



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

**AGENDA FOR THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, MARCH 28, 2024
AT 1:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH 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 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. 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. 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 before 9:00 AM on Thursday, March 28, 2024. 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. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th 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

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 three (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 Regular Board Meeting Minutes on February 8, 2024.

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

- **Write-Off Overview** – Rodney Mitton, Director, Finance
- **ROSE Foundation Overview** – Paula Tucker, Director, Supportive Services
- **Choice Neighborhood Grant Overview** – Deena Williams, Coordinator, Development & Modernization

SECTION 3. CONSENT AGENDA: ITEM NO. 06

- | |
|---|
| <ul style="list-style-type: none">• 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. |
|---|

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending January 31, 2024

Background: After a review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$19,650 or 1.80% of January 2024 rental income, be written off as uncollectible. This includes \$6,699 or 1.15% of the January 2024 Public Housing Program rental income and \$12,951 or 2.55% of the January 2024 Affordable Housing Program rental income. Each account proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: Staff recommends that the Board approve writing off the proposed vacated tenant accounts totaling \$19,650 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.

Development & Modernization

8. Approval to Increase Praxis Consulting Group, LLC Contract Number C23027 in the Amount of \$233,700.00 for the Consulting Services Needed for Seven (7) Mixed-Finance, Community Housing Fund and Home Means Nevada Initiative Funded Projects

Background: The Procurement Department, on behalf of Affordable Housing Program, Inc., conducted a competitive bid process RFP P23027 to procure finance development consulting services as required for SNRHA's various upcoming mixed-finance transactions. Praxis Consulting Group, LLC (Praxis) was the top-rated proposer and was awarded contract number C23027 for an indefinite quantity of task orders to be issued on an as-needed basis. Services pursuant to this contract shall begin on the 22nd day of May, 2023 and shall end on the 30th day of September, 2023 and includes four (4) one (1) year renewal options unless otherwise extended, modified, terminated or renewed by the parties. To date, five task orders have been issued on this contract totaling \$83,000.00.

At this time, the SNRHA is working on seven variously funded projects that will require consulting services:

-
-
1. Development of Marion Bennett Plaza Phase II
 2. Development of Old Rose Gardens
 3. Development of Duncan & Edwards
 4. Development of 28th & Sunrise
 5. Rehabilitation of Janice Brooks Bay
 6. RAD Conversion and Rehabilitation of James Down Towers
 7. RAD Conversion and Rehabilitation of Hullum Homes

The SNRHA has partnered with McCormack Baron Salazar to develop a new housing complex to be built on the site of the former Rose Gardens Senior Apartments that was demolished. This project will be a new public housing development using the Faircloth-to-RAD process and is being primarily funded by Home Means Nevada Initiative (HMNI) funds. Praxis' cost for this project is \$54,100.00. A task order for \$12,500.00 has already been issued for preliminary work needed for this project leaving a balance due of \$41,600.00.

The SNRHA has partnered with The Michaels Organization on two projects. Brand new developments will be built on the vacant lots located at the intersections of 28th & Sunrise and Duncan & Edwards. Both of these projects will be new public housing developments using the Faircloth-to-RAD process and are being primarily funded by HMNI funds. Praxis' cost for the 28th & Sunrise project is \$46,600.00, of which \$12,500.00 has already been issued leaving a balance due of \$34,100.00. For the Duncan & Edwards project Praxis' cost is \$39,100.00, of which \$22,500.00 has already been issued leaving a balance due of \$16,600.00.

The SNRHA will self-develop a new development project adjacent to the Marion D. Bennett Sr. Plaza senior development located at 1818 Balzar Ave. The existing development is 65 units, the new development, Phase II, will be a 59-unit, three story building. This project will be developed using the Faircloth-to-RAD process and will be funded with Clark County Community Housing Funds (CHF) and HMNI funds. Praxis' cost for this project is \$54,100.00. A task order for \$12,500.00 has already been issued for preliminary work needed for this project leaving a balance due of \$41,600.00.

The SNRHA will also self-develop the rehabilitation of Janice Brooks Bay, an existing 100-unit, family affordable housing development. The property will undergo a substantial rehabilitation with some units being converted to public housing using Faircloth-to-RAD process. The project will be funded by HMNI funds. Praxis' cost for this project is \$74,600.00 of which \$23,000.00 has already been issued leaving a balance due of \$51,600.00.

The SNRHA is self-developing the RAD/Section 18 Blend conversion and rehabilitation of James Down Towers, a 200-unit, senior housing development. The property is currently in the process of a complete rehabilitation of all units and the surrounding grounds. This project is being funded with tax exempt bonds issued by the Nevada Housing Division, 4% Low Income Housing Tax Credits issued by the Nevada Housing Division, City of Las Vegas HOME Funds, and deferred developer fees. Praxis' cost for this project is \$26,600.00.

The SNRHA is also self-developing the RAD conversion of Hullum Homes, a 59-unit family development. The property is currently in the process of a complete rehabilitation of all units and surrounding grounds. This project is being funded primarily with 9% Low-Income

Housing Tax Credits issued by the Nevada Housing Division, SNRHA Capital Funds, Nevada Housing Division HTF funds, and Federal Home Loan Bank AHP funds. Praxis' cost for this project is \$21,600.00.

Praxis' total cost for these projects will be \$233,700.00, which includes reimbursable costs for each project. The total cost of this task order will be paid out of SNRHA FY 2020 capital funds, as consulting services are an eligible expenditure.

Praxis is a male-owned firm. The owner is Eric Novack holding 100% ownership. This contract is subject to Section 3, and Praxis has indicated that it will comply with our Section 3 policy to the greatest extent feasible. A representative from Praxis will be present to answer any questions.

Action Requested: The Executive Director requests Board approval to increase Praxis Consulting Group, LLC's contract number C23027 by \$233,700.00 for the consulting services needed for the various mixed-financed, self-developed, RAD and Faircloth-to-RAD conversion projects as described above.

9. **Approval to Authorize Linda Properties, LLC to Connect to the Public Sewer Connection and Make Accompanying Improvements to Gerald Schaffer Heights**

Background: On February 26, 2024, the Southern Nevada Regional Housing Authority (SNRHA) received a proposal from Taney Engineering, on behalf of Linda Properties, LLC ("Developer"), to connect to the public sanitary sewer connection and make some accompanying improvements to the SNRHA property Gerald Schaffer Heights, a senior development located in Clark County, NV parcel (APN: 162-12-415-009).

The developer is proposing to build nineteen (19) single-family residential homes on 4,500-square-foot lots on the 2.57-acre parcels (APN: 162-12-402-005/006/007) north of Linda Avenue and directly west of Gerald Schaffer Heights.

The developer wishes to tie into the sewer connection at Schaffer Heights and has proposed several improvements to the property in appreciation of the SNRHA granting this request, including constructing a decorative masonry wall, landscaping per Title 30 landscaping standards, maintenance and sealant of the existing sewer line and some parking lot improvements. In addition, the developer has agreed to cover construction-related issues that may occur as a result of this connection for a period of ten (10) years.

Action Requested: The Executive Director requests Board approval to execute an agreement between the SNRHA and Linda Property, LLC, to allow them to connect to the sewer lines at Gerald Schaffer Heights per the terms outlined in their proposal dated February 26, 2024.

Executive

10. Approval of the Executive Director Performance Appraisal Tool

Background: The Executive Director's performance evaluation is a crucial process that assesses the effectiveness of the individual in managing and leading the organization responsible for providing affordable housing solutions. Pursuant to Article V of the Executive Director's Contract of Employment, the SNRHA Board of Commissioners is required to perform an Annual Evaluation within 90 days of the Executive Director's anniversary date. Additionally, in accordance with NRS 241 this Annual Review will occur in the Open Session.

On November 11, 2023, during Executive Director Lewis Jordan's first annual evaluation, the Board requested human resources and legal counsel to draft a tool to provide measurables on the Executive Director's performance for subsequent evaluations.

By evaluating the Executive Director's performance across these key areas, the Housing Authority can ensure effective leadership, accountability, and continuous improvement in its efforts to provide affordable housing solutions and support the well-being of our community.

The full tool is included in the backup documents.

Action Requested: The Executive Director requests the Board to approve the Executive Director's Performance Appraisal tool.

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

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 three (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.

ADJOURNMENT

3



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 REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, FEBRUARY 8, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH 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 (excused absence)

2. PUBLIC COMMENT – *No public comment.*

3. APPROVAL OF MINUTES:

Chairperson McCurdy entertained a motion to approve the December 14, 2023, Regular Meeting Minutes.

Motion made by Vice-Chair Tick Segerblom
Seconded by Commissioner Carrie Cox
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 February 8, 2024, Regular Meeting Agenda.

Motion made by Vice-Chair Tick Segerblom
Seconded by Commissioner Nancy Brune
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: Good afternoon Commissioners and audience. If you recall the last two years we have been involved with a CNI planning grant. This is where the agency was awarded a little less than \$1,000,000. Something like \$700,000 for the planning process with CNI, which includes Marble Manor and the Historic Westside. Well, we made a decision that we would go for the implementation grant, which normally would be a year later, but there was a Notice of Funding Opportunity (NOFO) that was put out by HUD, and we went for the NOFO now. So, I'm pleased to announce that we are in the process of the implementation of the hit-the-button date next Thursday, the 13th, and we're ready. We are working with EJP, and we have submitted all of our documentation, they are reviewing it, and we have all the confidence in the world that we'll get it in on time. Again, this is for \$50,000,000 to complement the work that we're going to do at Marble Manor in conjunction with the historical Westside project. And I just wanted to take a moment to thank the team; our SNRHA team, the city team, folks in the county. There are some dollar pledges that need to be made to show that this is not just a housing authority effort, but this is a Southern Nevada Regional effort. Our team really put their hats on, got together with other partners in the city, social services...there's a number of components, but I'm pleased to say that we did it. We will meet the February 13th deadline. In fact, the consultants that we're working with, they're reviewing all of the information right now so, I wanted to give a shout out to the team and then to those of you who helped us shepherd things and get with the right people to show a total effort, not just a Housing Authority effort.

Commissioner Vice Chair Segerblom: When would they make their decision?

Executive Director Jordan: I want to say sometime in October we'll hear back from them. We don't know how many awards will be made. We're thinking maybe 4 or 5, but, it's up to \$50,000,000 and if we make what's called a short list, I'll be coming back to you all to help us put a presentation together. Some of us will go to Washington, DC. I've talked to my peers who've been awarded the grant and it becomes an all-out, let's go to Washington and show them why we're the best for it, if HUD doesn't come here. And even in that case, having a situation where we just put our best Southern Nevada hat on and show the world that we're ready to do this.

Commissioner Vice Chair Segerblom: Well, it helped that you hired the two-best people from the city. You have a great City Councilwoman, and you have two people from the county. So, I think you got your bases covered.

Executive Director Jordan: You know, Commissioner, it is interesting that you say that because in the introduction letter, I had to show why we thought we were worthy, and probably the biggest part of that

was the strength that we have in the Board and those behind the Southern Nevada Regional Housing Authority. So, we're excited about that.

Commissioner Vice Chair Segerblom: Thank you, guys.

Commissioner Chairperson William McCurdy: What is the total cost of the project? I know the implementation grant is \$50,000,000.

Development & Modernization Director - Frank Stafford: With everything, we're going to be looking anywhere between \$500,000,000 to \$600,000,000, but it's going to be a big, big price tag. It could be up to 800 units for that.

Executive Director Jordan: And that's mixed income. Replacing the 235 at Marble Manor and then building on top of that.

Frank Stafford, Director of Development & Modernization, presented current RAD projects.

Executive Director Jordan: I wanted to acknowledge and make sure everyone got the newsletter. It's really given us an opportunity to track the good things that we're doing, and we're going to change the format here and there, but again, it's just really good information. I wanted to also announce that the last time we were together, we were in search of an HCV Director, and Alicia had left for personal reasons to move back home, and the interim or temporary Director at that time was, uh, Rosa Garcia. We did a national search, and I'm pleased to announce that Rosa is our new Director of HCV. Last but not least, I want to welcome Commissioner Brown back after having had a baby boy. And so, mom and baby are doing well.

Commissioner Brown: Thank you.

Executive Director Jordan: That concludes my report.

SECTION 3. CONSENT AGENDA: ITEM NO. 06 and ITEM NO. 07

Finance

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

Rodney Mitton, Director of Finance, provided background information for this item.

Commissioner Brune: We have an outside company, third party, that takes care of this, correct?

Director of Finance - Rodney Mitton: We use Argon Collection Agency to do all of our debt collecting.

Commissioner Brune: Okay. I'm sure they're employing all manner of ways to help residents while trying to keep the collections coming in. Is there anything they can do differently to help the collection agency? Are you satisfied with them?

Director of Finance - Rodney Mitton: I can reach out to them.

Commissioner Brune: Are you satisfied with the results?

Director of Finance - Rodney Mitton: They do a good job for us. We did have another collection agency about eight years ago that we moved away from because we didn't feel like they were doing the job well

enough. Argon has been really well in their attempts to collect the bad debt.

Commissioner Brune: If a resident has moved out or is living there and we're trying to collect debt and they're just unable to do so, what is the process for them to get help? If they just can't pay, they are in a bad situation and cannot pay the debt.

Director of Finance - Rodney Mitton: Honestly, I don't know.

Commissioner Brune: Okay. Thanks. I really appreciate it.

Executive Director Jordan: I want to say, Commissioner, we can have some conversation offline, about how people get there and all of the steps we take before we move to eviction, before they find themselves in this situation. We have a very robust social service part in resident services. We'll try and work with them. Keep in mind that your rent is 30% of your income. So, if your income goes down, your rent goes down. We can share some things that we're doing. We can talk about those things we do before we get here.

