



DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR

Veterans Housing Task Force Meeting
Minutes

June 26, 2014 10:00am-11:00am

Location:

*Nevada Housing Division
1535 Old Hot Springs #50
Carson City, NV 89706*

1. *Call to order*

Mike Dang called the meeting to order.

The following were in attendance:

In Las Vegas office:

David Paull, NV HAND
Mark Licea, NHD
Marina Adamy, GGI
George Gekakis, GGI
Sharon Bullock, CDPCN
Sharath Chandra, Clark County (HOME)
Tim Whitright, CLV
Dan Billmark, CDPCN

In Carson office:

Mike Dang, NHD
Nicole Nelson, NHD
Betsy Fadali, NHD
Olen McCloud, NHD

Matthew Fleming, NNCHRB
CJ Manthe, NHD
Tony Green, NRHA
Hilary Lopez, Praxis
Lisa Dayton, Dayton Associates

Teleconference:

Senator Spearman, Nevada State Senator
Delores Sawyer, Southern Nevada Regional Housing Authority
Wells Fargo Affordable Housing Community Lending Group (3 attendees)
Eric Novak, Praxis
Tony Ramirez, Reno HUD
Veterans Administration Las Vegas (1 attendee)
Katie Miller, USICH

1. Call to Order:

Mike Dang (Chief of Programs)

2. Recap Housing Task Force Purpose:

Mike Dang –

- Demand for a Veterans orientated project in Southern NV (75-125 units) and Northern NV (25-50 units), we did not see enough demand to support a project in rural NV. (Perhaps NRHA would issue vouchers with a preference for Veterans instead?)
- Earlier objective was to have Task Force Recommendation Report on 10/01/2014 for 2015 QAP to submit to the Administrator; strong preference, though, to able to announce 1 or more projects this year.
- NHD pursues land near Clark County VAMC plus entitlements until developer RFP

3. Review of progress to date plus progress tasks required:

Mike Dang-

a) Demand:

- Clark County support for a project 75-125 units
- Washoe, Douglas, Reno support for a projects 25-50 units
- Rural Areas via distributing individual vouchers NRHA

b) Locations:

- Land near LV Veterans Medical Center in North Las Vegas (separate path)
- Developers' lands - how to help them develop them on an accelerated basis
- BLM and Veterans Administration have now finished boundary and legal description issues with LV Medical Center possible location
- A Project Manager from VA enhanced use office has been assigned, VA may take over RFP/costs to deliver land to NHD (may take at least 2 years to fully develop)

4. QAP structure and language (Fund set aside(s) ***

- Group Review -sample QAP language
- Group Review -draft NHD language

***** PLEASE SEE ATTACHMENT #1**

DISCUSSION DRAFT

VETERANS AFFORDABLE HOUSING PROJECT attached

5. Funding/Financing:

- a) Development & Construction (Debt, TC (9%, 4% w/TEB), HOME, TF...)
- b) Rental assistance (VASH; Sec. 8; project based/tenant based; other)
- c) Supportive Services: sources and structure (e.g. depending on level of VASH)

*CJ Manthe, Administrator of the Nevada Housing Division-

- There has been discussion about using the GRT

- Perhaps some gap financing in the form of soft debt
- Up to \$5 million dollars could be available

6. *Open discussion/comments/questions*

7. *Future Meetings:*

- Redraft of tentative 2015 QAP language

8. *Next Meeting: TBD*

#1

DISCUSSION DRAFT

VETERANS AFFORDABLE HOUSING PROJECT

DRAFT 2015 QAP LANGUAGE REGARDING VETERANS ORIENTED PROJECTS

Please review the below proposed language, all or a part of which can be included in the 2015 QAP. Email Mike Dang with any questions. Copy Mark Licea.

Discussion:

The below proposed language is at its most flexible now.

Other items to consider:

1. What additional language is required to ensure the project has and executes with a veterans orientation?
2. What additional language is required or can be added to ensure the projects don't go to straight permanent without any supportive housing?
3. What—if any level of supportive housing—should be required? 0%? 5%? 10%? 20%?
4. Project has a VA commitment for the provision of onsite social services. IL
5. Project has a commitment for VASH Vouchers for 25% , ___% or 50% or more of the total units. IL (What about timeline for this.)
6. Require a 100% preference—but not a set aside.
7. Consider: Project has a VA commitment for the provision of onsite social services AND Project has a commitment for VASH Vouchers for 20% or 50% or more of the total units. IL
8. Consider: Developments must set aside (not a preference) a minimum of ...(10% or ___%) of units for Veterans MS
9. Require waiting lists if preferences.
10. Applicant must provide a narrative outlining an active marketing plan (not simply receiving referrals for the units and the nature and extent of supportive services offered). UT
11. Letters of support and collaboration from the nearest VAH...and the NV Department of Veterans Services are required to demonstrate coordination of veteran-specific resources and services. AZ
12. Projects in which 50% or ___% of the total Project units will serve single adult Veterans, with a minimum of ___ units set aside to serve the target population, must offer Supportive Services. AZ 2013 p47; AZ 2014 pg 53.
13. Soft-debt approach to any NHD funds
14. Remove the developer experience requirement and shift the experience burden to the supportive services organization under contract. I.e., word the QAP language so that the developer must contract with a veterans' experienced supportive-services provider that "must have a minimum of two years' experience providing the required services...." AZ 2013 p44.
15. Set-aside of ___ units for veterans.
16. Include design requirements? E.g., office space (shared or exclusive) for case manager. Entry area specifications for veterans? Community room for meetings w/supportive services clients.

