



**Board of Commissioners:**

William McCurdy II, Chairperson  
Tick Segerblom, Vice-Chairperson  
Marissa Brown, Commissioner  
Nancy E. Brune, Commissioner  
Richard Cherchio, Commissioner  
Carrie Cox, Commissioner  
Valarie Craig, Commissioner  
Michael Dismond, Commissioner  
LuChana Turner, Commissioner  
Lewis Jordan, Executive Director

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**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
ON THURSDAY, SEPTEMBER 28, 2023  
AT 12:00 PM  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or [jwalker2@snvrha.org](mailto:jwalker2@snvrha.org). A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or [talbert@snvrha.org](mailto:talbert@snvrha.org). For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at [jwalker2@snvrha.org](mailto:jwalker2@snvrha.org) before 9:00 AM on Thursday, September 28, 2023. Your comments and participation will be read into the record.

**The meeting has been properly noticed and posted in the following locations:**

Southern Nevada Regional Housing Authority  
Administrative Office (North Campus)  
340 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101  
(Principal Office)

Southern Nevada Regional Housing Authority  
Housing Programs Office  
380 N. 11<sup>th</sup> Street  
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority  
Administrative Office (South Campus)  
5390 E. Flamingo Rd  
Las Vegas, NV 89122

Clark County Government Center  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

City of Henderson  
240 Water Street  
Henderson, NV 89015

City of North Las Vegas  
2250 N. Las Vegas Blvd.  
North Las Vegas, NV 89030

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## SECTION 1. OPENING CEREMONIES

### CALL TO ORDER

#### 1. ROLL CALL

#### 2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to 3 minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

#### 3. APPROVAL OF MINUTES:

- Approval of the Special Meeting Minutes on September 7, 2023.

#### 4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

## SECTION 2. BUSINESS ITEMS

#### 5. Receive report from the Executive Director on administrative and operational activities of the agency

## SECTION 3. CONSENT AGENDA: ITEM NO. 06

- The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.
- Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.
- Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

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**Finance**

**6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending July 31, 2023**

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$67,597 or 6.22% of July 2023 rental income, be written off as uncollectible. This includes \$42,283 or 7.38% of July 2023 Public Housing Program rental income and \$25,314 or 4.92% of July 2023 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

**Action Requested:** Staff is recommending that the Board approve to write off the proposed vacated tenant accounts totaling \$67,597 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

**END OF CONSENT AGENDA**

**SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS**

**7. Acknowledgement of our Departed**

**SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA**

**For Discussion and Possible Action:**

Items under this Section are open for discussion and possible action.

**8. Election of Chairperson**

In accordance with Article III, Section 7 of our By-Laws, the Board will select a Chairperson to serve for one year.

**9. Election of Vice-Chairperson**

In accordance with Article III, Section 7 of our By-Laws, the Board will select a Vice-Chairperson to serve for one year.

**SECTION 6. NEW BUSINESS ITEMS** - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

**END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

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## **COMMENTS BY THE GENERAL PUBLIC**

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Commissioners for the Southern Nevada Regional Housing Authority until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters not listed on the posted Agenda, please step to the podium and clearly state your name and address, and please spell your last name for the record. The amount of time any single speaker is allowed will be limited to 3 minutes. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

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## **ADJOURNMENT**

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Board of Commissioners:  
William McCurdy II, Chairperson  
Tick Segerblom, Vice-Chairperson  
Marissa Brown, Commissioner  
Nancy E. Brune, Commissioner  
Richard Cherchio, Commissioner  
Carrie Cox, Commissioner  
Valarie Craig, Commissioner  
Michael Dismond, Commissioner  
LuChana Turner, Commissioner  
Lewis Jordan, Executive Director

**MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
HELD IMMEDIATELY FOLLOWING THE  
AFFORDABLE HOUSING PROGRAM, INC. (AHP)  
ON THURSDAY, SEPTEMBER 7, 2023  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> STREET, LAS VEGAS, NEVADA.**

**SECTION 1. OPENING CEREMONIES**

**CALL TO ORDER**

**1. ROLL CALL**

**Members Present**

Chairperson William McCurdy II  
Vice-Chairperson Tick Segerblom  
Commissioner Marissa Brown  
Commissioner Nancy Brune  
Commissioner Carrie Cox  
Commissioner Valarie Craig  
Commissioner Michael Dismond  
Commissioner LuChana Turner

**Members Absent**

Commissioner Richard Cherchio

**2. PUBLIC COMMENT**

**Phyllis Carpenter – 2901 Schaffer.** So, in the past I have asked for the agenda when it comes out. I wasn't brought the agenda until yesterday, so I didn't have really time to go through what is actually on it. I got to read a couple of pages because I've been really busy, and it's just not fair. It wasn't posted before Labor Day. Um, it wasn't. I didn't even check Monday because it was Labor Day and then Tuesday, you know what I mean? It's just not it's not fair that it's not being done the way it should be.

