

MEETING MINUTES

WORKFORCE HOUSING SUBCOMMITTEE

SOUTHERN NEVADA REGIONAL PLANNING COALITION

March 28, 2006

In attendance:

Virginia Valentine, CHAIR, Clark County
Kenny Young, City of North Las Vegas
Mike Mullin, Nevada Hand
Skeet Fitzgerald, City of Henderson
Orlando Sanchez, City of Las Vegas
Lon DeWeese, State of Nevada Housing Division
Frank Hawkins, CDPCN

(Please note that while this meeting was recorded, the quality of the recording is poor, however notes were taken.)

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, March 28, 2006, in the East Las Vegas Community/Senior Center, 250 North Eastern Avenue, Las Vegas, Nevada.

The agenda for the March 28, 2006, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

Agenda Item 2. Approval of the agenda for March 28, 2006.

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

Agenda Item 3. Approval of the minutes of the March 2, 2006, meeting.

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

Agenda Item 4. Receive an update presentation from Lesa Coder, Director of Redevelopment Agency and Economic Development for Clark County, on the Workforce Housing Subcommittee four working groups: Housing Development, Legislative Initiatives, Housing Authority Issues, and Housing Finance. Direct staff to take any appropriate action.

Lesa Coder, Clark County, gave an update PowerPoint presentation regarding the Workforce Housing Subcommittee's four working groups titled "Work Groups Proposals and Schedule."

There was discussion on the Housing Development work group not having any recommendations or actions for Legislature.

There was further discussion on item #5 (Housing Rehabilitation) for the Housing Development work group.

Orlando Sanchez, City of Las Vegas, requested that item #7 (Exclude WFH developments from prevailing wages for local gov't. private works or suspend rules [all except fed'l. funds]) for the Legislative Initiatives work group be withdrawn for the City of Las Vegas.

There was discussion on the Housing Finance work group researching the availability of using the gap between the appraised value and the auction price of the property for affordable housing.

There was discussion on the likelihood of developing high-rise affordable housing in the Valley.

There were comments on the Legislative work group adding a home fund component relating to tax abatements with a 100% tax credit or targeting 60% or less of the AMI.

There were also comments on each of the housing authorities having different utility allowances and the possibility of having one allowance for Southern Nevada.

A question was asked regarding whether these discussions would lead to bill draft requests and what the procedure for submittals was; and Virginia Valentine, Clark County, responded "Our recommendations will go to the Technical Committee of the SNRPC...back to the SNRPC Board. The SNRPC group itself gets a number of BDRs, so obviously what we will do is we will try to get the ones that Assemblyman Conklin can carry and give to him. The ones he cannot or does not support but which we still want to pursue...we will probably try to bring those up through SNRPC, and if there are some of these that only individual entities want to do then they will be free to pursue those on their own."

There were comments on low representation of builders in the Development work group; and a recommendation was made to "...do some more reaching out to the development community so we can get, somehow, some more direction or feedback..."

No motion or action was required on this agenda item.

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 "Legislative Working Group Proposed Legislative Initiatives, March 20, 2006."

A question was asked if #1 affected only the City of Las Vegas or if language was going to be included for all cities; and Mr. Bell responded that it was only the City of Las Vegas at this time.

A question was asked if the City of Las Vegas supported this; and Orlando Sanchez, City of Las Vegas, responded they did.

There was discussion on the language in #2 regarding prevailing wage and why it was withdrawn.

A recommendation was made to change the language in #1 from "households earning less than 120 percent" to "not greater than 120 percent" so all references to it were consistently the same; and Virginia Valentine, Clark County, responded she thought that change had already been made.

There was further discussion on the prevailing wage in #2 and union involvement.

A question was asked if #3 affected only Clark County; and Mr. Bell responded it was broader than that. There was discussion on how other cities were already doing this, and how the change, if approved, would affect them.

A question was asked if this would be for new construction and rehab or only one or the other; and Mr. Sanchez responded it would be for any time land was transferred for affordable housing.