Commissioner Brune: I appreciate that, and I think... I'm so sorry, and I think this is not negative. I'm not implying anything about the Housing Authority. I think you all do a great job, and you help people, period. I am just talking about a balance. I'm just trying to understand, you know, there's going to be some that absolutely will never be able to pay that back and so I was just wondering what happens. Also, it's a large amount of money to write off for that and so I'd love to understand more of how it works. I don't know that I can make any difference in that. I think you're all making the differences that need to be made. For my own information, I want to understand. I did have a call about it, but again, I think you're all doing a great job. So, this is a follow-up... not reflecting any bad light at all on you.

Commissioner Chairperson William McCurdy: It might be helpful if we could just get a presentation on how the entire process works at our next meeting so that we can, as a board, be clear on all the ways that we're trying to help and also on the process in general. That would be helpful.

Commissioner Brown: I was going to say maybe we can get some type of repayment plan that they can enroll in, like a monthly payment to repay.

Executive Director Jordan: And we have those. But again, Commissioner, to your point, on the March agenda, we'll have a presentation by finance that walks us through the repayment agreements we have in place. Um, the fact that you have repayment agreements and there's a process that says that if you miss steps, you get another chance. We can walk you through all that.

Commissioner Brune: Can I also ask when we present this information, can we do a comparison to the prior year? I know that this number seems a little bit higher than some of the other numbers in the summertime. I think I remember \$74,000. It would be helpful to know because I'm sure there are trends. And, you know, maybe with the holidays the number goes up but it would be good to know, like over time is this, you know, are we seeing a spike or is this just something that happens within the calendar year?

Executive Director Jordan: We can add that to the next meeting.

Director of Finance - Rodney Mitton: Just for clarification, these numbers that you see are for three months. Usually we present one month, but because there was no board meeting last month and the earlier time for the December meeting, we weren't able to get the numbers in. That's why they do look higher than normal. This is three months' worth.

Commissioner Brune: Okay, that helps. Thank you.

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

Motion made by Commissioner Nancy Brune
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Procurement

7. Approval to Write-Off Three (3) Fleet Asset(s)

Johnny Shaw, Procurement Manager, provided background information for this agenda item.

Commissioner Brune: I have a question. The proceeds of the sale, does that go back into the general fund or where does that go? Or, does it go towards purchasing a new vehicle?

Procurement Manager Johnny Shaw: I believe back into the general fund. Yes.

Commissioner Craig: Johnny, I'm not trying to be difficult, but you said believe, and all I'm going to say is, we're dealing with finances and there's a thing about believing and then there's the data. So, when you come with us and we ask you a question like that, can you give us data, not belief? Because some people don't believe the sky is blue. They don't believe a lot of things. That's just how I feel about that last statement. Nothing critical, just a value assessment.

Executive Director Jordan: Commissioner, Johnny was actually deferring the question to finance, so it wasn't a matter of whether he believed that. And you probably couldn't see it from here, but he looked to our finance director and said, that's where the money goes and Rod did say, correct. Better language could have been used, but we're quite certain that the money goes back to the general fund. Does that help?

Commissioner Craig: Yes. You have to watch the money. We have to watch.

Executive Director Jordan: Absolutely.

Commissioner Craig: You know, be very good caretakers and be more definitive.

Executive Director Jordan: Yes. So, our Finance Director did affirm that the sale of those assets, the dollars, will go back into the general fund.

Commissioner Craig: Thank you much. Appreciate it.

Executive Director Jordan: In fact, to give even more clarity, the finance director would like to speak on it.

Director of Finance - Rodney Mitton: When they're talking about the general fund, it's the general fund of the program, each program. So, if that those were public housing vehicles, they would go back to the general fund of the public housing program. If they were section 8 vehicles, they would go back to the general fund of the section 8 program. Affordable housing vehicles, the same back to the general fund of the Affordable Housing program. It has to stay within that program that purchased the item.

Commissioner Craig: And I thank you very much, because we know public housing is only allocated so much funding anyway.

Director of Finance - Rodney Mitton: Right.

Chairperson McCurdy entertained a motion to approve Item. No. 7

Motion made by Commissioner Carrie Cox
Seconded by Commissioner Nancy Brune
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

8. Acknowledgement of our Departed

Dixiana Arias
Tracey Bauknight
Roy Bradley, Jr
Beverly Dalton
Richard Daugherty
Ronnie Dobbins
Michael Ford
Lamar Green
Lucia Gutierrez
Patrice Herron
Gaynell Holliday
Consuelo Inigo

Ronald Jackson
Pearlie Jackson
Jennifer Lujan
Maria Martinez
Heredia
Angelia Ross
Richard Sawicki
Edward Stephens
Michael Terry
Kelly Walker
Kathryn Webb
Rickey White

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.

Development & Modernization

9. Approval to Increase Reno & Cavanaugh Contract Number C22020 in the Amount of \$648,000.00 for the Legal Services Required for six (6) Mixed Finance, Community Housing Fund and Home Means Nevada Initiative Funded Projects

Frank Stafford, Director of Development & Modernization provided background information on this agenda item.

Chairperson McCurdy opened the floor for discussion.

Commissioner Cox: Can I ask what their hourly is that they're billing at?

Director of Development & Modernization – Frank Stafford: I would have to look up that particular number from their contract, but they were procured through an RFP process. And although I don't know the exact number offhand, their rate has been fairly competitive with the other firms that we've been using. So, we're definitely getting our money's worth from them.

Commissioner Cox: Okay.

Director of Development & Modernization – Frank Stafford: I can get that information.

Commissioner Cox: Okay. Thank you. And when will this contract expire? February 27th of 2025?

Director of Development & Modernization – Frank Stafford: Yes, that's from the original RFP that was issued. For these projects that they're working on, they're all tied to the Home Means Nevada funds and we have to have an obligation of all of those funds by December 31st of 2024. So, the majority of all of their work will be done at that particular time. But, the contract actually goes out to 2025, and they're working on our RAD projects as well, but that's not included in this increase.

Commissioner Cox: Okay. And then there'll be another RFP that goes out for future projects?

Director of Development & Modernization – Frank Stafford: Yes, we typically will do an RFP. It's for three years. It can be extended for two more years. So, every five years, at the minimum, we're going out for another RFP for these types of services.

Commissioner Cox: And are you happy with their work?

Director of Development & Modernization – Frank Stafford: Very happy.

Commissioner Cox: Okay. Thank you, I appreciate it.

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

Motion made by Commissioner Nancy Brune
Seconded by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

10. Approval to Increase RAFI Architecture Contract C19041 by \$690,250.00 for the A/E Design Services Required for the Rehabilitation of Arthur Sartini Plaza

Frank Stafford, Director of Development & Modernization provided background information on this agenda item.

Chairperson McCurdy opened the floor for discussion.

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

Motion made by Commissioner Nancy Brune
Seconded by Commissioner Marissa Brown
All in Favor

Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

Commissioner Brune: Can I ask that we have a formal presentation on the Choice Neighborhood Grant, please? Just the major components. Just so that if when we do get a short interview or shortlist interview, we're well versed in the components of the grant program, please.

Executive Director Jordan: Absolutely.

Commissioner Brune: Thank you.

Commissioner Chairperson William McCurdy: All right. We're going to have at our next board meeting an update on finance and we're also going to have an update on the Choice Neighborhood Initiative. I would also request that the board be provided with a list of all projects, and the dollar amount that are associated with them, as long as well as the districts that they're in. I think that oftentimes we get these sheets of paper with these big numbers on them, but we don't really equate that to the number of people we're actually going to be helping with these approvals. We can also include them within our newsletters and so forth to talk about the good work that the Housing Authority is doing. So, if we can have that as well, I think that would be extremely helpful for the community at large.

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Meeting Adjourned.

5

Item

A



COLLECTION PROCEDURE OVERVIEW

• • • • • PRESENTED BY • • • • •

Finance: Director, Rodney Mitton
Affordable Housing: Director, Patricia Stephens
Public Housing: Director, Ava Mitchell-Crew





How Does A Resident Owe A Balance?

.

Examples of charges assessed to residents include:

Unreported Income

Non-Payment of Rent

Late Fees

Damage Charges

Notice & Legal Fees





How Does Management Collect On Past-Due Balances?

.

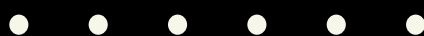
Examples of Managerial Duties Include:

- 30-day non-payment notices are issued on the 1st business day following the 5th of the month
- Allowing residents to enter into a repayment agreement
- Allowing residents to file for a hearing if they disagree with the balance owed
- Reminder notices posted on doors
- Reminder emails/phone calls to residents





EVICTIION PREVENTION



- **Property Managers (and office staff) provide a list of agencies that might be able to assist with eviction prevention**
- **The agencies do intake paperwork and verify the need; if they qualify (and if there are funds) the agency assists them**
- **Agencies include CHAPS, Nevada 211, Clark County Social Services, Catholic Charities, several churches, etc.**
- **The funds from outside agencies (typically) go straight to SNRHA to pay the rent; not including late or legal fees**
- **SNRHA's Supportive Services Team has staff assigned to properties (incl. senior sites); they assist with eviction prevention efforts**





Repayment Agreement Overview

Public Housing ACOP Chapter 13

- If a resident qualifies for a repayment agreement due to unreported income or financial hardship, the resident must provide a minimal down payment of 25% to enter into the repayment agreement
- The remaining balance is divided into affordable monthly payments until the resident becomes current

Example:

- Jane owes \$480 for rent plus a \$20 late fee; Total amount owed = \$500
 - She provides the down payment of \$125
 - The remaining balance of \$325 is divided into five (5) monthly payments of \$75
 - Her new monthly rent would be \$575 for five (5) months





Grievance Procedure Overview

Public Housing ACOP Addendum 3 For Assisted Units Only (PH/RAD)

• • • • •

- The resident has ten (10) days to request a hearing for any adverse action
 - **i.e. Rent increase, damage charges, etc.**
- An informal hearing is conducted with the manager in an effort to mediate the issue, if possible
- If the resident is not satisfied with the results of the informal hearing
 - **The resident has ten (10) days to request a formal hearing**
- The hearing officer then reviews the adverse action and determines if it is in accordance to the policy and renders the formal hearing decision
- Management proceeds accordingly





Non-Payment Eviction Overview

.

- If the resident fails to enter into a repayment agreement or pay the balance in full within the 30-day notice period, the eviction is submitted to the appropriate justice court
- The resident can request a hearing with the justice court and exercise the judicial process
- Once the eviction is approved, the Constable is notified to serve the 24-hour notice and then proceed with the lockout
- The resident is charged the legal fees associated with the lease termination process





Deposit Accounting Overview

• • • • •

- Once a resident is evicted or willingly vacates a unit, the manager is required to conduct a move-out inspection and charge the security deposit for any damages beyond normal wear and tear in accordance with the approved SNRHA charge schedule
- Per NRS 118A, the manager is required to send the past resident a “Move-out Balance Owed” letter and a statement itemizing the charges within 30 days of the move-out date





Sample “Move-Out Balance Owed” Letter Mailed Within 30 Days



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Aida Brents: 2120 W Vegas Drive, Las Vegas, NV 89106

Phone: (702) 477-3245 Fax: (702) 922-6111 TDD: (702) 387-1898

Date: 03/06/2024

Client: T0098XXX

Jane Doe
123 Martin Luther King Blvd.
Las Vegas, NV 89106

Re: Move-Out Statement Sent Via Certificate of Mail

Dear Ms. Doe

This letter is formally notifying you that a balance of \$ 500.00 is past due on your account for the dwelling unit at 2120 Vegas Dr. #4 located at Aida Brents property. See attached itemized move-out statement.

Failure to respond will result in your account being turned over to a collection agency, and may affect your ability to receive assistance in the future.

Former residents wishing to make payments or enter into a repayment agreement, please contact the Finance Department at (702) 477-3129.

For current residents who transferred to another SNRHA Public Housing unit, the balance owed will be transferred to your new account and will be due and payable in accordance with the lease agreement.

Lastly, please be advised that you may ask for an explanation stating the specific grounds of such determination, and should you disagree with the determination, you shall have the right to request a hearing under the Housing Authority's Grievance Procedure. Please contact the Management Office for further guidance.

Thanks for your prompt attention to this matter.