*Jessica Walker, Executive Coordinator, confirmed that the notices are posted at each property the Thursday prior to the Board meetings. The notices were posted on Thursday, August 31<sup>st</sup>. It was sent to all properties as well as posted at all of our offices, Clark County, the City of Henderson, the City of Las Vegas, and the City of North Las Vegas, as well as public libraries. The full agenda was posted to our website on Thursday, August 31<sup>st</sup>.*

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### 3. APPROVAL OF MINUTES:

Chairperson McCurdy entertained a motion to approve the July 20, 2023, Regular Meeting Minutes

Motion made by Vice-Chairperson Richard “Tick” Segerblom

Seconded by Commissioner LuChana Turner

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

### 4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

Chairperson McCurdy entertained a motion to approve the September 7, 2023, Special Meeting Agenda

Motion made by Vice-Chairperson Richard “Tick” Segerblom

Seconded by Commissioner LuChana Turner

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

## SECTION 2. BUSINESS ITEMS

### 5. Receive report from the Executive Director on administrative and operational activities of the agency

Executive Director Lewis Jordan stated that in keeping with our guiding principles of customer service, creating housing opportunities, and creating resident opportunities, we've had a lot of things going on. With the intention of helping a targeted group of young residents understand job opportunities that may be available, we took close to 200 young folk and their parents out to the Las Vegas Raiders training camp. Executive Director Jordan gave a special shout-out to Ms. Piper Overstreet-White, the Raiders Vice President of Government Relations, and Ms. Arum, Raiders Community Relationships. I can't stress enough the intent was not just to go and watch football. It was to go and see what happens behind football. And so, we're excited about the relationship we're building with the Las Vegas Raiders. In addition to that, staff hosted an SBA small business event. We've heard from a number of residents about their desires to start their own businesses. So right here in the chamber, we invited representatives from SBA to come in and really sit down and work with the residents on the possibility of getting businesses started, how to go about getting licensed, and things of that nature. We partnered with Matt Kelly to do a book bag giveaway and on the first day of school, had a wonderful show of people throughout the community to really encourage the students and their families. In addition to that, I wanted to make mention that we're in the midst of a series of Dress for Success Workshops. We turned in our CNI planning grant. We turned the draft into HUD. CNI is an effort that we're working with in conjunction with the

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One Hundred Plan to ultimately redevelop Marble Manor and that surrounding area.

Executive Director Jordan yielded his remaining time to Ms. Mendy Elliott, Senior Vice-President, and Nick Vander Poel with Flynn-Giudici Government Relations to discuss Legislative session outcomes.

The priorities for the Southern Nevada Regional Housing Authority were affordable housing and homelessness. And, of course, we encompass some of the education funding because it impacts your tenants. I don't think a week went by that we weren't on the phone with the staff or via email, at least almost daily. There was a lot happening this session with housing. There will be a lot of changes in the Senate.

- 1234 Bill Draft Requests – Bills Introduced
- 535 Total Bills Signed
- 295 Bills Killed
- 75 Bills vetoed

### **Bills of Interest**

- **NV - AB62** Revises provisions governing property tax exemptions for low-income housing. (BDR 32-362)
- **NV - AB130** Revises provisions relating to assisted living facilities. (BDR 40-694)
- **NV - AB135** Revises provisions relating to homelessness. (BDR 40-324)
- **NV - AB140** Makes Juneteenth Day a legal holiday in this State. (BDR 19-63)
- **NV - AB213** Revises provisions governing residential zoning. (BDR 22-250)
- **NV - AB219** Makes various changes to the Open Meeting Law. (BDR 19-781)
- **NV - AB309** Revises various provisions governing common-interest communities and condominium hotels. (BDR 10-960)
- **NV - AB310** Revises provisions governing affordable housing. (BDR 25-1032)
- **NV - AB333** Revises provisions governing housing authorities. (BDR 25-184)
- **NV - AB396** Makes an appropriation to Clark County for programs for rental assistance to certain persons. (BDR S-1011)
- **NV - AB403** Revises provisions governing halfway houses for persons recovering from alcohol or other substance use disorders. (BDR 40-1057)
- **NV - AB528** Establishes a program to provide matching funds to certain qualified projects related to the prevention of homelessness and provision of assistance to persons who are experiencing homelessness. (BDR 18-1226)
- **NV - SB19** Revises provisions relating to local governments. (BDR 21-397)
- **NV - SB40** Revises provisions related to manufactured housing. (BDR 43-270)
- **NV - SB223** Revises provisions relating to real property. (BDR 2-657)
- **NV - SB226** Revises provisions governing public works. (BDR 28-494)
- **NV - SB247** Revises provisions relating to regional planning. (BDR 22-684)
- **NV - SB363** Revises provisions relating to affordable housing (BDR 25-1029)
- **NV - SB368** Revises provisions relating to real property. (BDR 10-989)
- **NV - SB378** Revises provisions relating to common-interest communities. (BDR 10-1059)
- **NV - SB417** Revises provisions governing common-interest communities. (BDR 10-970)
- **NV - SB450** Establishes a program for the relocation of persons residing in the Windsor



