

**SOUTHERN NEVADA HOMELESSNESS CONTINUUM OF CARE BOARD  
MEETING MINUTES  
May 10, 2018**

**In attendance:** Emily Lewis, Co-Chair, Advocate, Government, City of Henderson  
Shalimar Cabrera, Co-Chair, Veteran Service Provider, U.S. Vets-Las Vegas  
Emily Paulsen, Co-Vice Chair, Advocate, Nevada Homeless Alliance  
Arash Ghafoori, Social Service Provider, Nevada Partnership for Homeless Youth  
Christy Shannon, Social Service Provider, S.A.F.E. Nest  
Carlton Craig, University, UNLV  
Laure Raposa, Public Housing Authority, Southern Nevada Regional Housing Authority  
Leone Lettsome, Alternate, Government, City of North Las Vegas  
Lourdes Wong, Mental Health Provider, Southern Nevada Adult Mental Health Services  
Jon Stevenson, Alternate, Emergency Medical Services, Las Vegas Fire and Rescue  
Kathi Thomas-Gibson, Alternate, Government, City of Las Vegas  
Kena Adams, Advocate, Indian Voices  
Mandy Martin, Business, Las Vegas Sands  
Meg Pike, School District, Clark County School District  
Melissa Clary, Advocate, Huntridge Neighborhood Association  
Michael Pawlak, Government, Clark County Social Service  
Monica Gresser, Business, Brazen Architecture  
Susan Kingsbury, Veteran Service Provider, VA Community Resource and Referral Center  
Taylor Hough, Healthcare Provider, Touro University Nevada

**Absent:** Erin Kinard, Health Care Provider  
Jennifer Harris, Homeless or Formerly Homeless, Private Citizen  
Joseph Sobrio, Law Enforcement, Las Vegas Metro Police Department  
Henry Sneed, Faith-Based, City of Las Vegas Mayor's Faith Initiative  
Jamie Cruz, Workforce Investment, Workforce Connections  
Julie Calloway, Government, City of Boulder City  
Kevin Sharps, Affordable Housing, Nevada HAND  
Robert Dawson, Social Service Provider, Catholic Charities of Southern Nevada  
Scott Emerson, EFSP Board, United Way of Southern Nevada  
Siloh Moses, Homeless or Formerly Homeless, Serving Hope LV  
Troy Oglesbee, Faith-Based, Save A Life

**Agenda Item 1. Call to order, notice of agenda compliance with the Nevada Open Meeting Law.**

The meeting of the Southern Nevada Homelessness Continuum of Care Board was called to order at 2:05 p.m., on Thursday, May 10, 2018, at United Way of Southern Nevada, 5830 W. Flamingo Road, Las Vegas, Nevada, 89103.

**Agenda Item 2. Public Comment.**

Dave Uhler, HUD, shared that he is here this week working with the County doing a monitoring visit and is available to answer questions.

**Agenda Item 3. Approval of the Agenda for May 10, 2018; for possible action.**

A motion was made to approve the agenda. The motion was approved.

**Agenda Item 4. Approval of the Minutes from the April 12, 2018 meeting; for possible action.**

Catherine Huang Hara, Clark County Social Service noted that we lost the recording at some time during the meeting, if any of you who were one of those speakers during those times wants to verbalize your comment, we can accept the minutes with those amendments. Meg Pike, Clark County School District, added, the number of homeless students identified last month was 14,652.

A motion was made to approve the minutes with amendments. The motion was approved.

**Agenda Item 5. Update by co-chairs on recent activities of the Steering Committee; for possible action.**

Shalimar Cabrera, U.S. Vets-Las Vegas, gave an update. There is a need to review working groups' goals in relation to our strategic plan to end homelessness. They are trying to convene an all day meeting of all of the chairs, co-chairs and champions of the working groups and sub-working group. Michelle Fuller-Hallauer and she will facilitate a full day of ending homelessness in our community, talking about each working groups roles, goals, progress and any refreshing of memories that we need to do about what the point is of

the working groups. New business included beginning discussion about the Unified Funding Agency status. Starting in June they are going to extend our steering committee meetings by half an hour and that will be a standing agenda item. Today, after this meeting everybody is invited to a mixer being held next door.