INSERT STAFF SIGNATURE

Housing Authority Representative

CC: Resident File

Si tiene dificultades para leer la carta, el documento, el folleto o el aviso, no dude en contactar a la dirección o a las oficinas



Sample Move-Out Itemized Statement Mailed Within 30 Days

Move Out Statement

Date: 03/06/2024

Code		Property	ph224bre	Lease From	08/23/2023
Name		Unit	224004	Lease To	07/31/2024
Address	2120 VEGAS DRIVE	Status	Past	Move In	08/23/2023
	4	Rent	0.00	Move Out	01/02/2024
City	LAS VEGAS, NV 89106			Notice	01/02/2024
Telephone					

Date	Description	Charge	Payment	Balance	Chg/Rec
	Balance as of 1/01/2024			796.45	
01/01/2024	:Rent 01/24 2120 VEGAS DRIVE, 4, LAS VEGAS NV	283.00	0.00	1,079.45	1069915
01/01/2024	:RENT ADJ 01/24 2120 VEGAS DRIVE, 4, LAS VEGA	-283.00	0.00	796.45	1072124
01/01/2024	:Rent 01/24 2120 VEGAS DRIVE, 4, LAS VEGAS NV	18.00	0.00	814.45	1072125
01/06/2024	Tenant Late Charge, 5% of \$283.00 :Reversed by Charge Ctrl# 1073264	14.15	0.00	828.60	1072854
01/11/2024	:Reverse Charge Ctrl#1072854 Moved out and does not owe the LF for Jan. 2024.	-14.15	0.00	814.45	1073264
01/11/2024	:Tenant Security Deposit credit	-200.00	0.00	614.45	1073265
01/11/2024	Trash out/Inventory 2 hrs @ \$50 = \$100	100.00	0.00	714.45	1073266



Past Resident Repayment Agreement

• • • • •

- **At this point, the balance is now handled by the Finance Department**
- **The past resident can enter into a repayment agreement with the Finance Department within approximately 60 days after moving out**
- **If the resident stays current with the repayment agreement, the resident's account will not be sent to the board for write-off approval**
- **If the resident does not stay current, the resident's remaining balance will be sent to the board for write-off approval**





Write-Off Of Bad Debts

• • • • •

- If the past resident has not paid their total balance and has failed to enter into a repayment agreement with the Finance Department approximately 60 days after vacating, the balance is presented to the Board of Commissioners to be written off
- If the write-off is approved, the Finance Department sends the balance over to the Collection Agency
- SNRHA currently uses the Aargon Collection Agency





Balances With The Collection Agency

• • • • •

- If a past resident has a balance with the collection agency, the resident is to make any payments directly to that agency
- If SNRHA takes a payment for a balance that is currently at the collection agency, the Finance Department deposits the payment into a SNRHA bank account and notifies the collection agency of the payment
- The collection agency charges SNRHA a 30% collection fee on the dollar amount collected
- SNRHA receives monthly checks from the collection agency and applies the amounts against each tenant's bad debt.





SNRHA 12-Month Write-Off Numbers

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 2/2023 TO 1/2024

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Feb-23	50,450.00	8.42%	57,253.00	10.50%	107,703	9.41%
Mar-23	14,512.00	2.33%	8,978.00	1.71%	23,490	2.04%
Apr-23	45,543.00	7.35%	20,734.00	4.13%	66,277	5.91%
May-23	44,436.00	7.13%	41,694.00	8.16%	86,130	7.59%
Jun-23	35,014.00	5.81%	23,416.00	4.73%	58,430	5.32%
Jul-23	42,283.00	7.38%	25,314.00	4.92%	67,597	6.22%
Aug-23	12,773.00	2.23%	8,782.00	1.76%	21,555	2.01%
Sep-23	21,086.00	3.68%	0.00	0.00%	21,086	1.97%
Oct-23	53,368.00	9.13%	18,941.00	3.76%	72,309	3.76%
Nov-23	67,072.00	11.50%	18,779.00	3.71%	85,851	3.71%
Dec-23	10,834.00	1.84%	15,086.00	3.04%	25,920	3.04%
Jan-24	6,699.00	1.15%	12,951.00	2.55%	19,650	1.80%
Totals Doubtful Accounts	404,070.00	5.67%	251,928.00	4.13%	655,998.00	4.96%
Total Rental Income	7,132,230.00		6,095,906.00		13,228,136.00	
Average Monthly Allowance	33,673.00		20,994.00		54,667.00	

PHA	%	Units
HA-1	2.86%	1230
HA-2	2.28%	650
HA-3	3.99%	2180
HA-4	17.48%	3045
HA-5	4.97%	1470
HA-6	1.84%	555
SNRHA	4.96%	2853



QUESTIONS?





THANK YOU



Item

B

THE ROSE FOUNDATION

*RESIDENT OPPORTUNITY,
SELF-SUFFICIENCY AND
EMPOWERMENT*



What is the ROSE Foundation?

- The Resident Opportunities for Self-Sufficiency and Empowerment (ROSE) Foundation exists to provide supportive services to residents of SNRHA.
- ROSE Foundation was incorporated in 2000, and became recognized as a 501(c)3 by the IRS in 2001.
- Through grants and charitable donations, the ROSE Foundation provides supportive services to SNRHA families that might not be covered by agency funding.



Our Vision

- Be an innovative and effective developer and provider of resident services by promoting and offering diverse programs.



Our Mission

- Assist the clients of Southern Nevada Regional Housing Authority (SNRHA) to develop and achieve their full potential as they transition *toward* self-sufficiency.



Our Purpose

- Improve quality of life; promote client development to pursue their full potential in becoming self-sufficient
- Provide opportunities for seniors to age in place with dignity



Barriers

- **Barriers our families face prior to becoming “Job Ready”**
 - **Education**
 - **Employment skills**
 - **Childcare**
 - **Transportation**
 - **Health and wellness**
 - **Building a family support system**
 - **Low self esteem**
 - **Domestic violence**
 - **Health & nutrition**



Senior Resident Barriers

- **Barriers our senior residents face:**
 - Isolation and lack of socialization
 - Lack of regular leisure and recreational activities
 - Limited mobility, and need for hearing and visual devices
 - Lack of homecare assistance
 - Health and wellness
 - Nutrition
 - Personal care
 - Technological literacy



Case Management

- Individual assessments
- Health and wellness
- Mentoring
- Self advocacy
- Life skills coaching
- Housing counseling
- Connect to legal services
- Financial literacy
- Community resources
- Child care
- Peer support
- Educational opportunities (i.e., GED, ESL)



ROSE Foundation

How It Works

- Funding/Donations
- Grant Funds



- Increase the number of residents served
- Expand the services provided



Benefits

- Move families to self-sufficiency
- Increase homeownership
- Provide affordable housing assistance to more families
- Increase the skill level of residents
- Build better communities
- Promote more community engagement



2023 Events

- Dr. Martin Luther King, Jr. Parade
- Black History Month
- Celebration of Aging
- Regional Affordable Housing Forum
- HUD Strong Family Initiative-Tailgate
- Homebuyer Expo
- Fourth of July Picnic
- Back to School Pop-Ups
- Las Vegas Raiders Training Day
- Hispanic Heritage Month
- Choice Neighborhoods Implementation/Halloween Festival
- Family Self-Sufficiency Graduation
- Thanksgiving Dinner events
- Holiday toy and gift card event
- Holiday Meals



Item

C



Choice Neighborhoods Initiative

PROJECT OVERVIEW

Choice Neighborhoods Initiative (CNI) Grant Overview

- ▶ The Choice Neighborhoods Initiative (CNI) planning grant is a \$450K grant for a two-year period to develop a comprehensive plan that would not only completely transform and remodel a specific public housing site, but, revitalize and bring about impactful, permanent, positive change to its surrounding neighborhood as well. The CNI focuses on three main sectors: Housing, People and Neighborhood.
- ▶ Housing: Replace distressed public and assisted housing with new, high-quality mixed-income housing that is responsive to the needs of the residents and the surrounding neighborhood;
- ▶ People: Provide comprehensive supportive services for the residents that improve educational outcomes for youth and supports intergenerational health and financial well being;
- ▶ Neighborhood: Create the conditions necessary to spark public and private reinvestment in the neighborhood.

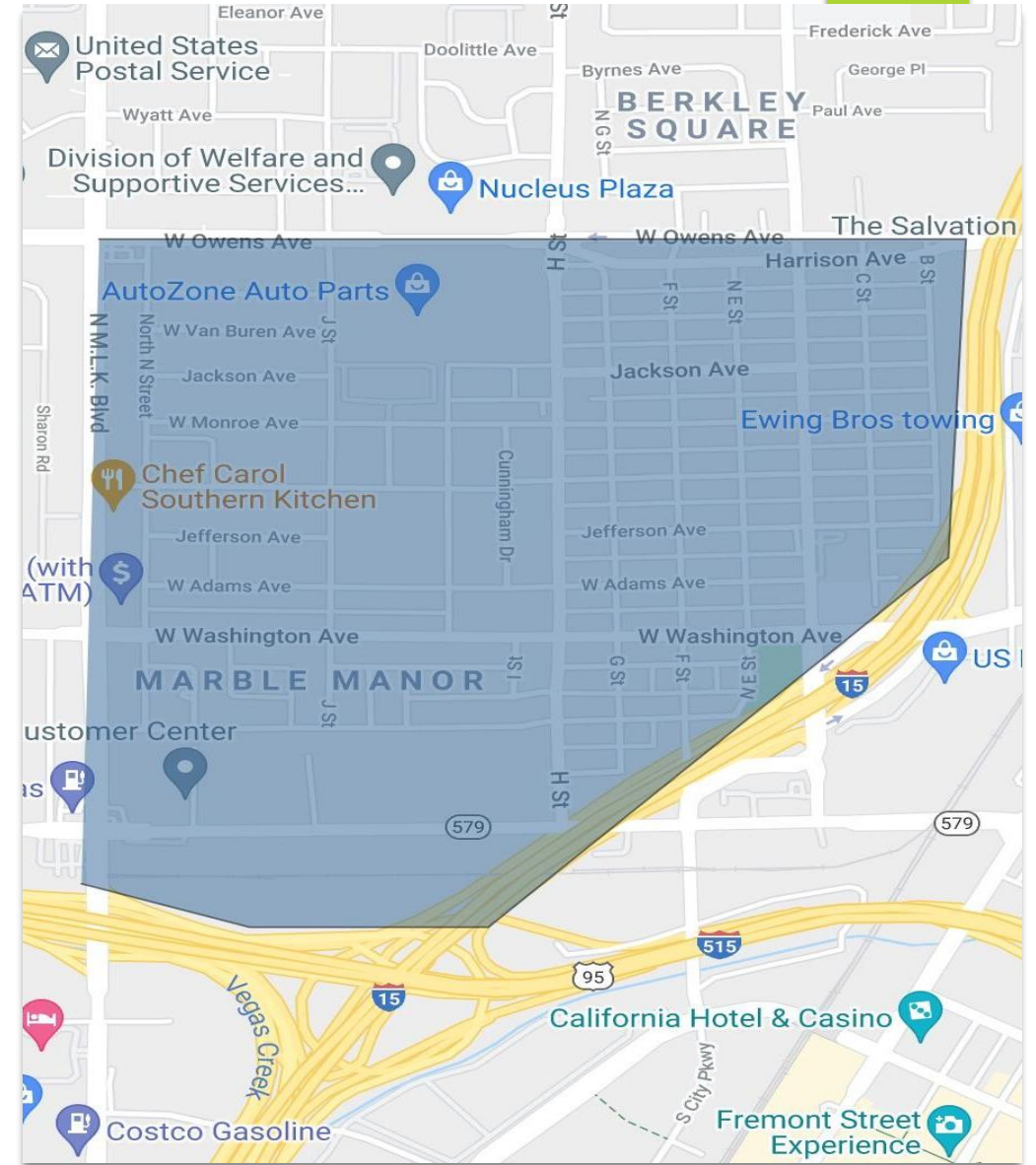
CNI

Grant Overview Cont.

- ▶ The Southern Nevada Regional Housing Authority (Grantee) and the City of Las Vegas (Co-Grantee) partnered together to submit a CNI planning grant for FY 2021. We were one of only eight applicants from across the country who were awarded this grant that year.
- ▶ We chose the Marble Manor public housing development, located in the Historic Westside, as the subject public housing development for this grant. Those of you who have been around for some time know that the Historic Westside has suffered from years of systematic disinvestment and has been left out of targeted redevelopment efforts that other parts of the city have received. With the award of this grant the SNRHA and the City of Las Vegas worked with the residents of Marble Manor, neighboring homeowners, local business owners, and other key stakeholders to develop a plan that will not only redesign and transform the Marble Manor housing development, but, will bring about much needed and long awaited change to the entire neighborhood which is a vitally important part of this city.

CNI

Target Area Map



Marble Manor Resident Participation

- ▶ The CNI grant mandates that the resident's wants, needs and ideas serve as the basis of the transformation plan. As such, the first order of business was to conduct a survey of the Marble Manor residents. A joint SNRHA/City CNI team went door-to-door around all of Marble Manor (which is 235 units spread out over 35 acres) to meet with the resident in their homes so they would be comfortable and at ease enough to answer the survey questions completely and honestly. We had over 80% participation in a month!
- ▶ The information gathered from the resident surveys was then reviewed and analyzed and a report was generated where all of the responses were consolidated and broken down into various charts and graphs.
- ▶ After the resident survey report was generated various meetings were held where the residents and members of the general public were able to review the information and comment on the findings. These meetings were extremely helpful in refining and drilling down to the most important features the residents wanted for the new, redesigned property and the amenities it would offer.
- ▶ We are extremely proud to say that we have brought one amenity to life already. The CNI grant requires that we invest \$100K of the grant into an Early Action Activity. One of the top ideas from the survey was a resident garden so we partnered with the Obodo Collective and invest the money in their Urban Farm where residents of Marble Manor have plots designated just for them free of charge.

Transformation & Implementation Plan

- ▶ After months and months of meetings and planning, the draft transformation plan was ready and it was submitted to HUD on May 18, 2023.
- ▶ After the draft plan was submitted the team continued to meet with residents to drill down and refine the plan. The final transformation plan was submitted to HUD on November 15, 2023.
- ▶ On February 8, 2024, the CNI Implementation Grant Application was submitted. Implementation Grants award up to \$50M to each grantee to implement what is outlined in the transformation plan. The Implementation Grant is highly competitive, receiving applications from housing authorities and developers from all across the country. If we make it through the first round of screening we can expect a site visit from the HUD selection team in June or July.
- ▶ On February 15, 2024, HUD notified the SNRHA that they accepted our final transformation plan.
- ▶ To date we are still awaiting notification from HUD on the award of the Implementation Grant.