**SECTION 3. CONSENT AGENDA: ITEM NO. 06**

**Finance**

**6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending June 30, 2023**

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 6

Motion made by Vice-Chairperson Richard “Tick” Segerblom

Seconded by Commissioner Marissa Brown

All in Favor

Opposed: None

Abstentions: None

Motion Adopted

**END OF CONSENT AGENDA**

**SECTION 4. COMMISSIONERS’/EXECUTIVE DIRECTOR’S RECOGNITIONS**

**7. Acknowledgement of our Departed**

Jonathan Cook  
Crystal Ford  
Preston Hundley  
Leroy Jackson  
William Kotis  
Michael McDonald  
Margaret Vanbrackle  
Willie Mae Wilhite

**SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA**

**For Discussion and Possible Action:**

Items under this Section are open for discussion and possible action.

**8. Approval of Southern Nevada Regional Housing Authority’s Operating Budget for Fiscal Year Ending September 30, 2024**

Fred Haron, Chief Administrative Officer, presented background information for this item.

Chairperson McCurdy opened the floor for questions from the Board and recognized Commissioner LuChana Turner.

Commissioner Turner stated that she is excited about the section about jobs that we’re creating with some

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of this money and is delighted to know that the residents will be selected to be the first ones.

*Response: Correct. The Apprenticeship Program.*

Chairperson McCurdy entertained a motion to approve Agenda Item No. 8

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner LuChana Turner  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

**9. Approval to Raise Procurement’s Micro-Threshold to \$50,000**

Johnny Shaw, Procurement Manager, presented background information for this item.

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 9

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner Marissa Brown  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

**10. Approval to Renew FY2024 Various Contracts**

Johnny Shaw, Procurement Manager, presented background information for this item.

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 10

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner LuChana Turner  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

**11. Approval of Resolution No. SNRHA-123 To Enter into Agreements and Execute All Documents Necessary to Obtain Financing For The RAD Conversion of Hullum Homes Apartments**

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Frank Stafford, Development Modernization Director, presented background information for this item.

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 11

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner Michael Dismond  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

**12. Approval to Increase KME Architects Contract Number C19038 by \$788,796.09 For A/E Design Services for the Development of Marion Bennett Plaza Phase II**

Frank Stafford, Development Modernization Director, presented background information for this item.

Chairperson McCurdy asked Mr. Stafford to reiterate the grant amount awarded to the SNRHA for the record.

*Response: Mr. Frank Stafford responded, \$67.5 Million.*

Chairperson McCurdy opened the floor for questions from the Board and recognized Commissioner Valarie Craig.

Commissioner Craig asked that whenever these construction entities come in and these various buildings that belong to SNRHA, they put in English that it is dangerous for individuals to come in and come out. Commissioner Craig asked for signs to be put up and noted that we have quite a few people who speak Spanish. And then also, for safety factors, ensure that the doors are locked in a timely manner.

Chairperson McCurdy thanked Commissioner Craig for her comments and noted that, at this time, we’re just discussing allotting additional funds for the architectural work that needs to be done. When we get to some type of construction agreement, we can make sure that those concerns are brought forward at that time.

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 12

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner LuChana Turner  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

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**13. Approval of Resolution No. SNRHA-124 Authorizing the Executive Director to Enter into Negotiations with the Michaels Organization for the Development of Vacant Parcels at Duncan & Edwards and 28th & Sunrise**

Frank Stafford, Development Modernization Director, presented background information for this item.

Chairperson McCurdy asked Mr. Stafford to reiterate the grant amount awarded to the SNRHA for the record.