**Agenda Item 6. Presentation by the United States Department of Agriculture (USDA) on available housing programs; for possible action**

TiciaWare, State Single-Family Housing Coordinator for USDA in Nevada, shared that she is here with Michele Joe from the Las Vegas office to talk about how the 502 program works and how it helps people of low income, afford housing. The purpose of the program is to help low-income individuals or households purchase homes in rural areas. Low income is defined as anyone who is 80% of medium household income for the area. These funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Applicants must have an income that is at least 80% or below median income, household income not just the applicant. Eligibility; it's not necessarily a first time homebuyer's program, but it must be your primary residence and you must not own other suitable housing. Typically, the borrowers will be paying anywhere between about 24% to 33% of their income, most will pay a little less than the 33% but we do have a subsidy that helps enhance their repayment ability. Standards; Housing must be modest in size, design, and cost. Modest housing is property that is considered modest for the area, does not have market value in excess of the applicable area. Approval Process; Rural Development officials should make an initial eligibility decision within 30 days of the Rural Development office's receipt of the full, completed application. Fund Availability and Maximum Amounts; Funding is based upon an annual appropriation. Loans may be for an amount up to 100% of the appraised value of the property. RHS loans may be subsidized. Terms; Maximum repayment period is typically 33 years. However, 38-year terms may be provided depending on applicant qualifications. The interest rate currently is 3.75 which are below the current rates. In addition, we also have a subsidy; with our subsidy most people are initially eligible for a payment that is the equivalent to a 1% loan. The subsidy is subject to change periodically to reflect changes in the borrower's situation. Calculating Payment Assistant; we do two calculations, one is 24% of the borrowers' income or initially we are going to allow you up to 33% of your income towards the purchase but only the equivalent of the 1% loan. Subsidy Recapture; This account is subject to being repaid or "recaptured" at the time a borrower sells or transfers the property to another owner, no longer occupy the property or pays the loan in full. The maximum amount of recapture due will be the lesser of the amount of subsidy received or up to 50 percent of the Adjusted Value Appreciation in the property. Contact Numbers; Elko Field Office covering Elko, Humboldt, Lander, Eureka and White Pine Counties - 555 W Silver St. Suite 101 Elko, NV 89801 (775) 738-8468. Fallon Field Office covering Churchill, Douglas, Lyon, Mineral, Pershing, Storey, and Washoe Counties - 111 Scheckler Road, Fallon, NV (775) 423-51224. Las Vegas Field Office covering Esmeralda, Nye, Lincoln and Clark Counties - 7080 LaCienega St. Suite 100, Las Vegas, NV 89119 (702) 407-1400.

Ms. Lewis asked how is rural areas defined. Ms. Ware answered it must be rural in character, a small town or community with a population of less than 35,000. Starting June 4<sup>th</sup> they will be loaning in Pahrump. There are areas on the outskirts of Las Vegas, like Boulder city, Indian Springs, Mountain Springs, Blue Diamond, Mount Charleston, Searchlight and Laughlin; those are all the surrounding areas closest to Las Vegas. Melissa Clary, Huntridge Neighborhood Association,, asked if they loan to people with a criminal record. Ms. Ware answered that they do not do any background checks. Monica Gresser, Brazen Architecture, asked if this is applicable in Clark County, Enterprise area. Ms. Ware answered that Enterprise doesn't qualify. Ms. Gresser asked about Apex, which is not yet developed. Ms. Ware answered yes. Lourdes Wong, Southern Nevada Adult Mental Health Services asked about manufactured homes. Ms. Ware, answered that they do allow for new manufactured homes. Emily Paulsen, Nevada Homeless Alliance asked if there are homes in these rural areas for clients who are on a fixed income earning around \$20,000 a year. Ms. Joe answered that those on social security or a non-tax income can gross 125% just for payment purposes or they're probably going to be eligible for that 38 years loan. Hourly wage employees are going to have a hard time. Jon Stevenson, Las Vegas Fire and Rescue, asked if there is a comparable loan available to those people in the urban setting. Ms. Ware answered that no, but asked if the COC board would be in support. To spread the word, they are hoping to create some partnerships where we can work together to make it more affordable. Michael Pawlak, Clark County Social Service, asked if there is there a provision in that loan in case the property needed some improvements or renovations that can be rolled into the loan amount. Ms. Joe answered that if they are in a very low income category they can qualify for a subsequent loan to do the repairs. Ms. Paulsen asked about subsidized rental properties and what the process is for someone entering one of those units. Ms. Joe answered that the apartments are in rural areas and are based off of a third of their income. The waiting list varies. There are two types of apartment buildings, family apartments and elderly apartments, which are for 62 years or older/disabled individuals, the renter, would need to be disabled. The renter would contact the property manager or the apartment complex directly and ask for an application, get on the waiting list or if there's no waiting list they can move right in. The deposit can be paid out over three months. For all of the rental properties the priority is very low income gets selected first.