6

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 01/31/2024

<u>Developments</u>	AMP	Dev	Proposed Write-	# of Accounts
			Off Amounts	
			FY 2023	
<u>PHA</u>				
Hampton Court	404	005	2,411	2
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010	57	1
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016		
Simmons Manor	406	020		
Marble Manor	407	201	997	1
Ernie Cragin Terr	406	206		
Levy Gardens	403	208	331	2
James Downs	402	212		
Sherman Grdns	408	214	401	1
Villa Capri	408	215	451	1
Sartini Plaza	402	221	1,337	1
Sartini Annex	402	223		
Aida Brents	403	224	714	1
Scattered Site A	310	226		
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246		
Scattered Site E	409	247		
Sherman Annex	408	261		
Total PHA			6,699	10

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 01/31/2024

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts	# of Accounts
			FY 2023	
<u>AHP</u>				
Garcia Mendoza Plaza	AHP		4,381	1
Janice Brooks Bay	AHP		5,929	3
Brown Homes	AHP			
Rulon Earl	AHP		203	1
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP		2,038	2
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	400	1
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			12,951	8
Grand Total			19,650	18

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 2/2023 TO 1/2024

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Feb-23	50,450.00	8.42%	57,253.00	10.50%	107,703	9.41%
Mar-23	14,512.00	2.33%	8,978.00	1.71%	23,490	2.04%
Apr-23	45,543.00	7.35%	20,734.00	4.13%	66,277	5.91%
May-23	44,436.00	7.13%	41,694.00	8.16%	86,130	7.59%
Jun-23	35,014.00	5.81%	23,416.00	4.73%	58,430	5.32%
Jul-23	42,283.00	7.38%	25,314.00	4.92%	67,597	6.22%
Aug-23	12,773.00	2.23%	8,782.00	1.76%	21,555	2.01%
Sep-23	21,086.00	3.68%	0.00	0.00%	21,086	1.97%
Oct-23	53,368.00	9.13%	18,941.00	3.76%	72,309	3.76%
Nov-23	67,072.00	11.50%	18,779.00	3.71%	85,851	3.71%
Dec-23	10,834.00	1.84%	15,086.00	3.04%	25,920	3.04%
Jan-24	6,699.00	1.15%	12,951.00	2.55%	19,650	1.80%
Totals Doubtful Accounts	404,070.00	5.67%	251,928.00	4.13%	655,998.00	4.96%
Total Rental Income	7,132,230.00		6,095,906.00		13,228,136.00	
Average Monthly Allowance	33,673.00		20,994.00		54,667.00	

Southern Nevada Regional Housing Authority

AH - Outstanding Charges By Charge Type

January 2024

Property	Chg Code	Balance
afmendoz	damage	2,472.00
afmendoz	late	172.50
afmendoz	legal	143.00
afmendoz	rent	1,593.00
afmendoz	Total	4,380.50

Property	Chg Code	Balance
nabrooks	damage	1,910.25
nabrooks	late	294.66
nabrooks	legal	278.10
nabrooks	rent	3,445.52
nabrooks	Total	5,928.53

Property	Chg Code	Balance
naearl	nsf	45.00
naearl	rent	158.00
nabrown	Total	203.00

Property	Chg Code	Balance
nagordon	damage	450.00
nagordon	late	63.75
nagordon	legal	76.00
nagordon	nsf	45.00
nagordon	rent	1,403.09
nagordon	Total	2,037.84

Property	Chg Code	Balance
nansp3cc	damage	400.00
nansp3cc	Total	400.00

Grand Total		12,949.87
--------------------	--	------------------

Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type
January 2024

Property	Chg Code	Balance
ph005ham	damage	225.00
ph005ham	late	20.00
ph005ham	rent	2,136.00
ph005ham	urp	30.00
ph005ham		2,411.00
ph010jon	legal	24.00
ph010jon	urp	33.00
ph010jon		57.00
ph201mar	damage	997.00
ph201mar		997.00
ph208lev	damage	331.00
ph208lev		331.00
ph214she	damage	400.70
ph214she		400.70
ph215vil	damage	450.70
ph215vil		450.70
ph221sar	damage	1,337.00
ph221sar		1,337.00
ph224bre	damage	100.00
ph224bre	late	28.30
ph224bre	rent	586.15
ph224bre		714.45
Grand Total		6,698.85

8

Southern Nevada Regional Housing Authority

**Task Orders # 1 - #7
Summary of Fee Proposals**

Old Rose Gardens

Phase I: Negotiate Development Agreement	\$5,000
Phase II: Prepare Site and Neighborhood Standards Submission to HUD Field Office	\$7,500
Phase III: Monitor Developer Performance; Close Financing	\$25,000
Phase IV: Prepare Faircloth-to-RAD Funding Application	\$5,000
Phase V: Construction Start Through Cost Certification/Permanent Conversion	\$10,000
Reimbursables	\$1,600
Total	\$54,100
	Less Amount Issued on Task Order #1 - \$12,500
Amount remaining due for this project	\$41,600

Duncan & Edwards Development

Phase I: Negotiate Development Agreement	\$5,000
Phase II: Monitor Developer Performance; Close Financing	\$17,500
Phase III: Prepare Faircloth-to-RAD Funding Application	\$5,000
Phase IV: Construction Start Through Cost Certification/Permanent Conversion	\$10,000
Reimbursables	\$1,600
Total	\$39,100
	Less Amount Issued on Task Order #2 - \$22,500
Amount remaining due for this project	\$16,600

28th & Sunrise Development

Phase I: Negotiate Development Agreement	\$5,000
Phase II: Prepare Site and Neighborhood Standards Submission to HUD Field Office	\$7,500
Phase III: Monitor Developer Performance; Close Financing	\$17,500
Phase IV: Prepare Faircloth-to-RAD Funding Application	\$5,000
Phase V: Construction Start Through Cost Certification/Permanent Conversion	\$10,000
Reimbursables	\$1,600
Total	\$46,600
	Less Amount Issued on Task Order #3 - \$12,500
Amount remaining due for this project	\$34,100

Janice Brooks Bay

Phase I: Project Feasibility	\$5,000
Phase II: Prepare Funding Applications	\$18,000
Phase III: Construction and Financial Closing	\$35,000
Phase IV: Construction Start Through Cost Certification/Permanent Conversion	\$15,000
Reimbursables	\$1,600
Total	\$74,600
	Less Amount Issued on Task Order #4 - \$23,000
Amount remaining due for this project	\$51,600

Marion D. Bennett Sr. Plaza Phase II

Phase I: Prepare Site and Neighborhood Standards Submission to HUD Field Office	\$7,500
Phase II: Prepare Faircloth-to-RAD Funding Application	\$5,000
Phase III: Construction and Financial Closing	\$25,000
Phase IV: Construction Start Through Cost Certification/Project Close-Out	\$15,000
Reimbursables	\$1,600
Total	\$54,100
	Less Amount Issued on Task Order #5 - \$12,500
Amount remaining due for this project	\$41,600

James Down Towers

Construction Start Through Cost Certification/Permanent Conversion	\$25,000
Reimbursables	\$1,600
Total	\$26,600

Hullum Homes

Construction Start Through Cost Certification/Permanent Conversion	\$20,000
Reimbursables	\$1,600
Total	\$21,600

Total Remaining For All Projects = \$233,700

9



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 26, 2024

Frank Stafford
Director of Modernization and Development
Southern Nevada Regional Housing Authority
340 North 11th Street
Las Vegas, NV 891011

Re: Linda & Topaz
APN: 162-12-402-005, -006, & -007
Public Sewer Easement

Mr. Stafford:

Taney Engineering, on behalf of Linda Properties, LLC, is providing this letter of explanation for the proposed public sanitary sewer connection request and accompanying improvements at Gerald Schaffer Heights (APN: 162-12-415-009).

The subject parcels (APN: 162-12-402-005, -006, and -007) are located north of Linda Avenue and directly west of Gerald Schaffer Heights. Following approval of the applications for a Tentative Map (TM-22-500061) and Zone Change (ZC-22-0173) by the Clark County Board of County Commissioners at their regular meeting on May 18, 2022, our client will be developing the 2.57 gross acre site into a single-family residential subdivision.

When initially submitting the Sanitary Sewer Point of Connection Request to the Clark County Water Reclamation District (CCWRD) in April 2021, it was determined that connecting to the existing manholes located in Sumac Lane (TPH3) and Topaz Street (FP190) would not be possible due to a sewer depth of less than 5 feet that would not allow for sufficient gravity flow and would instead require the installation of a public lift station to allow for adequate sewer function.

Per Chapter 1.1.1 of the CCWRD's Lift Station Design and Construction Standards: "[N]ew developments shall be designed to eliminate the need for lift stations whenever possible" due to the costs associated with the construction, built-in redundancies, and long-term maintenance of these facilities. It is estimated that it would cost approximately \$300,000 to \$500,000 to construct a lift station to meet the demands of this project. This does not include other considerations such as connection and permitting fees.

As indicated in the CCWRD POC Exhibit, after an evaluation and modeling of potential points of connection, the CCWRD "determined there is capacity for the projected flows for the proposed project" when connecting to MH SCH3. Since this sewer main has sufficient capacity to handle the proposed development, there will not be an adverse impact on the residents of Gerald Schaffer Heights. Furthermore, this has been deemed the only viable option not requiring a life station, contingent upon approval from the Southern Nevada Regional Housing Authority (SNRHA) and the ability to obtain a public utility easement.



Following their recommendation, we are proposing a connection to the existing 8" public sanitary sewer line located within Schaffer Circle via a 20-foot-wide public utility easement to begin at the manhole located at the end of Schaffer Circle, following the roadway approximately 250 feet south, and then 20 feet west to the property line of parcel 162-12-402-007.

In addition to the extension of the existing public sanitary sewer line, our client is offering the following improvements to the Gerald Schaffer Heights drive aisles and parking stalls:

- Blow out cracks ¼ inch and wider with a high-pressure compressor and fill with hot rubberized crack seal to total approximately 5,000 linear feet
- Treat and clean the entire drive area and parking stalls to be sealcoated with blowers
- Apply two coats of sealcoat to an area totaling approximately 43,849 square feet
- Striping to include 53 white single-line stalls, 20 accessible parking stalls with hash, 120 linear feet of red curb, and two yellow speed bumps

During the initial survey of the subject parcels, it was also determined that the existing screen wall located along the western perimeter of Gerald Schaffer Heights was constructed approximately 2 feet to 5.5 feet east of the property line between 162-12-415-009 and 162-12-402-007. To rectify this error and avoid the construction of a double wall, our client is proposing to demolish the existing screen wall and construct a decorative concrete masonry unit (CMU) screen wall, up to 8 feet in height, and approximately 432 linear feet in length, along the accurate property line. In accordance with public utility easement access requirements, a 20-foot-wide gate per RTC Uniform Standard Drawing 426.S1, will also be constructed between the two properties.

The demolition of the existing screen wall will also necessitate the removal of the adjacent landscaping, totaling an area of approximately 2,600 square feet. Trees will be replaced per Title 30 landscaping standards, with one 24" box large evergreen tree planted every 30 feet on center.

Following an acceptance from the SNRHA, existing site conditions and the proposed point of connection in Schaffer Circle will be surveyed, and the design of the civil improvement plans will commence. These plans will be provided to the SNRHA for additional review and to ensure that we are aligning with expectations. However, the civil plans and any subsequent revisions are contingent upon approval from CCWRD and all other interested parties. The civil plans are estimated to be approved 12 months after their submittal, with construction to be completed 24 months following the approval.

In the event of capacity or construction-related issues arising within ten (10) years after the issuance of the final certificate of occupancy for the development, which may impact the downstream sanitary sewer system due to the extension, the Homeowners Association (HOA) assumes responsibility for associated maintenance and/or repair costs. Upon the formation of the HOA, Linda Properties, LLC, the property owner, will deposit fifty thousand dollars (\$50,000) into a reserve account to address any sewer-related expenses. The HOA will keep these funds in a separate account for ten (10) years after the issuance of the final certificate of occupancy, specifically earmarked for repairs and maintenance resulting from the extension. Once the final certificate of occupancy is issued, the property owner is no longer liable for potential repairs. Any concerns regarding the sanitary sewer system raised by SNRHA must be conveyed to the HOA in writing, and the HOA is obligated to enlist a licensed plumber to verify that the identified issue directly stems from the development in question.