*Response: Mr. Frank Stafford responded, \$67.5 Million.*

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 13

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner Michael Dismond  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

**14. Approval of Resolution No. SNRHA-125 Authorizing the Executive Director to Enter Into Negotiations With McCormack Baron Salazar, Inc. for the Development of the Vacant Land From The Demolition Of The Old Rose Gardens Apartments**

Frank Stafford, Development Modernization Director, presented background information for this item.

Chairperson McCurdy asked Mr. Stafford to reiterate the grant amount awarded to the SNRHA for the record.

*Response: Mr. Frank Stafford responded, \$67.5 Million.*

Chairperson McCurdy opened the floor for questions from the Board. *No questions.*

Chairperson McCurdy entertained a motion to approve Consent Agenda Item No. 14

Motion made by Vice-Chairperson Richard “Tick” Segerblom  
Seconded by Commissioner LuChana Turner  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Adopted

Vice-Chairperson Segerblom asked if we have a total amount of units that are going to be created or an approximate amount for all that were just approved.

*Response: Mr. Frank Stafford responded that we’re looking at a minimum of 60 each at Duncan and Edwards & 28<sup>th</sup> and Sunrise, a minimum of 120 at the Old Rose Gardens, and a minimum of*

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46 at Bennett Plaza.

*Executive Director Jordan added that we anticipate, in the next year and a half to two, that we will bring on approximately 400 units, 300 new units, and 120 rehabbed units.*

*Representatives from McCormack Baron Salazar, Inc. (Kevin Griffith, SVP), the Michaels Organization (Milton Pratt), and KME Architects (Melvin Green, Principal) provided background for their companies as well as property examples of previous projects.*

Commissioner Brown asked if these units would be for current residents or for new residents.

*Response: Executive Director Jordan responded that it's a combination. We'll have some rehab; approximately 120 units of that 400 will be rehabbed. Others will be brand new units, additional units that will add to our portfolio.*

Vice-Chairperson Segerblom asked if, after converting these units, it would be possible to go back to the owner to partner and build more units on that piece of land.

*Response: Mr. Frank Stafford stated that if the land is available, that would be a viable option. He added that this is similar to what we're doing at Bennett Plaza. We're going to look to see if we can add maybe an additional 23 units on the parcel because of the size. If there's space and you can get financing, that's possible. It would be a combination of working with the owner since we'll be part owner.*

**SECTION 6. NEW BUSINESS ITEMS** - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

**No new business items were presented.**

**END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

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## COMMENTS BY THE GENERAL PUBLIC

**Kathleen Smith – Outlook Point.** Good morning, everyone. I just felt as though this may have been a forum for me to be able to express my grievance with the program overall. I've been on the program since 2000. I've been residing here in Las Vegas since 2007. My present residence I've been living in since 2008. And the problems I've been having has been with the case managers that I've been encountering that when I've tried to get explanation as to why certain things are being done, they're in a...they've been coming at me with really condescending attitude and not answering my questions. Like, for instance, my voucher at this present time is for \$2,078 for a three bedroom. But then they've allowed the owner to increase the rent to \$2,200. And so, I'm being told that that additional... my income can only be adjusted to what the voucher states, which is \$2,078, and that any monies over that I have to pay that. And I'm like, well, why is it that I have to pay that? If that's the case to me, then that's making a side payment and isn't that against the law. The HUD rules that you can't make a side payment to a landlord. And then other issues that I've had in the past is that, well, I know a few years ago I did write to the Executive Director in Washington DC for HUD with issues that were going on here. I had a case manager that her name was Norma Gray, and how she talked to me at that time stating to me, how is it that you can get a three-bedroom voucher? And I live with my daughter and I have to sleep on the couch. And so how do you rate getting that? I said, well, you know, I have my doctors sign what needed to be signed to allow me to have the additional bedroom. And so that that's been a fight since 2008 with securing this. And things have just gotten to a point for me that where I...And also, I just want to like to add that I did apply for resident commissioner a couple of years ago here for the Housing Authority, and I did make it as far as being in the top five to be selected to be a resident commissioner. But I wasn't selected and I see here on the board I don't see a spot for resident commissioner. I don't know if one was ever selected or not. So, I have a question about that.