**Agenda Item 7. Presentation by the State of Nevada Housing Division on available housing programs; for possible action.**

Mae Worthey Thomas, Affordable Housing Advocate, this position was created in the 2017 legislative session to provide customer service support to people who reach out to the housing division in need of services related to housing, complaints in public housing or tenant landlord issues. I am available to help clients with their housing needs.

Jacob LaRow, Deputy Administrator with Nevada Housing Division. The Housing Division recently merged with Manufactured Housing and now oversees Manufactured Housing. We are primarily a grantor of funds; administer the HOME program, Emergency Solution Grant, Low-Income Housing Trust Fund, Low-Income Housing Tax Credit and the National Housing Trust Fund. The Home is Possible Homebuyer Program is a non-federally assisted program. We can serve households with incomes up to \$98,500; Purchase

price on new or existing construction homes can be up to \$400,000; this is a statewide program; No area restrictions; No payment required; there is a slight restriction on refinancing. The Hardest Hit Fund program went live May 1<sup>st</sup>. In Clark County you can have household income of up to \$98,500, receive assistance from 10% up to \$20,000 for down payment assistance, whichever is greater and it is also incrementally forgiven over three years. The down payment assistance is only available in the zip codes that were hit hardest in the recession. An overview was provided on Addressing Supportive Housing; Low Income Housing Tax Credit (LIHTC) - \$7 million credits annually, Supportive Housing Set-Aside, Consolidated Appropriations Act, 2018 – Income Averaging, 12.5% boost over next 4 years; Section 811 Project Rental Assistance - \$2 million (2013); National Housing Trust Fund - \$3 million annually. LIHTC - Primary driver of the development and preservation of affordable housing; 9% provides greater development subsidy and therefore enables developers to target lower income ranges; 2017 QAP – Supportive Housing Set-Aside, transportation service, on-site service coordinator, health and wellness services and programs, adult education and skill building classes, job training support services. Section 811 PRA - Properties, Identify, stimulate and support sustaining state approaches for the provision of housing for persons with disabilities while providing access to supports and services; Funding for project-based rental assistance for integrated housing units in multi-family properties set aside for ELI persons with disabilities who are eligible for community-based long term care services provided under a State Medicaid Program or other comparable long-term services program; Supports successful state partnership models to serve this population. Eligible Properties; new or existing property owned by nonprofit or private entity with at least 5 units; Properties financed through LIHTC and/or HOME. Ineligible Properties; Properties with existing use restrictions for persons with disabilities; Existing units receiving any form of long-term operating housing subsidy within six months prior to receiving 811. National Housing Trust Fund (HTF) - Assist 30% AMI households or Extremely Low Income; paired with Nevada's Qualified Allocation Plan – intent was to fill gaps created by projects that targeted the low income households. This year we are separating the national housing trust fund from the qualified allocation plan. The intent is to allow smaller developments that may not otherwise be able to compete in the tax credit process to be able to serve 30% of AMI households in and lower without having to participate in that program.

