

**SOUTHERN NEVADA HOMELESSNESS CONTINUUM OF CARE BOARD
MEETING MINUTES
September 10, 2020**

In attendance: Arash Ghafoori, Co-Chair, Social Service Provider, Nevada Partnership for Homeless Youth
Albert Chavez, Social Service Provider, Catholic Charities of Southern Nevada
Annie Wilson, Las Vegas Metropolitan Police Department
David Perez, EFSP Board, United Way of Southern Nevada
Emily Paulsen, Advocate, Nevada Homeless Alliance
Hassan Chandry, Business, Foresight Housing Partners
Jaini Christison, Co-Chair, Government, City of North Las Vegas
JoAnn Rupiper, Healthcare Provider, Southern Nevada Health District
Jocelyn Bluitt-Fisher, Government, City of Las Vegas
Jon Stevenson, Emergency Medical Services, Las Vegas Fire and Rescue
Julie Calloway, Government, City of Boulder City
Katherine Marçal, Alternate, University of Nevada Las Vegas
Kristin Cooper, Government, Clark County
Lisa Handy, Veteran Service Provider, Veterans Administration
Meg Pike, School District, Clark County School District
Ralph Murphy, Alternate, Affordable Housing, Nevada HAND
Rebecca Edgeworth, Alternate, Healthcare Provider, Touro University Nevada
Robbie DeBuff, Workforce Investment, Workforce Connections
Stacy DiNicola, Government, City of Henderson
Tracy Torrence, Public Housing Authority, Southern Nevada Regional Housing Authority
Troy Oglesbee, Faith-Based, Save a Life

Absent: Christiana Houck, Business, Gaming, Aristocrat Gaming
Genese Jones-Torrence, S.A.F.E. Nest
Jennifer Harris, Homeless or Formerly Homeless
Kena Adams, Advocate, Indian Voices
Kelly Swan, Business, Renew Therapeutic Enhancement Services
Lavonne Atkins, Mental Health Provider, Southern Nevada Adult Mental Health Services
Phil Washington, Faith-Based, Promise Land Community Church
Shalimar Cabrera, Veteran Service Provider, U.S. Vets-Las Vegas
Vera Moore, Advocate, True Beginnings

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 2:00 p.m., on Thursday, September 10, 2020, via WebEx.

Agenda Item 2. Public Comment.

No comments were posed to the Board.

Agenda Item 3. Approval of the Agenda for September 10th, 2020; for possible action.

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

Agenda Item 4. Approval of the Minutes from the August 13th, 2020 meeting; for possible action.

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

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

No update was provided to the Board.

Agenda Item 6. Presentation by Zillow on the housing and rental market in Southern Nevada and the impact of Coronavirus Disease 19 (COVID-19); for possible action.

Jarryd Davis and Alexandra Lee from Zillow shared a PowerPoint presentation on the housing and rental market in Southern Nevada and the impact of COVID-19. Since its founding in 2004, Zillow's mission is centered around the notion that data is powerful. Zillow holds data on 110 million properties nationwide. Recent data shows that the buyer's market is returning faster than the seller's market. Newly pending listings have rebounded faster than older inventory. In mid-August, new inventory was down by 5% due to fear of job loss and the impact of COVID-19. List prices for 2020 continued to rise and are currently at higher levels than 2019. Home value growth has increased by 2 %. Even though there is stability in the housing market, the rental market in Southern Nevada is more

vulnerable. Renters were more affected through the pandemic. The CARES Act and rental affordability in Las Vegas and Government support are necessary to prevent renters from falling into housing insecurity. Renters are more affected by rising unaffordability than homeowners. According to recent data, 17 % of a homeowner's income goes towards mortgage and 27 percent of a renter's income goes towards rent. There is a strong relationship between rising rental prices and homelessness. Just a 1% increase in rent can lead to homelessness.

Arash Ghafoori, Social Service Provider, Nevada Partnership for Homeless Youth, asked about the economic projections one-year from now. Ms. Lee responded that Zillow does not have any strong predictions on the future rental market.

Hassan Chandry, Business, Foresight Housing Partners asked if Zillow categorizes each price segment of housing. Ms. Lee responded that they can see the price point of all inventory on Zillow. Rental housing inventory will only show the market price point and does not generally capture the lower end of the market. Jon Stevenson, Emergency Medical Services, Las Vegas Fire and Rescue asked if other communities have taken steps to protect the market from being dominated by investors. Ms. Lee responded that there is currently no information regarding the issue. Emily Paulsen, Advocate, Nevada Homeless Alliance, asked if communities that have rental stabilization policies are seeing a decrease in homelessness. Ms. Lee responded that the question is outside the scope of data being presented so she doesn't have a definitive answer at this time.

Agenda Item 7. Presentation by The Guinn Center on the impact of COVID-19 on eviction projections; for possible action.