**Shamoya Lacy – 5385 Austin John.** I'm here again to once again address my concerns regarding evictions and the processes and the procedures that they take to proceed in issuing these evictions and not preventing it because we have resources that prevent eviction. And if we take those resources into consideration and apply them and give that information to the tenants, we can prevent eviction, which in my case was never given to me once again. Also, I have proved on several occasions on several levels that my eviction was illegally done. Yes, I was provided resources after the fact that weren't even applicable to me that I have reached out to. I am still unhoused. I am also having several medical issues due to the stress. The discomfort. I was just hospitalized due to medical conditions that I'm occurring due to not being in my home and not being able to take care of myself with my medical equipment and things that I have to have because I have been illegally evicted. No one looked into the paperwork that I presented to the housing authority to see that the office manager that issued the eviction, she didn't even have the proper paperwork. It was no dates on it when it was issued through the court system. So how was that accurately done? No one looked into it. No one came to me, asked me or asked for the proper documentation or asked what happened. They went exactly with what the property manager went with. After I showed on several occasions over and over and over again that it was done illegally, they wanted to get brushed under the rug. It's not. I'm not going nowhere and I'm going to keep pressing the issue until somebody takes accountability for these evictions, not mine, several other ones that are in play. These property managers are still taking cash on the side as she said, it can't be done. And I have talked to several people that are experiencing are in the middle of eviction due to the lack of staff not doing their job to prevent the evictions from happening. And given these resources, I mean, people don't know about these things if they don't have them. Some people have medical issues to where they have learning disabilities, so you have to make it applicable to everyone that's under your guy's umbrella. If it's not being posted at the time, it should be posted or when we're coming to the office and asking for things are the office is not open because they're only open two days of the week and property managers are managing all these properties. That's not our problem as residents.

**Madeline Rhodes – 914 McWilliams.** I'm coming and saying I'm speaking on several things really quick. I first want to say, yes, customer service is very, very important. And I do want to go back and I want to talk as I was a person who attended the Raiders event. And I will say, unfortunately, Director, it was not concluded to people that that's what that event was. And it wasn't even announced until at the end that this was to look at the other jobs, see what's going on. There was no person, no contact information for anybody. There was no outreach to that aspect. We just were told this was so people can see different jobs. But what was the setup? What was the conversation? What was the communication afterwards to make sure that if we wanted to participate, that we had access to that. When you talk about the about the ACP, the Affordable Connectivity Program, Cox does the same thing. So does other phone organizations. But what happens with the residents is, once you sign up for one thing, it knocks you out of something else. So now you're paying full price on something else when you're getting a discount to somewhere else. So, we need to find an actual plan, something that really is conducive, that works, that doesn't knock them out and takes away the discount that

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they're trying to get due to their lack of being in that area as well. As I understand, there was a gentleman who you guys are working with when it comes to the vacant properties and things of rehabilitating those, which is a concern to me as a resident, a resident within Marble Manor that's going underneath development as well as I am part of a community development corporation called a Solution Group to Community Development Corporation, which actually has given jobs in the community to other residents because we have unfortunately been denied that access going through partnerships. So, it's concerning to me and I want to know how this RFP was given or this conversation was had with this gentleman. This developing the vacant land, because we ourselves are getting ready to build. We have to go outside of our community because we're being disenfranchised in our very own community of participation in our own wellness and building and our participation. So, I want to know how, in what aspects, is that being taken as well as there's multiple violations? When you guys approved, when you approved that to go through without confirming with the Hullum Home residents that that communication was had. So I asked, and I requested that you guys provide that document, and then you guys still turn right back around and violate federal policies and regulations and approve that. And so, I'm looking for you guys to go back and also think about that and then put out the proper communication to the residents so they can have accurate involvement. So, I really would like to know again about that Community Development corporation participation in the development of the communities. As for this project, we are getting ready to develop and break ground in March with another location. 50 units are going to be built. LGBTQ community as well as youth transitioning from foster care, are going to be housed in those, as well as daycare as well as medical is going to be provided. So where is the inclusivity?