Ms. Paulsen asked how much of the funding that is received to administer these programs has been passed through the federal government and how much of it has been generated at the state level if any. Mr. LaRow answered that the state receives the minimum allocation in the HOME program which is \$3 million. Clark County, North Las Vegas receives about \$700,000, Las Vegas - \$400,000, City of Henderson - \$160,000. The state's Low Income Housing Trust Fund which is a source of money that is generated through real property transfer tax, that money is used similar to HOME and has less restrictions and that also gets distributed on a formula basis to the jurisdiction. Mr. Pawlak stated that the program that is probably most accessible to some of the folks here, would be the Housing Trust Fund. It's \$3 million a year, can that entire subsidy be in one development, but wasn't sure if there is a 25% of the cost limit. Mr. LaRow responded that it can be in one development. Ms. Paulsen asked how is it decided how our region receives those monies, and is there a way for us to compete or increase the amount of ESG dollars that are coming in Southern Nevada. Mr. LaRow said that there is nothing that they can do because that decision is based on a formula.

#### **Agenda Item 8. Presentation by Nevada Homeless Alliance on the outcomes of the 2018 Family Connect and Resource Fair; for possible action.**

Emily Paulsen, Nevada Homeless Alliance, shared that Family Connect 2018 was held on Wednesday, April 11<sup>th</sup>. New partners this year are Mobile Health Collaborative which is led by Southern Nevada CHIPS, the Community Health Improvement Program and UNLV School of Medicine. More than 140 organizations participated; 166 community volunteers and 447 participants served. Exit Survey; 92% reported receiving services they would not have received otherwise and 86% reported feeling better about their physical wellness when leaving the event. Handout provided.

#### **Agenda Item 9. Questions and answers regarding reports from the Board working groups (Community Engagement, Coordinated Entry, Evaluation, HMIS, Monitoring, Planning)**

No questions were asked.

#### **Agenda Item 10. Receive an update from each board member regarding relevant activities within their respective organizations relating to homelessness**

Ms. Paulsen, Pop Up Project Homeless Connect will be held on Tuesday, May 15<sup>th</sup> at the Salvation Army's West Owen campus. The Community Engagement Working Group has launched a Speaker's Bureau and for more information visit <http://helphopehome.org/speakersbureau/>. Built for Zero has a new website that can be found at <http://builtforzerosn.org>.

Michelle Fuller-Hallauer, Clark County Social Service, provided an update on the Learning Collaborative Shelter Tool. We have contracted with two members of the National Alliance to End Homelessness to take a look at our sheltering system and identify where there might be barriers to getting people into housing. Last week we had a strategic targeted meeting with the leadership and staff from those partners and they talked about introducing the learning collaborative concept and there is a 7 to 9 month process that those providers will go through. On May 9<sup>th</sup> we had an all community full day emergency sheltering best practices 101 workshop to help everybody that attended to understand what low barrier shelter is and to help us start thinking as a community about this. During this next nine months the National Alliance folks will be here periodically to work with our shelters.

Monica Gresser, Brazen Architecture, announced that the housing working group is currently trying to put together some RFQ for the landlord liaison project. Currently, the goal is to get this out by the beginning of 2019.

Jon Stevenson, Las Vegas Fire and Rescue, shared that on April 30<sup>th</sup> the crisis response team unit launched the pilot program, setting up a normal advanced level life support ambulance with a master level social worker to take patients that could be cleared medically but have acute psychiatric issues to a mental hospital facility instead of taking them to the emergency room. Thus far, we made contact with about 30 clients from the 911 system, and of that, half of those were diverted from the emergency room to either Westcare or Desert Parkway.

Arash Ghafoori, Nevada Partnership for Homeless Youth, asked if an update on the Movement could be added as a standing agenda item to the agenda from now through November so that he can report to the board on a monthly basis the progress.

**Agenda Item 11. Public Comment**

Mark Pierce, Director for Veterans Resources Center, Mojave County Branch, introduced himself, and shared that they now are covering the SSVF grant for Laughlin and that they are part of the CMIS now and is looking forward to get to know everyone at the mixer.

**The meeting adjourned at 4:15 p.m.**