Nancy Brune from The Guinn Center shared a PowerPoint presentation regarding the impact of COVID-19 on eviction projections. COVID-19 has disproportionately affected communities of color. Latinos in Nevada account for a greater share of confirmed COVID-19 cases. African Americans have the highest hospitalization rate in Clark County. COVID-19 mortality rates are high among Asian and African Americans relative to their share of the population. The CDC (Centers for Disease Control and Prevention) has reported that there are some underlying conditions that make some communities more vulnerable to COVID-19 related illnesses. Access to healthcare has also been a reason why communities of color have been more impacted by COVID-19 related illnesses. The socioeconomic impact of COVID-19 has significantly affected communities of color. People of color are overrepresented in low wage sectors. Most African Americans and Native Hawaiians/Pacific Islanders in Nevada rent their homes. According to recent data, 44% of households are renters, 66 % percent of African Americans and Native Hawaiians/Pacific Islanders are renters. People of color pay more than half of their income on rent. Between 272,000 and 372,000 Nevadans (or 118,000-142,000 households) could struggle to pay their rent by September 2020. Low-income individuals, people of color, and undocumented individuals are especially vulnerable to housing market disruptions. Policymakers should consider the following policy options: provide free testing and treatment for affected workers; increase funding for rental assistance programs; expand access to short-term training courses; and support federal legislation that provides housing assistance.

Agenda Item 8. Presentation by the Legal Aid Center of Southern Nevada on tenant protection laws and the eviction moratorium; for possible action.

Lauren Pena from the Legal Aid Center of Southern Nevada shared a PowerPoint presentation on tenant protection laws and the eviction moratorium. The Statewide Moratorium prohibits evictions based on non-payment of rent through October 14, 2020 at 11:59 pm. Landlords can charge late fees per lease terms except for the period from March 29th through September 1, 2020. The Federal/CDC Moratorium prohibits evictions through December 31, 2020 for tenants. Protection extends to non-payment of rent and protects tenants whose leases have expired, no-cause evictions, and tenants at will. Eviction does not prohibit late fees and does not stop evictions for non-payment issues. The Moratorium allows evictions for 5 reasons: 1) engaging in criminal activity on the premises; 2) threats to health/safety of another resident; 3) damages or possess immediate and significant risk of damage to the property; 4) violates building code or health ordinance; and 5) violates any other contractual obligation other than the timely payment of rent or house related payment. Senate Bill 1 authorizes Nevada courts to establish rules for a mediation program. During mediation, evictions may be stayed for up to 30 days so that both parties have the opportunities to participate in the mediation program. There will be a hearing on September 22, 2020, to discuss possible mediation rule changes.

Arash Ghafoori, co-chair, asked if there was anything that the community can do to help with eviction rights between landlord and tenants. Ms. Pena responded that the eviction process is more beneficial to the landlord and not the tenant, which makes it difficult for the tenant to fight the eviction. The establishment of programs that help to assist the tenant in navigating the eviction process is essential.

Agenda Item 9. Update on local response to and recovery from Coronavirus Disease 19 (C0VID-19); for possible action.

JoAnn Rupiper, Healthcare Provider, Southern Nevada Health District (SNHD), provided an update on the SNHD's response to COVID-19. SNHD's non congregate shelter for COVID-19 positive individuals is almost ready to be opened. There are still permits that need to be approved. A flyer containing information regarding the isolation and quarantine facility will be sent to Catherine Huang Hara, Clark County Social Service, for distribution. There has been a decrease in positive cases and testing demand has gone down.

Ms. Huang Hara asked if there are new requirements for getting tested since the implementation of the new CDC guidelines. Ms. Rupiper responded that SNHD now has the lab capacity that allows for anyone to be tested regardless if the individual is displaying symptoms of COVID-19.

Kristin Cooper, Government, Clark County Social Service, provided an update on the County's response to COVID-19. The CARES Act funded noncongregate shelter is still going and full to capacity. There is also a new assisted living program being operated by WellCare. The program will be added to the Coordinated Entry referral queue. CARES Housing Assistance Program (CHAP) is still

underway. A total of 1,680 applications are being processed. There is \$15 million available through the 16 CHAP providers for rental assistance.

Jaini Christison, Government, City of North Las Vegas, provided an update on North Las Vegas' response to COVID-19. CBDG (Community Development Block Grant) funding was used for the meals on wheels program. The program is currently at maximum capacity. ESG-CV (Emergency Solutions Grant Coronavirus) 2nd round funding is awaiting approval from management to fund rapid re-housing, motel/hotel vouchers, and rental assistance.

Jocelyn Bluitt-Fisher, Government, City of Las Vegas, provided an update on Las Vegas' response to COVID-19. The housing assistance program is currently processing \$5 million in program payments to over 1200 households.. There are 436 approved households and 598 applications under review.

Agenda Item 10. Questions and answers regarding reports from the Board working Groups (Community Engagement, Coordinated Entry, Data and Systems Improvement, Evaluation, Monitoring, Planning, Youth), for possible action.

Meg Pike, Clark County School District, asked if there were any new updates regarding the PIT data. Stacy DiNicola, Government, City of Henderson, responded that the Data and Systems Improvement Working Group has a meeting on Monday to discuss what has taken place at the meeting with the youth and veteran providers. Michele Fuller Hallauer, Clark County Social Service, responded that she would like to remind everyone that there were methodology changes, and it was stated earlier that the new methodology could produce different data results.

Agenda Item 11. Receive an update from Board members regarding relevant activities within their respective organizations relating to homelessness; for possible action.

Meg Pike, Clark County School District, shared information regarding the implementation of the call center that is responsible for helping Clark County School District students access the internet.

Agenda Item 12. Public Comment

No comments were posed to the Board.

The meeting adjourned at 4:00 p.m.