**Phyllis Carpenter – 2901 Schaffer.** Okay, so the last time I was here about my apartment in the annex, the last test that I seen, the spore count was 10,004 thousand. So obviously, they said they took it off the block to repair it. In the in the meeting, Mr. Bush was with me. They said Nikki handed me the piece of paper. I read it out loud because I recorded the conversation. And she said, let me see that. And I got sidetracked and didn't get that piece of paper back. I've been requesting it ever since, have not got it. So since then, in June, they offered me an apartment in Sherman Gardens. *Chairperson McCurdy briefly interrupted to ask Ms. Carpenter to repeat her last statement.* Yeah, I recorded it in the meeting. I recorded the meeting. And I recorded almost every meeting with any time I meet with any of these guys, they offered me Sherman Gardens. I said, That's fine. I'll go to Sherman Gardens. I got a call from Commissioner Craig. She said that they had an executive meeting and that they said that Marble Manor was an option. I said I would rather, I would prefer Marble Manor, but I'll take Sherman Gardens because I can have my own washer there. Next thing I know, they contact me and tell me I'm moving to Shaffer Heights. And so, I didn't get a choice. I'm supposed to have a choice where I live, I was not supposed to be downgraded. The apartment is almost 300 ft. smaller. I didn't get to take my washer and dryer with me. They put it in storage. Ava told me I would be the only one with access to that storage. Come to find out, they put it in a wooden bin in a warehouse, and I don't have any access to it. So, there was a smell when I did the walk through and the neighbors came over and told me afterwards that the man had been in that apartment dead for four months. They did replace the floor, and the carpet. Did a really lousy paint job. They didn't paint the ceiling. After one month, the body literally explodes. Okay. And I asked them for their certificate of cleaning. They for a whole, like week and a half. They wouldn't give it to me. Ava, Lee Quick, Lovie, and Kevin came to my house. I asked Ms. Quick not to bring Ava into my space. She did. Anyways, she came to my house like she's a professional sniffer or something and tells me the only thing she could smell is cigarettes. Yeah, because I just went outside and smoked a cigarette and you smelled the cigarette on me. But you try to live in that house, it makes me sick. The bio hazard is airborne, okay? And I proved to her that they didn't even clean the air ducts. The air vent where the filter goes. I dropped it down. You could see all the lenses as well, as she said that she was going to have them come out and clean the air duct. They came out the next day. They cleaned the register only, that's it. Yeah, that's not clean. And they didn't even clean the ducts because I had them cleaned at Sartini a couple of months ago, and they literally did it totally different. All he cleaned was the registers. This is unfair.

**Meeting Adjourned**

6



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD 07/31/2023**

| <u>Developments</u>  | AMP | Dev | Proposed Write-<br>Off Amounts<br>FY 2023 | # of Accounts |
|----------------------|-----|-----|---|---------------|
| <u>PHA</u>           |     |     |   |               |
| Hampton Court        | 404 | 005 | 1,092                                     | 1             |
| Hullum Homes         | 407 | 007 |   |               |
| Schaffer Heights     | 404 | 009 | 1,129                                     | 1             |
| Jones Gardens        | 407 | 010 | 10,693                                    | 1             |
| Scattered Sites (HN) | 409 | 016 |   |               |
| Scattered Sites (LV) | 409 | 016 | 753                                       | 3             |
| Scattered Sites (D)  | 016 | 016 | 92  | 1             |
| Simmons Manor        | 406 | 020 | 4,567                                     | 2             |
| Marble Manor         | 407 | 201 | 2,682                                     | 2             |
| Ernie Cragin Terr    | 406 | 206 |   |               |
| Levy Gardens         | 403 | 208 | 4,730                                     | 1             |
| James Downs          | 402 | 212 | 1,072                                     | 3             |
| Sherman Grdns        | 408 | 214 |   |               |
| Villa Capri          | 408 | 215 | 2,292                                     | 2             |
| Sartini Plaza        | 402 | 221 | 295                                       | 1             |
| Sartini Annex        | 402 | 223 | 1,064                                     | 1             |
| Aida Brents          | 403 | 224 |   |               |
| Scattered Site A     | 310 | 226 |   |               |
| Marble Annex IV      | 408 | 228 | 213                                       | 1             |
| Scattered Site B     | 310 | 231 |   |               |
| Scattered Site C     | 310 | 232 |   |               |
| Scattered Site D     | 409 | 246 | 6,875                                     | 4             |
| Scattered Site E     | 409 | 247 |   |               |
| Sherman Annex        | 408 | 261 | 4,734                                     | 6             |
| <b>Total PHA</b>     |     |     | <b>42,283</b>                             | <b>30</b>     |

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD 07/31/2023**

| <u>Developments</u>             | AMP | Dev | Proposed Write-<br>Off Amounts<br>FY 2023 | # of Accounts |
|---------------------------------|-----|-----|---|---------------|
| <u>AHP</u>                      |     |     |   |               |
| Garcia Mendoza Plaza            | AHP |     | 2,618                                     | 2             |
| Janice Brooks Bay               | AHP |     | 11,893                                    | 3             |
| Brown Homes                     | AHP |     |   |               |
| Rulon Earl                      | AHP |     | 360                                       | 1             |
| Nans Rulon Earl                 | AHP |     |   |               |
| Nahm Rulon Earl                 | AHP | NSP |   |               |
| Robert Gordon Plaza             | AHP |     |   |               |
| Dorothy Kidd MHP                | AHP |     |   |               |
| LIHTF - Dorothy Kidd MHP        | AHP |     |   |               |
| LIHTF - Clark County 3141 Reata | AHP |     |   |               |
| LIHTF - Clark County 3147 Reata | AHP |     |   |               |
| North LV Scattered Sites        | AHP |     |   |               |
| NSP County                      | AHP | NSP |   |               |
| NSP 3 County                    | AHP | NSP |   |               |
| NSP 3 LV                        | AHP | NSP |   |               |
| NSP 3 HEND                      | AHP | NSP | 10,443                                    | 1             |
| Basler-McCarran                 | AHP | NSP |   |               |
| NSP CC                          | AHP | NSP |   |               |
| NSP LV                          | AHP | NSP |   |               |
| NSP HEND                        | AHP | NSP |   |               |
| <b>Total AHP</b>                |     |     | <b>25,314</b>                             | <b>7</b>      |
| <b>Grand Total</b>              |     |     | <b>67,597</b>                             | <b>37</b>     |

