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Exhibit A: Executive Summary (keep to 1 page)

The Nevada Housing Division (NHD) is requesting a Pathways to Removing Obstacles to Housing (PRO Housing) award of \$10 million that represents the last mile of funding for a community that has traveled 60+ years down a long road to receive environmental justice. The **Windsor Park Relocation and Rehabilitation Program** aligns with the Windsor Park Environmental Justice Act (Nevada Senate Bill 450) signed into law on June 16, 2023. This program is designed to address a housing crisis confronting residents of North Las Vegas' Windsor Park neighborhood. The program, this grant application, and the legislation is a response to the subsidence of land beneath single-family homes in this community, rendering dwellings uninhabitable and imperiling the well-being of its primarily African American inhabitants. Originally established in 1964-1966 as a single-family residential development aimed at fostering homeownership and generational wealth for African American families, Windsor Park's ground sinking has been triggered by geological faults and compounded by the extraction of groundwater from the underlying aquifer. Consequently, residences, infrastructure including roads and utilities, and gas and water systems within the neighborhood have suffered significant damage.

The program's objectives are:

1. To preserve the Windsor Park neighborhood and achieve environmental justice for 90 homeowners whose houses are damaged due to land subsidence, the Nevada Housing Division will contract with a developer to design and construct 90 new single-family houses to resettle the homeowners on land adjacent to the Windsor Park neighborhood in North Las Vegas, NV.
2. Convene meetings of the Uplift Windsor Park Advisory Committee throughout the program period to provide informational updates to residents and key community stakeholders and additionally provide opportunities for feedback.
3. Conduct an external evaluation of the program to measure process and impacts.

This PRO Housing grant will contribute to the program's success by funding part of the construction costs of the new housing. The program is leveraged by \$37 million dollars funded by the passage of Nevada Senate Bill 450. The program's unique focus on environmental justice and providing a tailored solution for the affected Windsor Park homeowners aligns with Nevada Housing Division's commitment to equitable and sustainable housing solutions.

The program meets the following HUD strategic plan goals:

- Strategic Goal 1: Support Underserved Communities
 - 1A: Advance Housing Justice
 - 1C: Invest in the Success of Communities
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
- Strategic Goal 3: Promote Homeownership
- Strategic Goal 4: Advance Sustainable Communities
 - 4B: Strengthen Environmental Justice

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Exhibit B: Threshold Requirements and Other Submission Requirements

We have reviewed Exhibit B and it does not apply.

Review and provide a narrative response, as necessary, to the Threshold Eligibility Requirements in Section III.D and Other Submission Requirements in Section IV.G

1. Resolution of Civil Rights Matters

NHD has no actions needing to be resolved.

Exhibit C: Need (Maximum 35 points)

Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation. (12 points)

Addressing the Need

The Nevada Legislature has enacted legislation in the Nevada Revised Statutes (NRS) Chapter 278 requiring jurisdictions in Clark and Washoe Counties (the state's two most populous counties) to adopt measures to maintain and develop affordable housing. Most recently, the measurable impacts have included:

- The AHPR pipeline number (units with funding in the planning stage or under construction) hit another new high this year at 7,159 units, almost doubling last year's 3,824-unit pipeline number. Of the 7,159 units in the pipeline, 5,246 units were in new multifamily projects.
- AHPR net inventory increased again in 2022. The total subsidized units in the AHPR inventory increased to 31,334 units, 1,931 units (7%) more than the baseline established in 2014. In the case of Washoe County, the net increase in subsidized units even outpaced population growth. Once again, a low number of conversions to market rate, this year only four units, facilitated the net increase.
- Since 2018 there has been a net gain of 1,336 units with sliding scale rental assistance or set asides for households with incomes at or below 50% of area median family income for a total of 16,220 units. Over half of the AHPR subsidized inventory of units (52%) were in this affordable to Very Low Income (VLI) category.
- Nearly 25,000 households were helped with Emergency Rental Assistance and other Covid-19 related supplemental housing assistance programs. Before the Covid related programs, the number of households assisted with rental assistance ranged from about 1,000 to 4,000 a year.

Also, the Southern Nevada Public Land Management Act (SNPLMA) contains provisions allowing for the sale of public land in Clark County to build affordable housing, but a burdensome process has been keeping developers from being able to access the land they needed to begin construction. In April 2023, a groundbreaking was held on a 5-acre parcel in Las Vegas for the development of affordable housing for seniors. Clark County provided \$11.8 million in funding for the project, which represents one of the first efforts in its "Welcome Home"

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initiative, aimed at creating more affordable housing options for Las Vegas Valley residents most in need. The facility will consist of 195 one- and two-bedroom apartments that will be rented at below-market rates to low-income seniors.

