

MEETING MINUTES

WORKFORCE HOUSING SUBCOMMITTEE

SOUTHERN NEVADA REGIONAL PLANNING COALITION

October 25, 2005

In attendance:

Virginia Valentine, CHAIR, Clark County
Irene Porter, VICE CHAIR, Southern Nevada Home Builders Association
Kenny Young, City of North Las Vegas
Mike Mullin, Nevada Hand
Parviz Ghadiri, Housing Authority of City of Las Vegas
Skeet Fitzgerald, City of Henderson
George Ann Rice, Clark County School District
Frank Hawkins, CDPCN
Orlando Sanchez, City of Las Vegas

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 3:05 p.m., on Tuesday, October 25, 2005, in the North Las Vegas City Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada.

The agenda for the October 25, 2005, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

Agenda Item 2. Approval of the agenda for October 25, 2005.

A motion was made and seconded to approve the agenda for the October 25, 2005, meeting. The motion was approved unanimously.

Agenda Item 3. Approval of the minutes of the September 27, 2005, meeting.

Frank Hawkins, CDPCN, asked if the comparable chart was part of the minutes; and Doug Bell, Clark County, responded that it was not.

A motion was made and seconded to approve the minutes of the September 27, 2005, meeting. The motion was approved unanimously.

Agenda Item 4. Receive a presentation on Affordable/Attainable Housing Strategies currently employed in Southern Nevada and review some alternative approaches employed in other communities.

Kristin Cooper, Clark County, gave a PowerPoint presentation titled "Workforce Housing Strategies – SNRPC Workforce Housing Subcommittee" that covered "...the sorts of strategies that we've used to date, some new strategies that are in the pipeline to be used and then strategies to bring workforce housing to other communities..."

A question was asked regarding whether ownership was retained under Land Banking or Land Assemblage; and Ms. Cooper responded that ownership was not retained, but many of the other location's goals were different (i.e. Houston's goals included redevelopment issues so they were looking to raise the income levels

of the affected areas).

There was a comment by the Subcommittee on the construction defect lawsuit/litigation affecting all units, not just taxed units.

No motion or action was required on this agenda item.

Agenda Item 5. Receive additional background information relating to current market picture in Southern Nevada and provide an opportunity for the Workforce Housing Subcommittee members to report on their current activities.

Doug Bell, Clark County, stated "...we're not alone with this issue. This is something all over the country, but it's at the same time helpful to look at where we are right now." He then discussed several specific challenges facing the region including: drastic reductions in rental units, apartment conversions to condos, overall increases in home prices, mobile home park closings and issues of home affordability based on income and entry level salaries.

There was discussion by the Subcommittee on Metro (police) salaries which led to subsequent discussion on teacher salaries and recruitment challenges facing the school district. There was also discussion on general trends and households with linked household incomes still facing difficulties finding adequate affordable housing.

There was a recommendation by the Subcommittee to use median salary ranges instead of entry-level salaries to follow more in-line with median home sale prices and to update the salary ranges to reflect current values.

Each Subcommittee member then summarized what their agency/organization has currently been doing as related to affordable housing. Examples are as follows:

Mike Mullin, Nevada Hand – One of their recent weekly occupancy reports indicated that they have only 10-12 units out of 1886 total available for rent; and some of the tools they use when building an average of 100-200 units annually are: Low Income Housing Tax Credit Program, multi-family development using the Bond Program from the State of Nevada, Clark County Home Program and the Federal Home Loan Bank of San Francisco.

Irene Porter, Southern Nevada Home Builders Association – Indicated that during the past two weeks approximately 75% of her time was spent on the issue of affordable housing; and local governments need to be made aware that "they are driving the cost of housing through the roof" (i.e. rear lot loaded housing on all new developments, etc.). Also, land acquisition to build housing for 80-150% median family income is too difficult, especially with the interim guidelines set by the federal government; and building new apartments is virtually impossible with the multi-family zoning rules and regulations currently in effect in most areas.

Parviz Ghadiri, Housing Authority of City of Las Vegas – Currently have 2100 units of public housing available, mainly low-income for 30% or below median family income, and approximately 4000 structures of Section 8 housing that are nonfederally aided and owned by the Housing Authority. There are three major public housing projects that are currently under construction or soon to be under construction totaling over 115 units; and he questioned why Las Vegas doesn't have exclusion zoning.