**Southern Nevada Regional Housing Authority**  
**AH - Outstanding Charges By Charge Type**  
**July 2023**

| <b>Property</b> | <b>Chg Code</b> | <b>Balance</b>  |
|-----------------|-----------------|-----------------|
| afmendoz        | damage          | 2,300.00        |
| afmendoz        | late            | 50.50           |
| afmendoz        | legal           | 17.00           |
| afmendoz        | rent            | 250.00          |
| <b>afmendoz</b> | <b>Total</b>    | <b>2,617.50</b> |

| <b>Property</b> | <b>Chg Code</b> | <b>Balance</b>   |
|-----------------|-----------------|------------------|
| nabrooks        | damage          | 1,500.00         |
| nabrooks        | late            | 662.50           |
| nabrooks        | legal           | 168.40           |
| nabrooks        | rent            | 9,562.00         |
| <b>nabrooks</b> | <b>Total</b>    | <b>11,892.90</b> |

| <b>Property</b> | <b>Chg Code</b> | <b>Balance</b> |
|-----------------|-----------------|----------------|
| naearl          | rent            | 315.00         |
| naearl          | nsf             | 45.00          |
| <b>nabrown</b>  | <b>Total</b>    | <b>360.00</b>  |

| <b>Property</b> | <b>Chg Code</b> | <b>Balance</b>   |
|-----------------|-----------------|------------------|
| nansp3hd        | damage          | 3,565.00         |
| nansp3hd        | late            | 317.25           |
| nansp3hd        | miscstena       | 1,138.23         |
| nansp3hd        | rent            | 5,422.10         |
| <b>nagordon</b> | <b>Total</b>    | <b>10,442.58</b> |

|                    |  |                  |
|--------------------|--|------------------|
| <b>Grand Total</b> |  | <b>25,312.98</b> |
|--------------------|--|------------------|

**Southern Nevada Regional Housing Authority**  
**PH - Outstanding Charges By Charge Type**  
**July 2023**

| <b>Property</b> | <b>Charge</b> | <b>Description</b>    | <b>Balance</b>   |
|-----------------|---------------|-----------------------|------------------|
|                 | <b>Code</b>   |                       |                  |
| ph005ham        | damage        | Tenant Damages Charge | 1,092.00         |
| <b>ph005ham</b> |               |                       | <b>1,092.00</b>  |
| ph009sch        | late          | Tenant Late Charge    | 57.50            |
|                 | misctena      | Misc Tenant Charges   | 17.00            |
|                 | rent          | Tenant Rent           | 1,054.65         |
| <b>ph009sch</b> |               |                       | <b>1,129.15</b>  |
| ph010jon        | late          | Tenant Late Charge    | 240.00           |
|                 | misctena      | Misc Tenant Charges   | 34.00            |
|                 | nsf           | NSF Charge            | 120.00           |
|                 | rent          | Tenant Rent           | 10,299.00        |
| <b>ph010jon</b> |               |                       | <b>10,693.00</b> |
| ph016ssd        | damage        | Tenant Damages Charge | 61.98            |
|                 | rpylate       | Repay Late Fee        | 20.00            |
|                 | rpyrent       | Repay Rent            | 9.80             |
| <b>ph016ssd</b> |               |                       | <b>91.78</b>     |
| ph016sst        | urp           | URP                   | 123.00           |
| ph016sst        | damage        | Tenant Damages Charge | 433.00           |
| ph016sst        | damage        | Tenant Damages Charge | 197.00           |
| <b>ph016sst</b> |               |                       | <b>753.00</b>    |
| ph020sim        | damage        | Tenant Damages Charge | 2,087.22         |
|                 | damage        | Tenant Damages Charge | 1,396.00         |
|                 | late          | Tenant Late Charge    | 2.25             |
|                 | rent          | Tenant Rent           | 7.00             |
|                 | z-tfr         | Balance Transfer      | 1,074.88         |
| <b>ph020sim</b> |               |                       | <b>4,567.35</b>  |
| ph201mar        | damage        | Tenant Damages Charge | 362.00           |
|                 | late          | Tenant Late Charge    | 5.00             |
|                 | late          | Tenant Late Charge    | 80.00            |
|                 | legal         | Legal Fee-Tenant      | 125.70           |
|                 | rent          | Tenant Rent           | 2,109.00         |
| <b>ph201mar</b> |               |                       | <b>2,681.70</b>  |
| ph208lev        | late          | Tenant Late Charge    | 120.00           |
|                 | misctena      | Misc Tenant Charges   | 34.00            |
|                 | rent          | Tenant Rent           | 4,576.00         |