Mitigate or Remove Barriers to affordable housing production and preservation.

Since 2020, the Nevada Housing Division received significant funding from the: Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program authorized by the American Rescue Plan Act (ARPA), Coronavirus Aid, Relief, and Economic Security (CARES) Act, and Private Activity Bonds. With this combination of funding, the division has now nearly tripled our average production and preservation of affordable housing, and that is outside of this Windsor Park project. Most of the projects represent new development of affordable rental housing in order to scale the solution; however, the Division did set aside approximately \$70 million for homeownership and land.

Affordable housing is listed as a high priority in the City of North Las Vegas Annual Action Plan 2023/2024 to the federal Housing and Urban Development (HUD) agency. Goal 5 is:

5	Create, develop, and preserve affordable housing	2020	2024	Affordable Housing	City of North Las Vegas: Citywide	Affordable Housing	CDBG: \$0	Other: 1 Other
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The City of North Las Vegas has been working with housing partners to provide low/moderate rental facilities. Their housing partners have completed several projects including Rose Garden Senior Apartments, Madison Palms Apartments, and Donna Louise Apartments. These new affordable housing projects are adding inventory for residents who are exiting out of homelessness into affordable housing. They are continuing to focus their efforts in the area of low/moderate housing on both large- and small-scale projects.

Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know? (13 points)

Using the spreadsheet on the PRO Housing website, Clark County, NV is an eligible geographic area but North Las Vegas, NV is not. However, Nevada has the nation’s most severe shortage of housing affordable to extremely low-income households. For households in the Las Vegas valley making below 80% AMI, there is currently a shortage of 67,592 rental homes that are available and affordable. (NLIHC 2023 GAP report)

The NHD’s 2022 Annual Progress Report includes the following summary of remaining need. The ratio of assistance to need for AHPR jurisdictions in total remained relatively high at 23% compared to last year’s to 25%. In the southern portion of the state, Clark County Unincorporated appeared to have the strongest level of assistance at 30%, but largely because most of the Emergency Rental Assistance program was credited to them, even though the assistance was used throughout the Las Vegas Metro area. The total need identified by the Division for the City is represented in the table below.

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Analysis of Remaining Affordable Housing Need

Jurisdiction	Total Need	Total 2022 Subsidized Units	Additional Households Assisted in 2022	Assistance and subsidized units as % of existing need
N. Las Vegas	20,000	2,040	237	11%
TOTAL NV	246,570	31,334	24,945	23%

What key barriers still exist and need to be addressed to produce and preserve more affordable housing? (10 points)

In the City’s HUD Action Plan 2023/24, the following barriers to affordable access and development of Affordable Housing in the city are listed in the table below:

Social and Economic Issues	Cost of Housing	Government Support of affordable housing
Lack of funding for mental health Lack of funding for homelessness Lack of funding for social services Lack of educated population Lack of knowledge to improve current situation. Rising housing/food costs compared to income. Low wage service jobs	Rising cost and limits of land Rising cost of housing construction Rising cost of predevelopment fees Stringent building and planning codes	Residents’ resistance to “affordable housing” in their neighborhoods Support from the State for regional affordable housing plan Density levels to support affordable housing planning Planning requirements that SFR must have garage space and minimum square footage

Exhibit D: Soundness of Approach (Maximum 35 points)

What is your vision? (15 points)

Describe your proposed activities and why they are appropriate, given identified Need and applicant Capacity.

The Windsor Park Relocation and Rehabilitation Program

Built between 1964 and 1966, Windsor Park was originally comprised of 231 homes and considered a segregated neighborhood. Windsor Park is near Martin Luther King Blvd and Carey Ave in North Las Vegas, NV. It is a historically Black neighborhood. An early resident said the

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neighborhood was built to be a place where Black people “could be proud and have homes to pass down to their families.”

But in the late 80s, Windsor Park began to crumble. Homes were constructed over fault lines and aquifers. As groundwater was pulled year after year, foundations began crumbling and homes began sinking. Porches collapsed, sewage pipes shifted and walls inside the homes started to crack. A study was conducted after residents told authorities in 1988 that their homes were sinking. The study found the damage was caused by geological fault lines beneath Windsor Park and exacerbated when groundwater was pulled from an aquifer under the neighborhood.