Skeet Fitzgerald, City of Henderson – Developing a comprehensive plan that specifically includes workforce housing for up to 120% median family income. Also mentioned initiatives including affordable housing for 80% or less median family income and affordable senior housing programs.

George Ann Rice, Clark County School District – Rolling out first effort of employer facilitated (not assisted) home ownership; and the State has set aside \$600,000 for down payment loan assistance and City of Las Vegas has offered \$500,000 for assistance. Also exploring possible ideas of developing land that is owned by the district for school construction into attainable housing instead on a parcel-by-parcel basis or developing rental properties where the district retains ownership of the land. Other ideas suggested by Subcommittee members included conversions of older parks owned by the Cities or urban development with attainable housing built above blacktop parking or other parking structures.

Virginia Valentine, Clark County – This was the top priority/issue identified by the Growth Task Force, as well as mentioned the pilot project discussed during the last meeting and the mixed use ordinance providing for denser development opportunities. As part of the Down Payment Assistance Program \$300,000 was donated back to the State to add to their existing mortgage programs; and the County has met with their lobbyist to talk about various future initiatives and suggestions regarding SNPLMA legislation, etc.

Frank Hawkins, CDPCN – Provides many services (i.e. credit counseling, foreclosure prevention, single-family for sale, rental affordability for 60% or below median family income typically through tax credits, Section 8 housing, etc.). Focus has shifted from rental, although they still do management through a separate nonprofit; and they receive no federal grant assistance.

Orlando Sanchez, City of Las Vegas – Currently working with home ownership for educators as well as CLT. Also working for redevelopment set-aside money, to do away with a prevailing wage for certain projects and raise affordable housing from 80-120% median family income. Additionally, two parcels acquired for assisted living projects, developing an incentive package for developers on affordable housing and working with more partnerships involving the Housing Authority. Questioned how to get land turned over directly to the City instead of going through BLM and the auction process.

Kenny Young, City of North Las Vegas – In 2001 pre-zoned property and gave \$750,000 for 275 units of affordable housing for Glenbrook Terrace/Terrace that is one of the best and first-rate projects in the Valley. Discussed ongoing NIMBY'ism problems, inclusionary zoning concerns and recent down payment assistance increase to \$22,500 for teachers, nurses and other essential positions. Suggested looking at the Silicon Valley Leadership Group as an example of a successful nonprofit down payment assistance, multi-family project and income mixed-use program that has no government involvement and is private sector and market driven.

No motion or action was required on this agenda item.

Agenda Item 6. Consider the development of technical work groups to provide background research and policy recommendations to the Workforce Housing Subcommittee, and take any appropriate action.

Virginia Valentine, Clark County, stated “I think this discussion (referring to agenda item 5) is probably a pretty good segway to this next item considering the depth and breadth of this issue, and I think...that there is no silver bullet that’s going to solve...that it’s going to take probably all of these programs and some we haven’t thought of and haven’t touched on yet to bring a whole wide variety of solutions to accommodate different elements of the workforce, different demographics, different geographic areas, different local jurisdictions and different private sector participation.”

Doug Bell, Clark County, discussed building collaborations as well as having meetings on options and deciding priorities via workgroups. The following four workgroups were suggested where different skill sets from individuals could make maximum contributions: Legislative Initiatives; Housing Development; Housing Finance; and Housing Authority Issues; and anything decided in the individual workgroup meetings would still come back before this Subcommittee to be considered prior to going to the SNRPC Technical Committee and the Coalition Board.

Ms. Valentine added that the workgroups would be informal and could be expanded to include many of the other people and organizations that had been mentioned during the last meeting. She also gave the proposed workgroup meeting locations and times; and she stated that the Subcommittee members would be contacted by staff regarding placement into the workgroup(s).

No motion or action was required on this agenda item.

Agenda Item 7. Consider and discuss any items for future agendas.

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

Agenda Item 8. Public Comment.

Shannon Rayborn introduced herself as a member of Senator Reid's staff and said she'd be attending many of the Subcommittee meetings.

Irene Porter, Southern Nevada Home Builders Association, introduced Dr. Joseph Mantuso who is a professor at the community college who is doing some consulting work with the Home Builders Association and will be helping them with the affordable housing issue.

Agenda Item 9. Adjournment.

A motion was made and seconded to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 4:52 p.m.