**Southern Nevada Regional Housing Authority**  
**PH - Outstanding Charges By Charge Type**  
**July 2023**

| <b>Property</b> | <b>Charge</b> | <b>Description</b>      | <b>Balance</b>  |
|-----------------|---------------|-------------------------|-----------------|
| <b>Code</b>     |               |                         |                 |
| <b>ph208lev</b> |               |                         | <b>4,730.00</b> |
| ph212dow        | rpyretro      | Repay Retro Rent        | 731.00          |
|                 | nsf           | NSF Charge              | 25.00           |
|                 | rent          | Tenant Rent             | 275.00          |
|                 | nsf           | NSF Charge              | 25.00           |
|                 | rent          | Tenant Rent             | 16.00           |
| <b>ph212dow</b> |               |                         | <b>1,072.00</b> |
| ph215vil        | damage        | Tenant Damages Charge   | 13.85           |
|                 | urp           | URP                     | 8.00            |
|                 | late          | Tenant Late Charge      | 72.85           |
|                 | misctena      | Misc Tenant Charges     | 142.70          |
|                 | rent          | Tenant Rent             | 1,889.00        |
|                 | secdep        | Tenant Security Deposit | 166.00          |
| <b>ph215vil</b> |               |                         | <b>2,292.40</b> |
| ph221sar        | rent          | Tenant Rent             | 295.00          |
| <b>ph221sar</b> |               |                         | <b>295.00</b>   |
| ph223spx        | damage        | Tenant Damages Charge   | 1,064.00        |
| <b>ph223spx</b> |               |                         | <b>1,064.00</b> |
| ph228mmx        | late          | Tenant Late Charge      | 7.35            |
|                 | legal         | Legal Fee-Tenant        | 125.70          |
|                 | rent          | Tenant Rent             | 79.70           |
| <b>ph228mmx</b> |               |                         | <b>212.75</b>   |
| ph246sst        | damage        | Tenant Damages Charge   | 1,475.00        |
|                 | damage        | Tenant Damages Charge   | 830.50          |
|                 | damage        | Tenant Damages Charge   | 522.00          |
|                 | misctena      | Misc Tenant Charges     | 17.00           |
|                 | rent          | Tenant Rent             | 87.00           |
|                 | damage        | Tenant Damages Charge   | 840.00          |
|                 | late          | Tenant Late Charge      | 20.00           |
|                 | misctena      | Misc Tenant Charges     | 14.00           |
|                 | rent          | Tenant Rent             | 2,909.00        |
|                 | rpylate       | Repay Late Fee          | 20.00           |
|                 | rpyrent       | Repay Rent              | 140.90          |
| <b>ph246sst</b> |               |                         | <b>6,875.40</b> |

**Southern Nevada Regional Housing Authority**  
**PH - Outstanding Charges By Charge Type**  
**July 2023**

| <b>Property</b> | <b>Charge</b> | <b>Description</b>    | <b>Balance</b>   |
|-----------------|---------------|-----------------------|------------------|
|                 | <b>Code</b>   |                       |                  |
| ph261sgx        | damage        | Tenant Damages Charge | 22.25            |
|                 | late          | Tenant Late Charge    | 80.00            |
|                 | misctena      | Misc Tenant Charges   | 159.70           |
|                 | rent          | Tenant Rent           | 2,583.00         |
|                 | damage        | Tenant Damages Charge | 716.64           |
|                 | damage        | Tenant Damages Charge | 26.63            |
|                 | damage        | Tenant Damages Charge | 385.00           |
|                 | late          | Tenant Late Charge    | 7.45             |
|                 | rent          | Tenant Rent           | 172.70           |
|                 | damage        | Tenant Damages Charge | 581.00           |
| <b>ph261sgx</b> |               |                       | <b>4,734.37</b>  |
| <b>Total</b>    |               |                       | <b>42,283.90</b> |

8

No Backup

For this item



9

No Backup

For this item