There was discussion on single-family bonds in #4 and changing the language for increased flexibility.

A recommendation was made to change the language in #4 from workforce housing to all housing so potential housing in the future that may fall below 80-120% would be included, too. There was discussion about broadening the definitions of eligible activities instead.

A recommendation was made to look at the definition of affordable housing in 278.015 (whichever is included in master plans) because it will need to be changed from 110%.

A recommendation was made to look on-line at the State Legislature and index “affordable housing” to see everything that has those words in it.

A recommendation was made to change the language involving single-family housing to all housing so Clark County would be ensured the ability to construct housing from 40-120%, specifically including workforce housing.

Lon DeWeese, State of Nevada Housing Division, cautioned that the amendment in section 319.0278, to include attainable housing, was submitted in their 2001 and 2003 legislative proposals; and it never made it out of governmental affairs because it was felt that limited resources would be best used to build for the most in need.

A motion was made and seconded to forward these recommendations, with suggested changes, 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 unanimously.

Agenda Item 6. Receive an update on actions by the Technical Committee meeting held on March 9, 2006 and by the Coalition Board meeting held on March 23, 2006. Direct staff to take any appropriate action.

Doug Bell, Clark County, gave an update on the SNRPC Technical Committee meeting on March 9, 2006, and stated that the City of North Las Vegas requested a Phase II study to include a comparison of jobs to housing by jurisdiction; and that the SNRPC Technical Committee had approved conducting the due diligence consolidation study, volunteered to be headed by the City of Las Vegas, using a proposed percentage allotment of CDBG funds (City of Henderson-\$12,000; City of Las Vegas-\$54,000; City of North Las Vegas-\$16,500; and Clark County-\$67,500).

Mr. Bell also gave an update on the SNRPC Board meeting on March 23, 2006, and stated that the City of North Las Vegas again recommended a jurisdictional comparison of jobs to housing; the City of Las Vegas recommended researching the rehabilitation of properties in the community; John Restrepo recommended

researching the impact of shadow rentals on the overall rental market; and the Clark County School District representative recommended decreasing the square footage of entry-level homes from 1300 sq. ft. to 1000 sq. ft. Mr. Bell stated that the Coalition Board also approved conducting the due diligence study.

Kenny Young, City of North Las Vegas, volunteered to take the lead on the expanded scope of Phase II of the jobs-housing study.

A motion was made and seconded to move forward with both Phase II of the jobs-housing study and the due diligence study, with the due diligence study funded per the CDBG formula and the job-housing study being funded by the standard SNRPC distribution that is used for all other allocations. The motion was approved unanimously.

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

Doug Bell, Clark County, discussed that the Board of County Commissioners (BCC) would be reviewing the Restrepo Study for adoption at their meeting on April 4, 2006. He stated that the BCC would also be considering authorizing a BLM land nomination for a senior multi-family rental housing development.

Mr. Bell also spoke of the “Workforce Housing in Southern Nevada: A Springboard to Action” conference that the Nevada State Education Association was hosting on April 6, 2006, at the Green Valley Ranch Station and Resort.

Ken Lobene, Las Vegas HUD Director, gave a BLM interim guidance update on single- and multi-family pricing and affordability. He stated that, if approved, the new discounts they proposed would be as follows:

- 95% discount for 50 or below
- 90% discount for 51 to 60
- 80% discount for 61 to 80

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

Agenda Item 8. Consider and discuss any items for future agendas. Take appropriate action.

Doug Bell, Clark County, reminded that a new meeting location would be needed after the April meeting and changing to new dates, if desired, could be discussed at that time.

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

Agenda Item 9. Public Comment.

Ken Lange, Nevada State Education Association, discussed the upcoming workshop/conference, “Workforce Housing in Southern Nevada: A Springboard to Action”, to be held on April 6, 2006, at the Green Valley Ranch. He stated that there were 140 registrants to date.

Agenda Item 10. Adjournment.

The meeting was adjourned at 4:25 p.m.