

## MEETING MINUTES

### WORKFORCE HOUSING SUBCOMMITTEE

#### SOUTHERN NEVADA REGIONAL PLANNING COALITION

September 27, 2005

**In attendance:**

Virginia Valentine, CHAIR, Clark County  
Irene Porter, VICE CHAIR, Southern Nevada Home Builders Association  
Beth Crager, Alternate, 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  
Lon DeWeese, State of Nevada Housing Division  
Dan Shaw, RMI Development  
Frank Hawkins, CDPCN  
Chris Stephens, KB Homes Nevada  
Orlando Sanchez, City of Las Vegas

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**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's Workforce Housing Subcommittee was called to order by Jennifer Olsen, Coalition Secretary, at 2:16 p.m., on Tuesday, September 27, 2005, in the North Las Vegas City Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada.

The agenda for the September 27, 2005, meeting was duly posted in compliance with the Nevada Open Meeting Law requirements.

**Agenda Item 2. Select a Chair and Vice Chair for the Workforce Housing Subcommittee, and discuss other matters relating to time of meeting and location for Subcommittee. Take any necessary action.**

A motion was made and seconded nominating Virginia Valentine, Clark County, as Chair, and Irene Porter, Southern Nevada Home Builders Association, as Vice Chair. There was no discussion, and the motion was approved unanimously.

There was discussion by the Subcommittee on meeting frequency, dates, time and location. A motion was made and seconded to hold the remaining 2005 Workforce Housing Subcommittee meetings on the 4<sup>th</sup> Tuesday of every month in the North Las Vegas City Council Chambers. The motion was approved unanimously.

A motion was made and seconded to amend the previous motion to include beginning the meetings at 3:00 p.m. The amended motion was approved unanimously.

**Agenda Item 3. Approval of the agenda for September 27, 2005.**

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

**Agenda Item 4. Receive a report on past and current planning efforts to expand supply of workforce housing.**

Doug Bell, Manager for Community Resources Management for Clark County, gave a report on past and current regional activities related to affordable workforce housing including: Several pilot project initiatives authorized by the Clark County Board of County Commissioners in response to the BLM Interim Guidelines established in 2004; Governor Guinn's Workforce Housing Initiative of Nevada (WHIN) in 2005, the formation of the Growth Management Task Force with their recommendations and report in 2005, the adoption of the Accessory Dwelling Units Ordinance in 2005, and the establishment of the SNRPC Workforce Housing Subcommittee in 2005 as well as the contracting for a Workforce Housing Study Needs Analysis by Restrepo Group, Inc. Consultants.

There was discussion by the Subcommittee on how ongoing regional workshops, roundtable discussions, seminars, etc. were going to be combined into the Subcommittee's discussions and recommendations; and suggestions included using the SNRPC website to provide not only agendas but backup materials and reports, linking it (the website) to the State and/or State's Initiative, coordinating the meeting minutes for these meetings with Irene Porter for inclusion in their weekly Homebuilder Newsletter and conducting smaller one-on-one briefings as needed.

No motion or action was required on this agenda item.

**Agenda Item 5. Receive a report on the Southern Nevada Public Land Management Act and efforts undertaken to date by governmental entities to utilize Section 7(b) for affordable housing. Take any necessary action.**

Doug Bell, Clark County, gave a brief introduction of the Southern Nevada Public Land Management Act of 1998, particularly Section 7(b) which allows land to be made available at a discount to state agencies, local governments and housing authorities for the development of affordable housing.

Lon DeWeese, Deputy Director of the State of Nevada Housing Division, provided some additional history, and he discussed some of the shortcomings that the Governor's Initiative (WHIN) was designed to address (i.e. multi-layered HUD involvement, discount tables and deed restrictions).

There was discussion by the Subcommittee on meetings held over the past five years between public and private government officials with the BLM, and a suggestion was made about "The future of affordability will be co-dependant, if not solely dependant, on BLM, and if we're going to be dependant on BLM to provide land for affordable housing maybe they should have a seat at the table...and HUD as well."

A question was asked regarding funding for pilots; and the response involved a layering of subsidies with the project proposals to come straight from the development community based on the clientele ultimately to be served.

A question was asked regarding whether appraisals would be respected by BLM; and the response was that the BLM provided a list of the appraisers that they work with as well as the methodology they accept, and that this methodology was written into the appraiser contract so that the County has to believe that this would be a good starting point for a determination of value for the Request for Proposals, recognizing that BLM will still conduct their own appraisal to determine the final price.