FIRST DRAFT LANGUAGE—FOR DISCUSSION; POINTS ABOVE MAY INFLUENCE THE BELOW LANGUAGE

Section 5

- A. **Veterans Housing Set-Aside for Clark County.** The 2015 QAP will set-aside \$1,000,000.00 of tax credits from the Clark County apportionment to fund a veterans housing project located in Clark County. The highest scoring project in the veterans housing category in Clark County will be funded from this set-aside. If the total amount of credits set aside (\$1,000,000.00) is not utilized, the remaining credits will be dispersed into the balance of the Clark County apportionment.

-If the sponsor/co-sponsor of the highest scoring veterans application in Clark Co. is also a qualified non-profit organization and is eligible for funding through the non-profit set-aside, the project will be funded with the full amount of the non-profit set-aside, with the balance of the funds coming from the Veterans set-aside. The remaining balance in the Clark County Veterans set-aside will be dispersed into the balance of the Clark County apportionment.

Housing for Veterans in all other jurisdictions/set-asides, will be funded from their corresponding apportionment per the following table.

Eligible Projects- Sec. 11 (H):

Housing for Veterans:

Housing for Veterans in Clark County will be funded from the \$1,000,000.00 set-aside from the Clark County apportionment (see Sec. 5 of the 2015 QAP). Projects in the Veterans Housing category in all other jurisdictions/set-asides, will be funded from their corresponding apportionment.

Housing for veterans must be permanent; and preference must be given to veterans and their families. The project will be limited to new construction; or the conversion of an existing, non- housing facility/building (minimum of 50 units in Clark Co.)

Sponsor/co-sponsor must be experienced in developing veterans/special needs housing and the corresponding supportive services. Housing for Veterans will be limited to one project per geographic/USDA set-aside.

Sec. 14.12 Superior Project Application Points

Add VASH Vouchers along with the PBRA contracts to get 5 additional preference points if 25% or more of the units have this type of rental assistance.

Sec. 14.13

F. Housing For Veterans. Limited to only one project per geographic/USDA set-aside; and limited to new construction or the conversion of an existing, non- housing facility/building.

A. -Veterans Housing in Clark County- (Funded by Clark County Veterans Housing Set-Aside of \$1,000,000.00 in LIHTC). Maximum of 12 points.

Sponsor/co-sponsor in this category must possess no less than 10 years of experience working with veterans housing and related supportive services in Nevada. The newly developed housing must be permanent housing and must give preference to veterans and their families. The sponsor must present articles of incorporation showing the number of years of operation in NV; a mission statement verifying assistance to veterans housing and related services; and provide verification of the total number of veteran housing units developed and operational in Nevada.

Preference points will be awarded based on the following:

- How long the Sponsor has provided veterans housing and related services in Nevada
- The total number of units developed in Nevada dedicated to serving veterans.

The experience will receive 60% weight and the number of new units developed will receive 40% weight (an 80 percent adjustment will be made for rehabbed veteran units*).

For example: Applicant #1 = 14 years of experience x .6 = 8.4
200 newly constructed units x .4 = 80
Total Points = 88.4

Applicant #2 = 17 years of experience x .6 = 10.2
250 rehabbed units x .4 = 100 x .80* = 80
Total Points = 90.2

The highest scorer in this category will receive 12 points, the second highest will receive 6 points.

A(1). - Clark County- Additional Veterans Housing Points (10 points)

-Ten additional preference points will be awarded if the sponsor owns land contiguous to an existing veteran housing facility where their operations can be expanded/replicated. If 10 points are claimed, sponsor will not be able to claim ownership points in the readiness category (Sec. 14.4)

-Must present proof of ownership and a site map showing where the property is located and it must be contiguous to a currently operating veterans housing project owned by the sponsor/co-sponsor. There must also be a letter from the local jurisdiction showing that the site/zoning can accommodate at least 50 new units.

B. -Veterans Housing in Washoe, all other Counties and the USDA Set-aside; and limited to new construction or the conversion of an existing, non- housing facility/building. (Max 12 points)

Sponsor/co-sponsor in this category must possess no less than 5 years of experience working with veterans housing and/or supportive/special needs housing in Nevada. The newly developed housing must be permanent housing and must give preference to veterans and their families. The sponsor must present articles of incorporation showing the number of years of operation in NV; a mission statement verifying assistance to veterans and/or supportive/special needs housing and related services; and provide verification of the total number of veterans/special needs/supportive housing units developed and operational in Nevada.

Preference points will be awarded based on the Following:

-How long the Sponsor has provided veterans and/or supportive/special needs housing and related services in Nevada

-The total number of new units developed in Nevada dedicated to serving veterans/special needs/supportive housing.

The experience will receive 60% weight and the number of new units developed will receive 40% weight **(an 80 percent adjustment will be made for rehabbed veteran/supportive/special needs units*)**.

See above scoring examples.

The highest scorer in this category will receive 12 points, the second highest will receive 6 points.