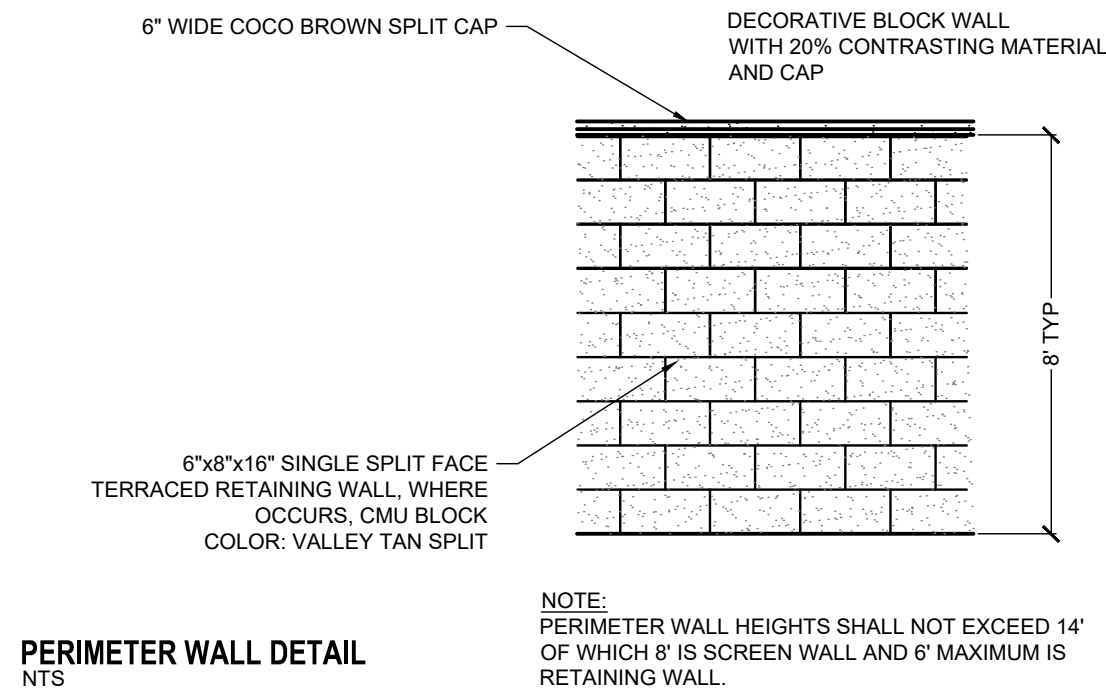
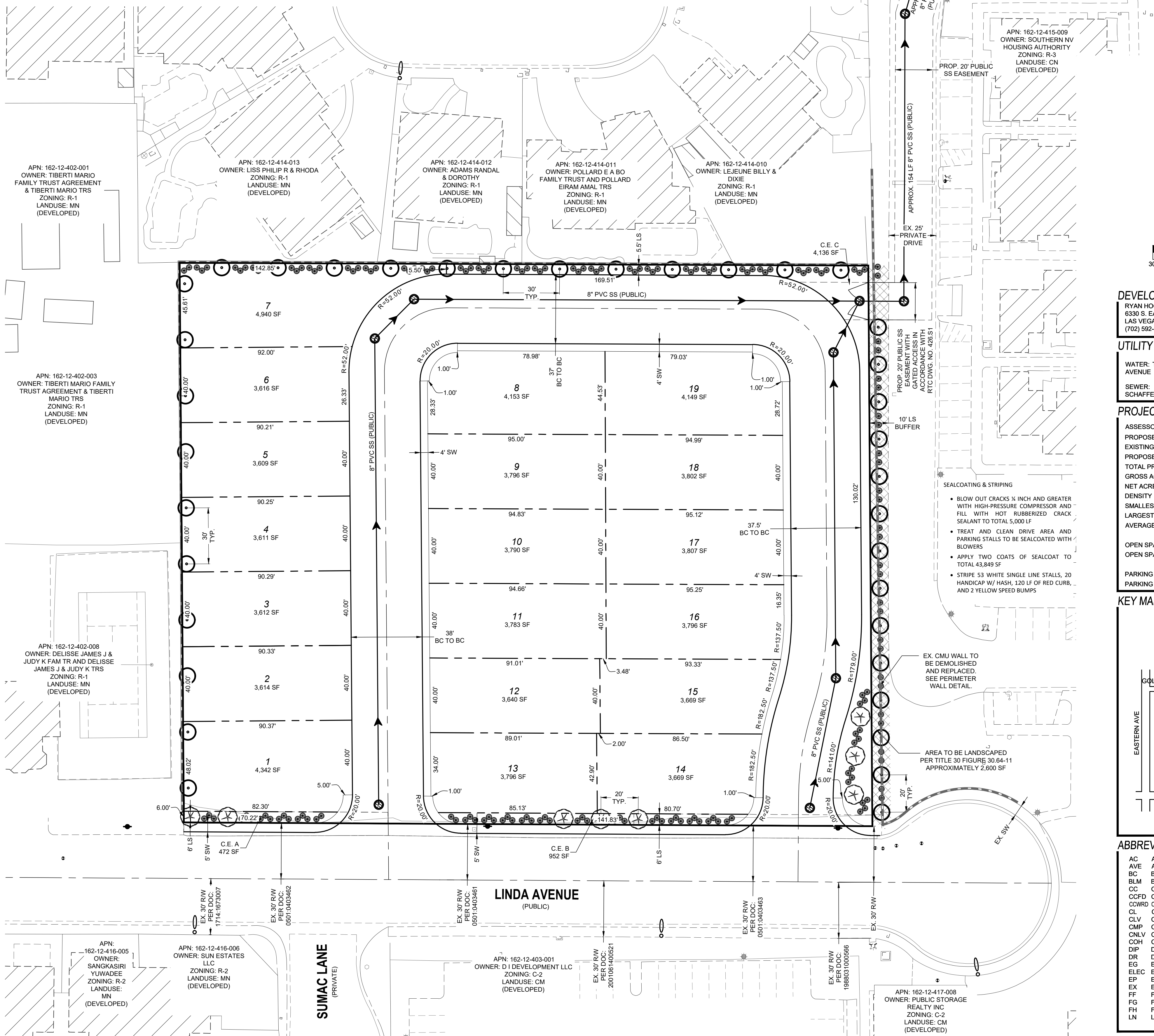
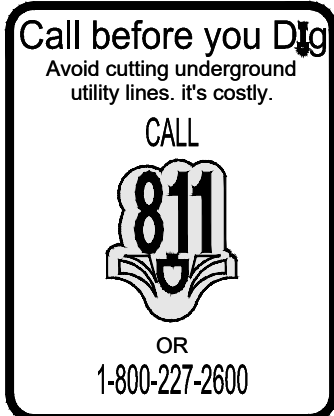


I am hopeful that this letter clearly describes the project and the intent of the proposed improvements. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

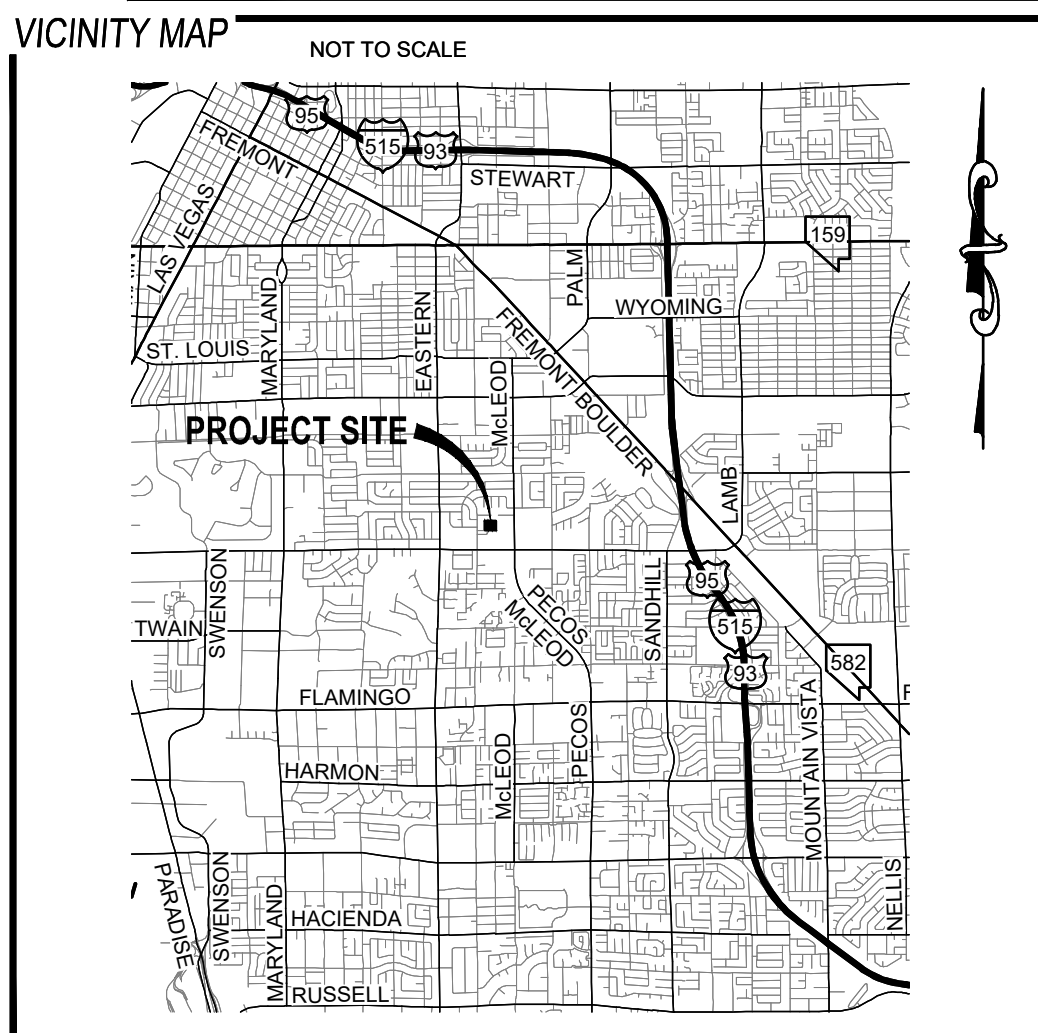
Jeremiah Delci-Johnson
Senior Land Planner

Enclosures (5): Sanitary Sewer Easement Exhibit
CCWRD POC Exhibit
Assessor's Parcel Map
Acero Landscaping and Masonry Bid Proposal
Silver State Sealcoating Proposal and Contract



TREE/PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	BLUE PALO VERDE OR EQUIVALENT	Parkinsonia Florida
	PER PLAN	24" Box	PER PLAN	WILLOW ACACIA OR EQUIVALENT	Acacia salicina
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	Ericameria cuneata



DEVELOPER
RYAN HOGGE
6330 S. EASTERN AVE #2
LAS VEGAS, NV 89119
(702) 592-4907

OWNER
LINDA PROPERTIES L.L.C.
10217 IMPERIAL POINTE AVE
LAS VEGAS, NV 89134

UTILITY LOCATIONS

WATER: THE NEAREST WATER CONNECTIONS ARE AN EXISTING 8" PUBLIC MAIN IN LINDA AVENUE TO THE SOUTH OF THE PROJECT. THE LVWWD IS THE PURVEYOR.

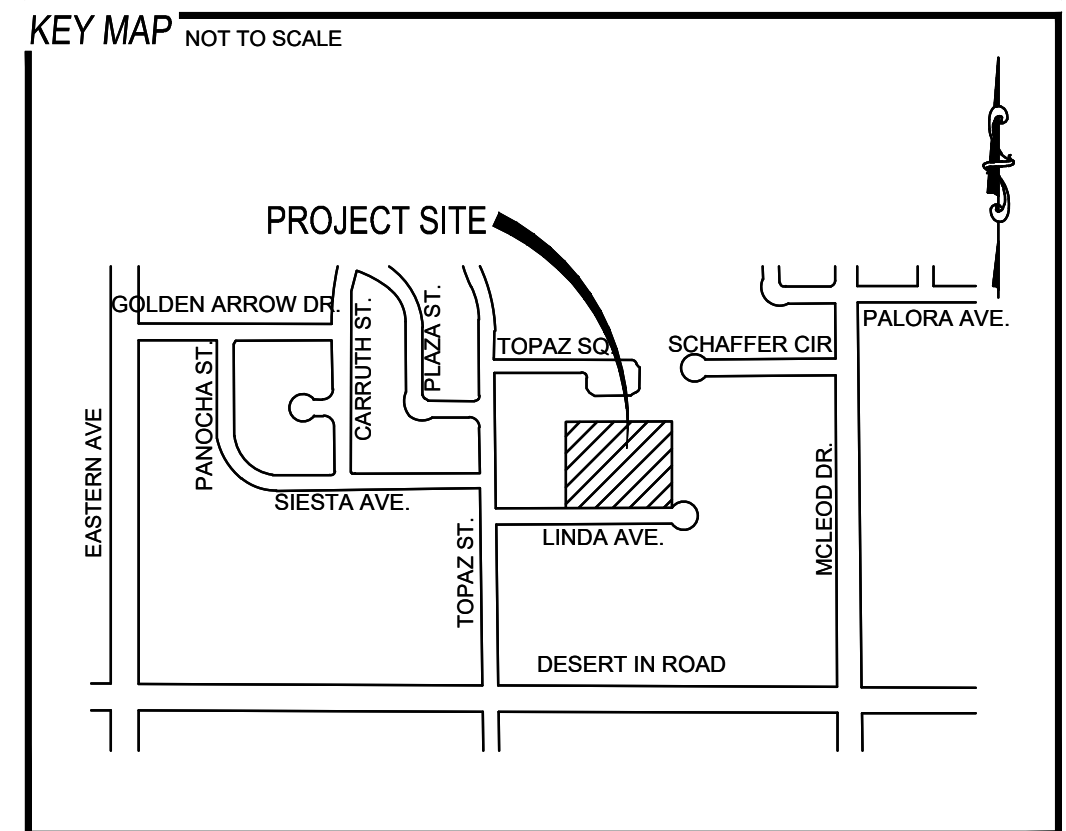
SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN SCHAFER CIRCLE TO THE NORTHEAST OF THE PROJECT. THE COWRD IS THE PURVEYOR.