A question was asked regarding whether community land trusts or liens on property, for example, were being

looked at to ensure the land would come back to continue being used for the set objectives; and the response was that it would be an issue for the Subcommittee to explore because land trusts were not currently being used and a decision would need to also be made as to who would be the appropriate entity to administer them. Further, it was important to keep in mind that the Southern Nevada Lands Management Act is restricted to 80% or less of the median family income with 100% of the median family income currently at \$56,500 per family.

A question was asked regarding whether it would be prudent to pre-zone, when going after appraisals, or if that would drive the land value up prior to the appraisal; and the response was most appraisals were based on present zoning with the highest and best use targeted.

An additional response regarding securing property long-term for purposes of affordability is that a development agreement must be entered into with the chosen developer, and as a result, a draft development agreement will be included in the RFP so that the prospective developer will know what is expected during the acquisition process. It was added that additional affordability restrictions may accompany the development based on the source of the project funding.

There was discussion by the Subcommittee on the potential use of federal Home funds, as well as other government funds or some other alternative private contributions for the gaps in home ownership above 80% or rental above 60% because “land alone is not going to make the development be single-family or rental affordable.” The response was that the federal Cranston-Gonzales Act provisions currently limit the use of federal funds to no more than 80% of median family income and that subsidies above this level would need to come from a non-federal source.

There was further discussion by the Subcommittee on land sales historically being significantly higher after BLM land appraisals are conducted. It was stated, however, that these BLM pilot projects would be directed land sales and would not occur by a public auction process.

There was discussion by the Subcommittee on possible uses of the Recreation and Public Purposes Act, but housing is not one of the available options as it is not considered a “public purpose”.

There was discussion by the Subcommittee on increasing problems not only of apartment conversions to condos but also of conversions of inexpensively priced condos to timeshares.

There was discussion by the Subcommittee on building attainable workforce housing for people making 81-120% of the median family income; and the issues facing homebuilders is not a lack of willingness to build workforce housing but rather other issues which include: land prices, government regulations, amounts of fees and taxes, environmental issues, etc. Additional comments were made regarding there being a need for affordable housing, but there is also a sizeable need for attainable housing for the middle class.

No motion or action was required on this agenda item.

**Agenda Item 6. Discuss illegal dumping on BLM land. Take any necessary action.**

Doug Bell, Clark County, gave a report on some of the problems encountered by the BLM as a result of illegal dumping on land that is owned by the federal government and is reserved by local government, but for which no developer or end-user has been identified as yet.

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

**Agenda Item 7. Receive a report on State of Nevada Housing Division Apartment Survey.**

Lon DeWeese, State of Nevada Housing Division, gave a report on the 2005 State of Nevada Housing Division's Apartment Survey (the report can be found under tab 7 of the agenda packet binder). He stated that "We are losing ground, not just in the affordable arena, we're losing ground in the rental arena. We're losing ground at an accelerated rate... We're not talking only affordable properties, we are talking ALL rental properties... If we don't get at this issue of rebalancing the supply with the demand we are going to start seeing double digit rates of increase in the overall rental rates..."

There was discussion by the Subcommittee on the number of rental units being converted to condos (i.e. Henderson has converted 4500 units in the past 90 days), and the average rental rates Valley-wide have gone up by 8% in the past 90 days.

A question was asked about when it was anticipated that this report would be updated; and the response was that it was updated quarterly using statistic sampling.

No motion or action was required on this agenda item.

**Agenda Item 8. Review and discuss initial scope of work for Workforce Housing Subcommittee. Consider any additional subject matters, and take any necessary action.**

Doug Bell, Clark County, briefly discussed the background of general subject headings approved by the Southern Nevada Regional Planning Coalition as a place to begin the initial scope of work for the Subcommittee.

There was discussion by the Subcommittee, and four additional topics were identified:

1. Speculation-owner occupied (Alternative minimum tax).
2. Identify areas in building industry that this group can impact and prioritize.
3. Find way to engage largest employers (i.e. gaming, culinary, etc.) in this conversation.
4. Lease to own programs (CCSD looking at this).

No motion or action was required on this agenda item.

**Agenda Item 9. 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 10. Public Comment.**

There were no public comments.

**Agenda Item 11. Adjournment.**

A motion was made and seconded to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 4:10 p.m.