II on how to put forth a consolidated effort.

There was no discussion or direction given by the Subcommittee, and no motion or action was required on

this agenda item.

Agenda Item 9. Discuss any current affordable housing activities being undertaken by Subcommittee member agencies.

Doug Bell, Clark County, commented on several newspaper articles provided in the agenda packet, and he mentioned the mobile home park conversion moratorium to be considered by the Board of County Commissioners.

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

Agenda Item 10. Consider and discuss any items for future agendas. Take appropriate action.

Virginia Valentine, Clark County, recommended: review of the Development Committee's (Working Group) comments on the Restrepo Report and invite Juan Palma of BLM to one of the Development Committee's (Working Group) meetings.

Irene Porter, Southern Nevada Home Builders Association, suggested including a report from the Legislative Subcommittee (Working Group).

No motion or action was required on this agenda item.

Agenda Item 11. Public Comment.

Nancy Wesoff, Clark County Housing Authority, commented on the due diligence issue and consolidation of the housing authorities. She referenced a letter issued by the HUD office of San Francisco which said "HUD continues to support and encourage housing authorities to consider consolidation if it makes operational and economic sense and there is political will to do so. Whether to consolidate is a decision to be made locally by housing authorities within their jurisdictional authority. HUD's official role in consolidation is primarily as a processor." Ms. Wesoff encouraged support of due diligence only if it "...happens in a fair way, where nothing has been (pre)determined, where nobody knows anything..."

Frank Hawkins, CDPCN, commented on the troubles surrounding the three local housing authorities; and Ms. Wesoff responded further about due diligence showing the economic feasibility of merging and consolidating.

Agenda Item 12. Adjournment.

The meeting was adjourned at 5:20 p.m.