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS: 162-12-402-005, -006 & -007
PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-1
PROPOSED ZONING: R-2
TOTAL PROPOSED LOTS: 19 LOTS (TYPE) / 3 LOTS (COMMON LOTS)
GROSS ACREAGE: 2.57 ACRES
NET ACREAGE: 1.96 ACRES
DENSITY (BASED ON GROSS ACREAGE): 7.4 LOTS/ACRE
SMALLEST LOT SIZE: (GROSS & NET) 3,609 SF
LARGEST LOT SIZE: (GROSS & NET) 4,914 SF
AVERAGE LOT SIZE: (GROSS & NET) 3,875 SF

OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: N/A

PARKING REQUIRED: 38
PARKING PROVIDED: 38



ABBREVIATIONS

AC ASPHALTIC CONCRETE	LS LANDSCAPE
AVE AVENUE	LVWWD LAS VEGAS VALLEY WATER DISTRICT
BC BACK OF CURB	MAX MAXIMUM
BLM BUREAU OF LAND MANAGEMENT	MH MANHOLE
CC CLARK COUNTY	MIN MINIMUM
CCFD CLARK COUNTY FIRE DEPARTMENT	NTS NOT TO SCALE
COWRD CLARK COUNTY WATER RECLAMATION DISTRICT	PL PROPERTY LINE
CL CENTERLINE	POC POINT OF CONNECTION
CLV CITY OF LAS VEGAS	PP POWER POLE
CMP CORRUGATED METAL PIPE	PVC POLYVINYL CHLORIDE
CNV CITY OF NORTH LAS VEGAS	R RADIUS
CITY OF HENDERSON	RCB REINFORCED CONCRETE BOX
DIP DUCTILE IRON PIPE	RCP REINFORCED CONCRETE PIPE
DR DRIVE	RW RIGHT-OF-WAY
EG EXISTING GRADE	SD STORM DRAIN
ELEC ELECTRICAL	STLT STREETLIGHT
EP EDGE OF PAVEMENT	ST SANITARY SEWER
EX EXISTING	ST STREET
FF FINISH FLOOR ELEVATION	SW SIDEWALK
FG FINISH GRADE	TYP TYPICAL
FH FIRE HYDRANT	W WATER
LN LANE	

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

N89°31'19"W
BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., ALSO SHOWN AS THE CENTERLINE OF THE DESERT INN ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 150, PAGE 94, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

BENCHMARK

CLARK COUNTY
BENCHMARK ID 6C111254
2" DOME HEAD BRASS CAP REFERENCE MONUMENT IN TOP OF CURB, NORTHEAST CORNER OF DESERT INN RD. AND PECOS-MCLEOD INTERCONNECT. NEAR PC OF DESERT INN RD. STAMPED "88.71 RL 585".
ELEVATION 573.453 METERS (NAVD 88_V2018)
1881.40 FEET

LEGAL DESCRIPTION

A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
BLOCK WALL		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/ MANHOLE		
WATER LINE		
STREETLIGHT		

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

RYAN HOGGE

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 382-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

LINDA & TOPAZ
SINGLE-FAMILY RESIDENTIAL
SANITARY SEWER EASEMENT EXHIBIT

DATE: 11/16/2022
SCALE: 1"=30'
JOB NO: HGG-21-002
DESIGNED BY: JJ CHECKED BY: RC
SHEET NAME: EXHIBIT
SHEET NUMBER: 1 OF 1

CC 0000000





April 29, 2021

RE: POINT OF CONNECTION REQUEST: SINGLE FAMILY RESIDENTIAL (20 UNITS)
POC TRACKING NUMBER: (0147-2021)
EXPIRATION DATE: 04/26/2022

Our Development Services team reviewed the above request to identify a potential Point of Connection (POC) to the District's sanitary sewer system. As of the date of this letter, we've located a POC and determined there is capacity for the projected flows for the proposed Project, not to exceed 0.005 MGD (20 ERU).

It is very important to note the identified location is not a guarantee or reservation of sanitary sewer system capacity for the above-referenced Project. Capacity in the sanitary sewer system is obtained by a project on a first come-first served basis and only after the payment of the applicable connection fee and meeting the conditions stated in Subsections 1.2.1 and 1.5.2 of the District Service Rules. This applies to tenant improvements as well. The amount of the applicable connection fee will be determined at the time of application for sanitary sewer service. Any capacity available to the Project as of the date of this POC will become unavailable to the Project if: 1) that capacity is obtained first by another project; or 2) upon expiration of this POC.

This POC is conditioned on the following: POC Alt1 may require a Public Lift Station to connect, MH is less than 5 feet deep. Developer must obtain rights from the adjacent property owner and obtain an easement to connect to MH SCH3.

Please refer to the External POC Checklist / Summary and the POC Exhibit and include the POC Tracking Number with your initial plan review submittal.

Please contact our Development Services team with any questions. We can be reached at (702) 668-8160 and email address: sewerlocation@cleanwaterteam.com.

Sincerely,
Leslie Long

Leslie Long, P.E.
Manager, Development Services

cc: File

Enclosures: External Point of Connection (POC) Checklist / Summary
POC Exhibit (0147-2021)

BOARD OF TRUSTEES
Tick Segerblom, *Chair* • Justin Jones, *Vice Chair*
James B. Gibson • Marilyn Kirkpatrick • William McCurdy II • Ross Miller • Michael Naft
Thomas A. Minwegen, *General Manager*

5857 East Flamingo Road • Las Vegas, Nevada 89122 • (702) 668-8888 • (800) 782-4324
cleanwaterteam.com

Development & Planning Services
External Point of Connection (POC) Checklist / Summary

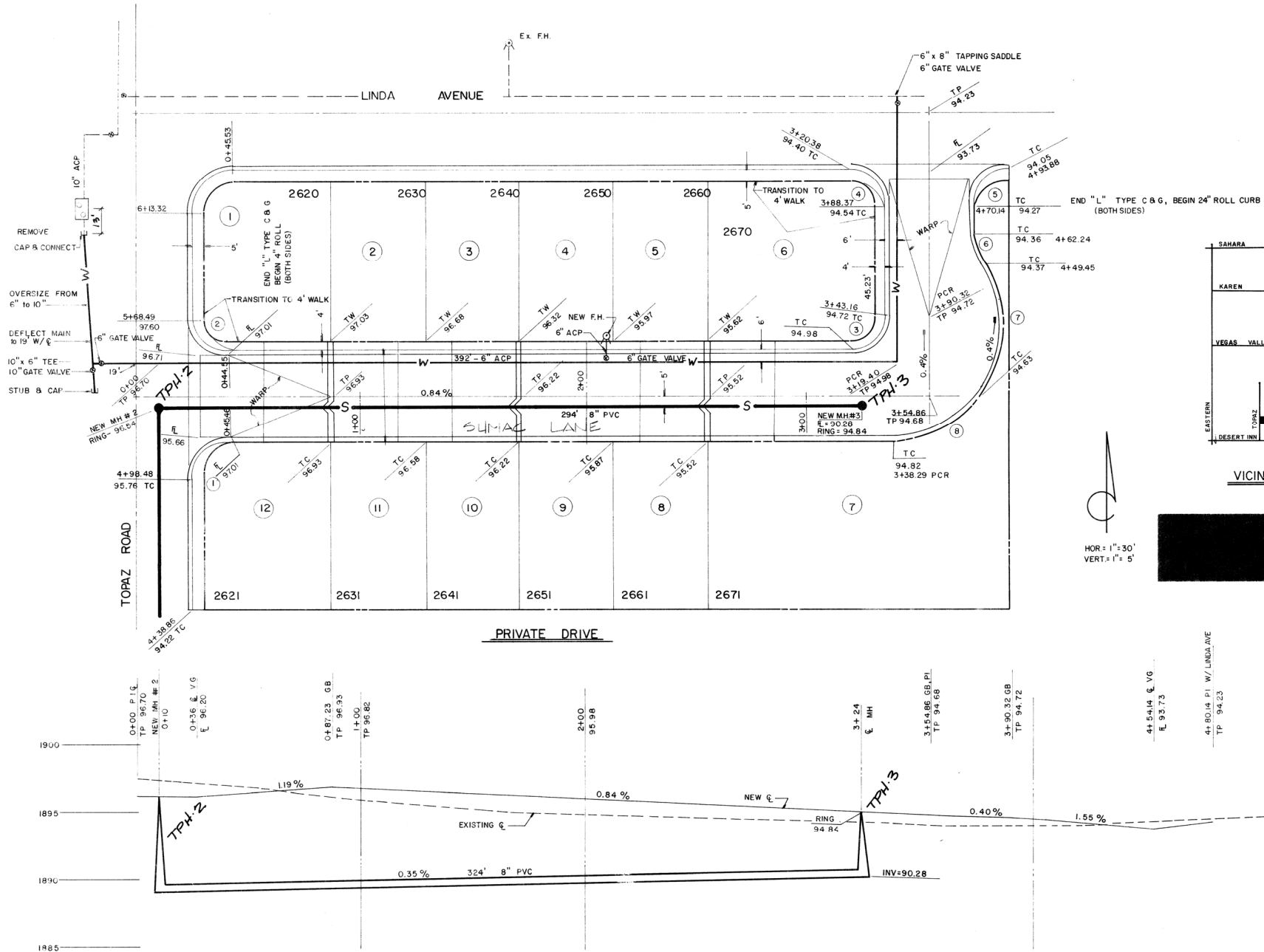
POC Tracking Number	<input type="text"/>
Engineer/Requestor	<input type="text"/>
Developer/Client	<input type="text"/>
Project Name/Description	<input type="text"/>
APN(S)	<input type="text"/>
Proposed Flow (As Provided by Engineer/Requestor)	<input type="text"/>
Zoning Request	<input type="radio"/> Yes <input type="radio"/> No

Capacity Results

POC Available	<input type="radio"/> Yes <input type="radio"/> Other (see Developer Notes)	<input type="radio"/> No
Proposed Point(s) of Connection	<input type="text"/>	
Developer Notes	<input type="text"/>	

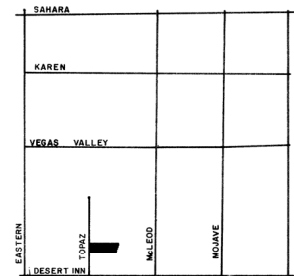
Performed By	<input type="text"/>	Date	<input type="text"/>
--------------	----------------------	------	----------------------

Note: The POC Checklist/Summary and POC Exhibit are valid for one (1) year after issuance of POC letter. POC tracking number MUST be submitted along with civil plans otherwise they will be returned without review. All POC information provided herein is specific to the referenced project. For POCs processed during zoning: civil plans submitted with differing land use and/or increased flow rates to that of the zoning POC are not permitted and a new POC will be required. Contact District Development Services prior to plans submittal in these cases at (702) 668-8160.



ESTIMATE OF QUANTITIES- ON SITE

SEWER:
 8" PVC- 294 LN. FT.
 MANHOLES- 1 EA.
 4" PVC- 60 LN. FT.



TOPAZ PATIO HOMES SUBD

GENERAL NOTES

- All construction and materials shall be in accordance with the latest edition of the Design and Construction Standards of the Clark County Sanitation District and the Uniform Standard Specifications for Public Works' Construction Off-Site Improvements, Clark County Area, Nevada 1978, as amended. In all cases, the District's Criteria shall supersede the Uniform Standard Specifications. It will be the responsibility of the contractor to be aware of the contents of the above specification books.
- Clark County Sanitation District's Standard Drawings shall apply to all construction.
- Sewer mains only to be laid in sewer trenches.
- All 4" house laterals to be laid at not less than minimum slopes as shown in the District's Standards.
- It shall be the contractor's responsibility to perform construction as per plans. Any additions, deletions, or changes shall first meet with the approval of the Clark County Sanitation District.
- If a lateral is under a driveway, concrete slab, or A.C. area, a cleanout shall be installed and raised to grade with a slotted brass cap or within a water meter box which has a metal cover marked "Sew. C.O.". This installation shall be in accordance with Standard Drawing SD-12. All components of cleanouts shall be the same size as the lateral.
- Soil testing shall be in accordance with Item 25 of the construction standards of the District's Design and Construction Standards.
- All exfiltration, infiltration, and air testing of lines shall be in accordance with the District's Design and Construction Standards.
- Cut sheets must be submitted to the District before construction will be permitted to start.
- All contractors installing sewer mains that will be under the jurisdiction of the District must be Class "A" contractors.
- All lateral connections at the property or easement line require an inspection by the District.

CURVE DATA

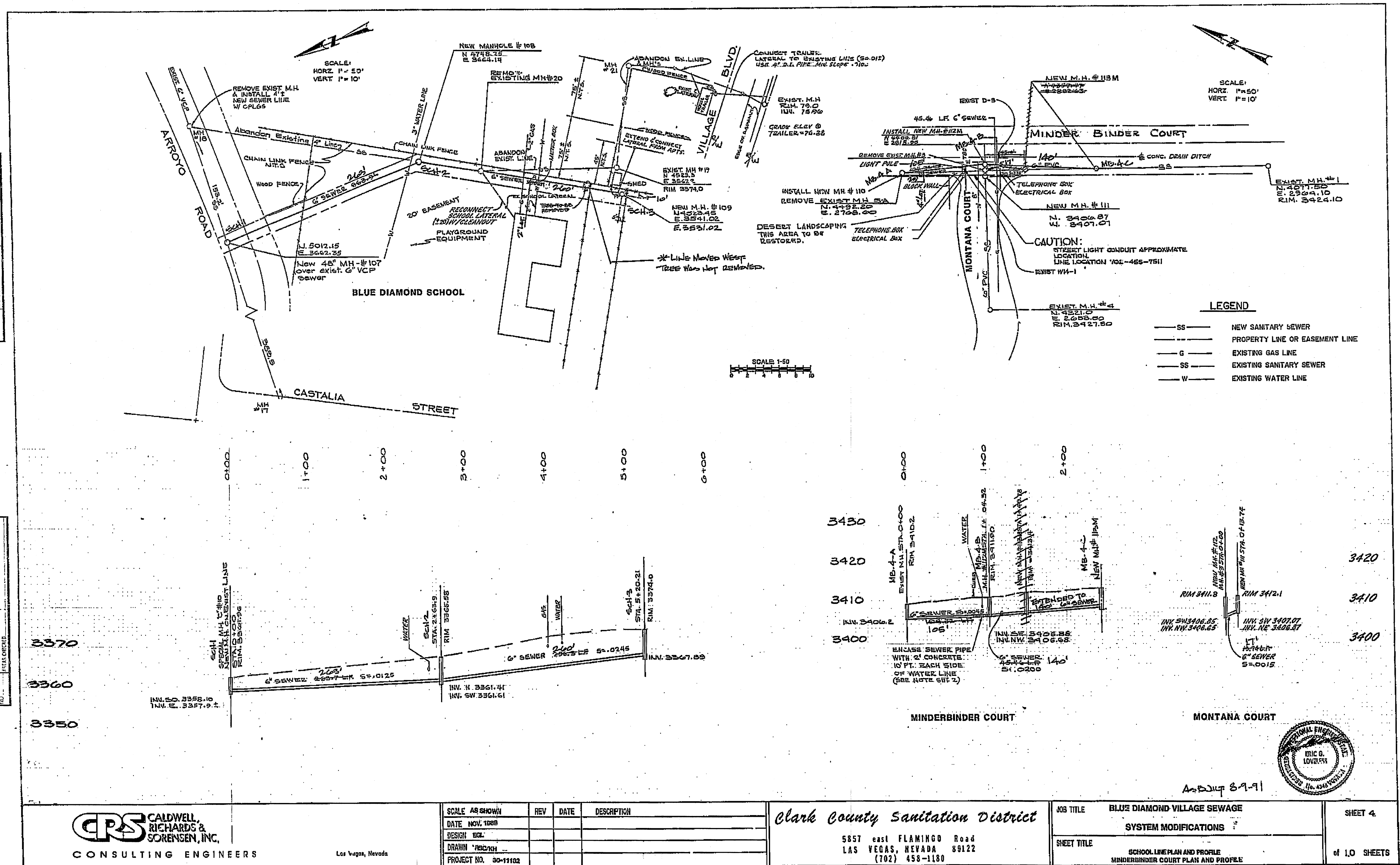
No	Δ	R	T	L
1	90° 44' 46"	15.00'	15.20'	23.76'
2	89° 15' 14"	15.00'	14.81'	23.37'
3	90° 44' 42"	15.00'	15.20'	23.76'
4	89° 20' 06"	15.00'	14.85'	23.39'
5	90° 39' 54"	15.00'	15.18'	23.74'
6	90° 37' 46"	20.00'	6.62'	12.79'
7	74° 14' 38"	50.00'	37.84'	64.79'
8	53° 07' 50"	50.00'	25.00'	46.37'

SCALE	DATE	REV	DATE	DESCRIPTION
DATE	DESIGN			
DRAWN				
PROJECT NO				

Clark County Sanitation District	5857 east FLAMINGO Road LAS VEGAS, NEVADA 89122 (702) 458-1180
JOB TITLE	
SHEET TITLE	

TOPAZ PATIO HOMES
 TPN- 2 to TPN-3

ORIGINAL SURVEY SHEET PLOTTED TO PLATE AREA BY DATE



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

0100200400600800

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

TAX DISTRICT LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

BOOK

T21S R61E

138 139 140 14

163 162 161 16

176 177 178 17

Scale: 1" = 200'

SEC.

12

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

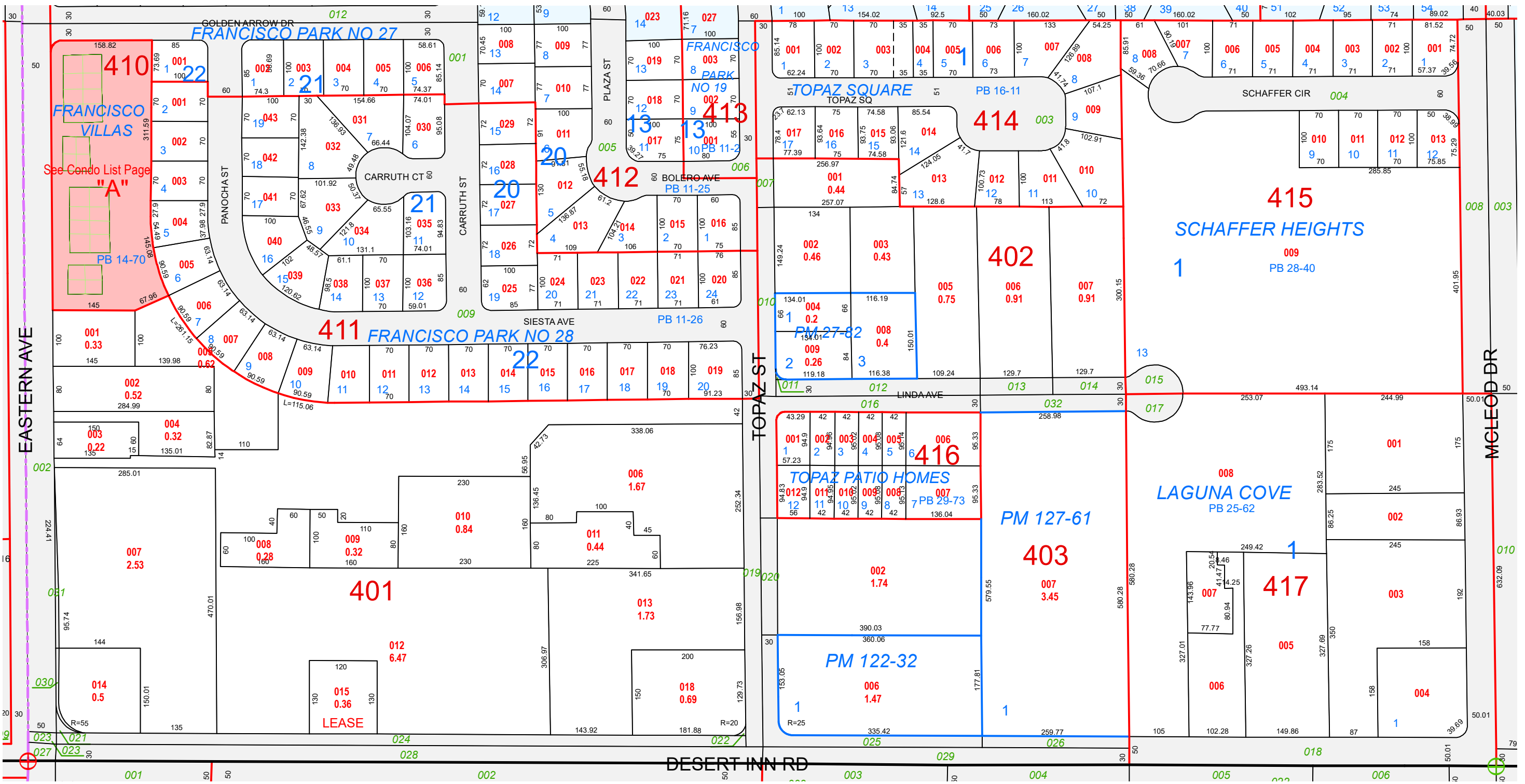
Rev: 10/11/2021

MAP

S 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

162-12-4





702-203-1639

License # 0080958
License # 0082720

7020 El Parque Ave
Las Vegas, NV 89117

License Limit \$1,500,000.00

Bid Proposal

PROPOSAL SUBMITTED TO: David Shirit	ATTENTION:	DATE: 7/11/2022
Adress	JOB NAME: Lindell and topaz	
CITY, STATE AND ZIP CODE:	PROPOSAL TYPE: MASONRY	

Based on Plans Drawn: Field Measurement	Engineering Used:	Master Planned Community: No
Plans Drawn By:	Soils Report Used: NONE	Date of Documents: N/A

DESCRIPTION	Unit	Qty	Unit Cost	Sub Total
8'H screen wall	LF	432	\$95.00	\$41,040.00

Repair and replace Landscape on neighbor side	SQF	2592	\$2.45	\$6,350.40
Demo and Removed trees	Ea	6	\$950.00	\$5,700.00
Demo and haul off debris Block wall with footing	EA	432	\$30.00	\$12,960.00

TOTAL \$66,050.40

NOTE: Proposal conditions will be adhered to unless otherwise noted above. No addendum are acknowledged.

Authorized Signature:

PROPOSAL CONDITIONS

PROJECT NAME: Lindell and topaz

BUILDER: David Shirit

Materials and/or services to be provided by Acero Masonry for Masonry

Permits, Trenching for footings (Not including hard rock removal), footings, block, mortar, reinforcing steel, grout, water barrier (if required), native soil backfill of retaining walls to include gravel or drainstrip/drainboard (as detailed or listed in proposal) and labor to install.

Materials and/or services to be supplied by others

Soil Preparation, grade cutbacks for retainers, removal of all foundation spoils, landscaping requirements to include backfill and compaction of soils around or next to screen walls, all hard rock (caliche) removal, compaction of footings, special engineering, special inspections, traffic barricades or control, stucco, paint and sandblasting. All metal flashing for Stone veneer.

This proposal is valid for 30 days from the date of signature.

Acero Masonry reserves the right to adjust or revise bid pricing in the event of price increases that may be incurred by Acero Masonry.

All work will be subject to field measured verification of actual construction.

Any deviation from proposed quantities may result in additional charges or credits applied.

The date of plans listed above is based on the drawn date and not the printed date.

Sufficient notice shall be provided to Acero Masonry prior to commencement of work to provide for proper scheduling and to allow for "Call before you Dig" notification.

Acero Masonry will not be held responsible for any and all delays that are beyond the control of Acero Masonry.

In the event of additional work required, will only be commenced upon the receipt of signed change/purchase order from project owner/contractor.

Acero Masonry requires that all staking includes Top of Footing elevations, cut and/or Fill elevations to top of retaining walls where necessary.

Acero Masonry cannot be held liable for incorrect staking.

In order to begin construction, Project Manager and/or Area Supervisor must:

- Obtain the most current approved plans and contract;
- Ensure jobsite has grading stakes and survey pins in place; and
- Ensure jobsite is safe, i.e., trenches has been filled in, scaffolding has been removed, and wood, plumbing pipe, electrical conduit and other construction debris has been removed.

Job Complete

Upon completion and final inspection of block wall, responsibility regarding protection of completed work shifts to customer.

Proposal Submitted By: Ricardo Acero Jr.

Date: 7/11/2022

Builder Authorized Signature

Date

Company Name

Silver State SEALCOATING

10781 Villa Carlotta Ct. Las Vegas, NV. 89141

Office (702) 635-8500

SILVERSTATESEALCOATING.COM

Bid Limit: 250K

NV Lic #0087273

PROPOSAL AND CONTRACT

To: **Moreno Construction**
Address: **2901 E. Schaffer Cir**

Contact: **Tony Moreno**
Phone: **(702) 604-1612**
Fax:

Project Name: **Gerald Schafer Heights**

Project Location: **Mcloud & Desert Inn**

SCOPE OF WORK

Hot rubberized crack seal:

- Blow out cracks ¼ inch and wider with a high-pressure compressor and fill with hot rubberized crack sealant totaling 5,000 linear feet. **\$ 2,450.00**

Sealcoat:

- Clean the entire drive area and parking stalls to be sealcoated with blowers.
- Treat and clean oil spots to help the sealcoat adhere, no guarantee the seal will adhere to asphalt contaminated with vehicle fluids.
- Apply 2 coats of quality sealcoat to 43,849 square feet **\$ 10,962.00**

Striping:

- 53 White single line stalls
- 20 Handicap W/ Hash
- 120 Liner feet of red curb
- 2 Yellow Speed bumps **\$ 1,243.00**

TOTAL PROJECT \$ 14,655.00

Silver State Sealcoating Inc.

X _____
Signature Date

Jonah Amsel Account Manager

Cell:(702) 580-1227

Email:Jonah@SilverStateSealcoating.com

Accepted By:

X _____
Company Name

X _____
Authorized Signature

X _____
Printed Name Title



10781 Villa Carlotta Ct. Las Vegas, NV. 89141

Office (702) 635-8500

SILVERSTATESEALCOATING.COM

Bid Limit: 250K

NV Lic #0087273

By signing you agree to "terms and conditions" initialed or not

TERMS AND CONDITIONS

The undersigned agrees to the following terms and conditions of acceptance and payment for all services rendered upon completion of said services and/or materials.

PAYMENT: It is understood that payment is due upon completion or for that which is progress billed.

RETENTIONS: Retentions will not be held unless otherwise agreed upon in writing.

1. If either party becomes involved in litigation arising out of this contract or the performance thereof, the court will not be bound by any court fee schedule, but shall, if it is in the interest of justice to do so, award the full amount of costs, expenses and attorney fees paid or incurred in good faith.
2. Any invoices or contract balance there-of not paid upon completion will be assessed interest of 2% per month and will be considered paid when *Silver State Sealcoating Inc.* has payment in their possession and has cleared the bank upon which it was drawn.
3. *Silver State Sealcoating Inc.* warrants that the material used as specified or equal, and that all work shall be done and performed in a workmanlike manner.
4. *Silver State Sealcoating Inc.* must find the job site ready for commencement of our work as we have scheduled it with the buyer/customer. This includes, but is not limited to:
 - A. All vehicles, trash dumpsters, other contractors, debris, etc., must be removed prior to our arrival on site.
 - B. All water for irrigation purposes must be turned off (24 hours) prior to our arrival and must remain off for (48 Hours) after completion of our work to allow for proper curing of materials. Pavement must be dry upon our arrival.
 - C. All areas where work was performed must remain closed to foot traffic for a minimum of (24 Hours) after completion of work. When adverse weather conditions exist, work areas are to be kept closed for whatever length of time deemed necessary by *Silver State Sealcoating Inc.* and so communicated to buyer.
 - D. The condition of the job site must be the same as when the job was bid. Any additional clean up or changes that alter our costs may be billed to the customer as a valid additional charge. Any increase in square footage and/or increase of work will be billed at a unit cost relative to the contract.
 - E. On removal and replacement of existing asphalt, if the thickness is more than what is stated in the original contract, then customer will be billed accordingly for additional thickness.
 - F. If any unforeseen base or subgrade problems occur, customer will be billed accordingly for additional labor, material, equipment to correct problem.
 - G. Any standing time or delays will be billed as an additional charge that will reflect our actual costs.

Silver State SEALCOATING

10781 Villa Carlotta Ct. Las Vegas, NV. 89141

Office (702) 635-8500

SILVERSTATESEALCOATING.COM

Bid Limit: 250K

NV Lic #0087273

-
- H. All tenants, homeowners or otherwise interested parties must be notified by owner, at least (72 Hours) prior to start of work for purposes, including but not limited to, proper removal of any vehicles and/or pedestrian traffic.
- I. If it is necessary to reschedule any portion of the work associated with this contract, then the customer must notify *Silver State Sealcoating Inc.* in writing at least (72 Hours) prior or original schedule date. If notice is not received in time, then the "move-in" charge of at least **\$500.00** per move will be charged for all preparations and costs associated with coordination of said job.
- J. If for any reason beyond the control of *Silver State Sealcoating Inc.* an additional move charge should result, it will be at the rate of a minimum of **\$500.00** per move unless otherwise agreed upon in writing.
5. *Silver State Sealcoating Inc.* shall not be responsible for the following:
- A. The guarantee of any crack filling as it tends to settle and re-crack even though it is applied to the best of our ability. By signature customer understands that after the cracks have been filled, they will still show through any type of pavement, to include asphalt overlays. *Silver State Sealcoating Inc.* excludes any or all Asphalt Allegation to be filled or treated.
 - B. The guarantee of seal materials not adhering to surfaces that cannot be cleaned satisfactory by regular means.
 - C. Any damage resulting to the seal or asphalt if barricades and/or any other means of traffic control are removed or taken down prior to the time stipulated for removal.
 - D. The guarantee of seal materials not adhering to oil saturated spots or other substances that cause the seal not to seal properly to the asphalt. The normal cleaning procedures prior to sealing, do not include the removal of impregnated oils.
 - E. Any damage to cars, concrete, shoes, clothes, carpets, etc., as a result of entering the job site area prior to the time specified to do so.
 - F. Any damage that is not the direct result of negligence or of the willful misconduct of *Silver State Sealcoating Inc.* or any of its respective subcontractors and/or employees. To include: Slurry Seal Material "Dusting Out" when temperatures drop below 45 degrees in the first 45 days upon completion. *Silver State Sealcoating Inc.* will not be held responsible for vegetation growing through new asphalt as the heat will germinate any seed.
 - G. Any reflective cracking or water drainage problems of any new asphalt patching or overlays due to pre-existing pavement conditions such as poor or unstable base conditions, improper grades, underlying water problems, etc.
 - H. Any pavement sinking or setting resulting from failure or setting of sub grade from water erosion, improper compaction, etc.
 - I. Any damages to underground utilities that are not clearly marked and specified in the scope of work and/or any illegal buried or placed utility lines.
 - J. Any Permits, Licenses, Fees, Surveying, Engineering, Staking, etc. unless specifically outlined in body "Scope of Work" of contract.
 - K. If the specifications on said job do not allow for a 1.5% fall on asphalt and/or a 3/4% fall on concrete, *Silver State Sealcoating Inc.* will not be responsible for proper drainage and/or puddling that may occur. On an overlay or resurfacing of existing asphalt and/or concrete it is understood that it is not the

Silver State SEALCOATING

10781 Villa Carlotta Ct. Las Vegas, NV. 89141

Office (702) 635-8500

SILVERSTATESEALCOATING.COM

Bid Limit: 250K

NV Lic #0087273

- responsibility of *Silver State Sealcoating Inc.* to assure proper drainage regardless of proper fall as grade was set by others and cannot be changed on a resurfacing of existing material.
6. Any ground contamination discovered while excavating, grading and/or paving prior to, during or after *Silver State Sealcoating Inc.* work. All water meter services and/or water source will be the responsibility of the customer unless otherwise agreed upon in the scope of work.
 7. *Silver State Sealcoating Inc.* is not responsible for "power steering" or scuff marks on the asphalt or seal. This is a normal occurrence (especially in hot weather) and usually will repair itself with vehicle traffic.
 8. The owner or agent shall hold *Silver State Sealcoating Inc.* harmless from all claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury or death, or any other occurrence other than resulting from the sole negligence or willful misconduct of *Silver State Sealcoating Inc.*, its employee's or any other contracted party by said owner/contractor. Including but not limited to, damage to existing asphalt and/or concrete during the delivery of said material.
 9. Any deviation from the scope of work listed in the preceding that involves additional costs, will be executed only upon written orders for same and will become an extra charge over the sum mentioned herein. All agreements must be in writing.
 10. *Silver State Sealcoating Inc.* shall be excused from any delays in completion of said contract caused by acts of God, acts of buyer or buyer's employees, agents, subcontractors, inclement weather, material availability, labor problems, acts of utilities, public bodies and inspectors, extra work, failure of Buyer to promptly make progress payments, or other contingencies beyond the reasonable control of *Silver State Sealcoating Inc.*
 11. Scheduling of all work will be handled by the Salesperson contracting with the owner and/or Buyers. Any reliance by the contracted party of any schedule dates and times given by anyone other than the scheduling office, does so at their own risk.
 12. ADA Compliance must be clearly stated in the scope of work. If any requirements arise, contracted party will hold *Silver State Sealcoating Inc.* harmless from any liability. Also, Contracted party must pay for any repairs or additional costs arising from non-ADA compliance.
 13. Cancellation of this contract or any agreement thereof will be at the discretion of *Silver State Sealcoating Inc.* only and any deviation from this will be considered a Breach of Contract. Such a Breach will entitle *Silver State Sealcoating Inc.* to costs associated with coordination of this contract consisting of profit and overhead, equaling 25% of the contract price.
 14. Prior to start of the scope of work set forth, contracted party must assure that grade is +/- 1/10th of the specifications.

Silver state Sealcoating Inc. shall not be responsible for the repairs to traffic gate loops where asphalt and/or concrete repairs are to be completed. Buyer shall make provisions to have traffic loops repaired.

Initial_____

Silver State **SEALCOATING**

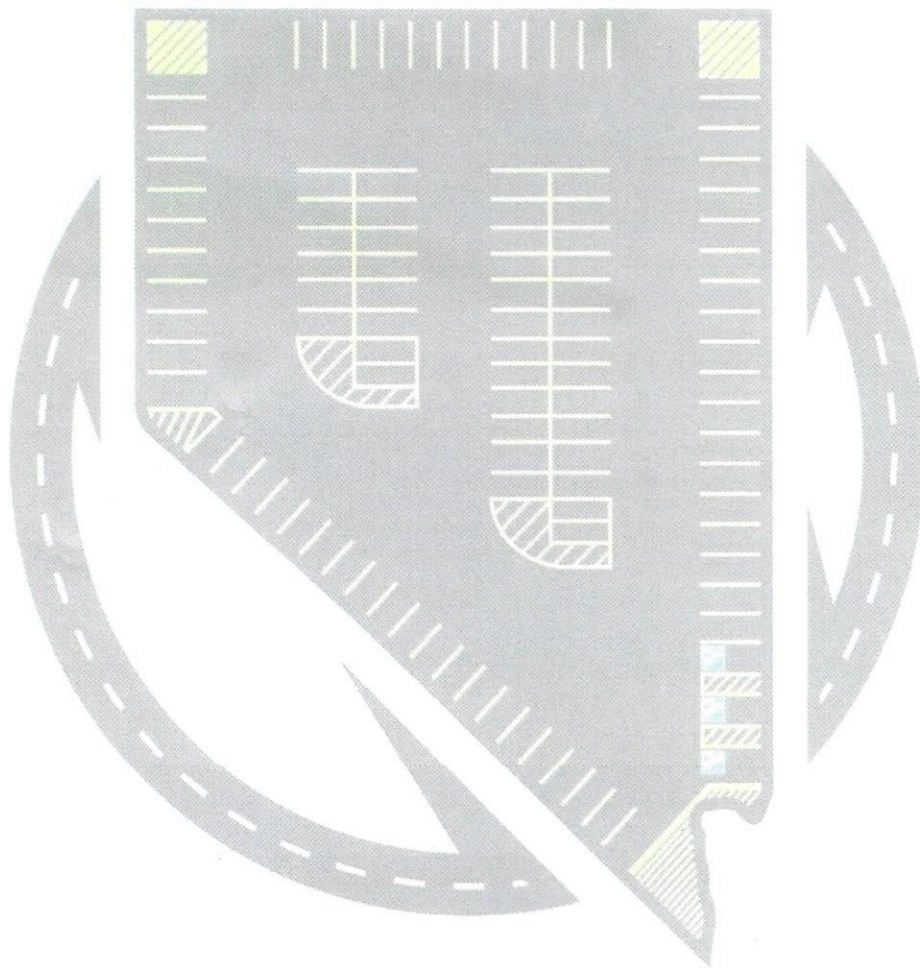
10781 Villa Carlotta Ct. Las Vegas, NV. 89141

Office (702) 635-8500

SILVERSTATESEALCOATING.COM

Bid Limit: 250K

NV Lic #0087273



10



Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

Summary of goals to be accomplished during the review period.

- 1. Maintain or exceed SNRHA's minimum category of standard performer in HUDs Public Housing Assessment System (PHAS).**
For example, ensure SNRHA's PHAS scores do not fall below standard score of sixty (60).
- 2. Maintain SNRHA's standard performer Section Eight Management Assessment Program (SEMAP) scores.**
For example, ensure SNRHA's SEMAP scores do not fall below standard score of sixty (60), and is submitted within sixty (60) days after end of fiscal year, (9/30).
- 3. Maintain an unqualified audit report from the independent auditor.**
For example, in an Unqualified opinion (or Clean Opinion), the financial statements present fairly in all material respects, the financial position and results of the entity. In a Qualified opinion - the financial statements contain material misstatements or omissions. Readers should regard the statements with caution.
- 4. Meet the obligation and expenditure goals for HUD's Capital Fund Financing Program (CFFP).**
For example, a PHA must obligate 90% of the grant within 2 years of the start date, and expend 100% of the grant within 4 years of the start date.
- 5. Identify and implement additional funding sources for SNRHA.**
For example, identify sources of federal and non-HUD funding, new landlord partnerships, utilization of Project-Based Vouchers, secure new grant opportunities, etc.

6. Utilize and identify HUD tools to expand SNRHA housing opportunities.

For example, Rental Assistance Demonstration (RAD) projects, Choice Neighborhoods Implementation (CNI) , mixed finances, RAD/Section 18 Blends, etc. Conduct at least one (1) landlord training event and attend two (2) landlord recruitment events to increase landlord participation. Explore opportunities to acquire new units. Continue to encourage and present evidence to HUD to increase housing and or housing funding to the southern Nevada regional housing authority. Serve as a leader in the affordable housing movement here in Nevada by convening and promoting affordable housing throughout the region.

7. Increase SNRHA resident and participant opportunities through varied and beneficial community partnerships and collaborations.

For example, landlord training, career fairs, crisis intervention, new community partnerships, etc.

8. Expand training and development opportunities for SNRHA employees.

For example, utilize on-the-job training, work with staff to identify skill gaps, encourage knowledge sharing, create a culture of peer-to-peer learning, provide resources, offer tuition reimbursement, endorse business networking, etc.

9. Provides timely and thorough responses to SNRHA Commissioner requests and concerns.

For example, respond to Commissioner calls and emails within 24-hours (where possible), provide Commissioners with a summary of “action items” deriving from Board meetings, 1-on-1 monthly briefings, timely distribution of Board meeting minutes, etc.

**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 1: Maintain or exceed SNRHA's minimum category of standard performer in HUDs Public Housing Assessment System (PHAS). *Describe how this goal was achieved.*



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 2: Maintain SNRHA's standard performer Section Eight Management Assessment Program (SEMAP) scores. *Describe how this goal was achieved.*



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**


GOAL 3: Maintain an unqualified audit report from the independent auditor. *Describe how this goal was achieved.*



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 4: Meet the obligation and expenditure goals for HUD's Capital Fund Financing Program (CFFP). *Describe how this goal was achieved.*



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 5: Identify and implement additional funding sources for SNRHA. *Describe how this goal was achieved.*



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 6: Utilize and identify HUD tools to expand SNRHA housing opportunities. *Describe how this goal was achieved.*

**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 7: Increase SNRHA resident and participant opportunities through varied and beneficial community partnerships and



**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 8: Expand training and development opportunities for SNRHA employees. *Describe how this goal was achieved.*

**Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal**

Employee Name: **Lewis Jordan**
Title: **Executive Director**
Review Period: **January 3, 2024 through January 2, 2025**

GOAL 9: Provides timely and thorough responses to SNRHA Commissioner requests and concerns. *Describe how this goal was achieved.*



Southern Nevada Regional Housing Authority
Executive Director Performance Appraisal

Employee Name: Lewis Jordan
Review Period: January 3, 2024 through January 2, 2025

SALARY INCREASE %: Bonus %:

Executive Director Date

Board Chair Date