The damage to homes in Windsor Park has received local and national media coverage over the years. Residents told CNN the city stopped maintaining the abandoned lots. A 14-minute documentary was produced by the University of Nevada, Las Vegas Boyd School of Law: <https://www.unlv.edu/news/article/windsor-park-sinking-feeling>

Nevada State Senator Dina Neal took on the issue by sponsoring Senate Bill 450 in the 2023 Nevada Legislature. The law went into effect on July 1, 2023, and set in motion a process to relocate residents. The program will relocate residents to new homes of at least equal square footage built on vacant land adjacent to where they live now.

The NHD will select a developer and enter into a financing agreement to build new homes on vacant land adjacent to Windsor Park that will be studied to ensure it won’t subsidize, and residents would exchange their current home for a new one of at least the same amount of square footage. NHD is requesting a PRO Housing award of \$10 million to fund a portion of the construction costs to build the new housing.

This project meets the selected national objectives below in the following ways:

Strategic Goal 1: Support Underserved Communities

Fortify support for underserved communities and support equitable community development for all people.

1A: Advance Housing Justice

Fortify support for vulnerable populations, underserved communities, and Fair Housing enforcement.

The Windsor Park neighborhood is occupied by vulnerable populations, underserved black residents, and represents the epitome of unfair housing. Because the community was built in the 1960s and later destroyed by the extraction of groundwater, these residents were victimized five times and denied fair housing: first victimization: redlined and only allowed to purchase a home in an undesirable area; second victimization: the ground was not tested to ensure the safety of homes being built; third victimization: without proper research ground water was extracted for the benefit of the dry Las Vegas desert, According to Inge De Graaf of the University of Freiberg in Germany, “Groundwater pumping can thus be considered a ticking time bomb whose ecological effects become visible only years later.” fourth victimization: for decades they pleaded with government officials to help them move into safe, affordable homes and were denied assistance and even prohibited from receiving permits to make repairs on their homes

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damaged from the builder's neglect and the city's wonton extraction of the ground water; fifth victimization: In the 1990s the local government obtained federal funding to move residents to new homes, but due to a variety of circumstances, only 45 of the 231 homes were addressed. This project to build these residents new homes seeks to right decades of wrongs, advancing housing justice.

1B: Reduce Homelessness

Strengthen Federal, State, Tribal, and community implementation of the Housing First approach to reducing the prevalence of homelessness, with the ultimate goal of ending homelessness.

Windsor Park was originally built with 231 homes. Due to the uninhabitable nature, most of the homes were demolished, forcing residents to relocate. Through the initial effort of the local government to assist these residents, some of them were relocated at no cost, while some were sent into homelessness, living with relatives or moving to housing that was substandard but affordable. Finally, 90 homes remain. If this legislation directive fails, the remaining homeowners and renters could experience hardships in attaining safe housing.

1C: Invest in the Success of Communities

Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

When Windsor Park was built it was a beacon of hope for middle to low-income blacks who were proud of the opportunity to experience the American dream and own a home that could be passed down to future generations. However, due to the disparate impact of many missteps by local government and builders, that dream was shattered. This program now seeks to repair that dream, providing residents with beautiful, safe new homes that they can proudly use to build generational wealth for a community that is still completely African American. The program honors the wishes of the remaining homeowners that they move together as neighbors to maintain the sense of community they have built over decades. This new community will serve as an opportunity for these original homeowners and those who have inherited these homes from their parents and grandparents to experience an equitable community development with fresh paint, allowing them to experience what it must feel like to live in a beautiful home free of weaken floorboards, cracked walls and ceilings and crooked doors jammed shut.

Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

2A: Increase the Supply of Housing

Enhance HUD's programs that increase the production and supply of housing across the country.

Many of the new affordable housing developments the Housing Division partners with are usually around 100 units. Building the Windsor Park Community aligns with that production goal, adding 91 new homes that will add much needed single family, affordable housing stock in a low-income area.

Strategic Goal 3: Promote Homeownership

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Promote homeownership opportunities, equitable access to credit for purchase and improvements, and wealth-building in underserved communities.

3A: Advance Sustainable Homeownership

Advance the deployment of tools and capital that put sustainable homeownership within reach.

Due to the size and cost of the homes and the location, these homes will be considered affordable housing for those in the future who may purchase these homes or inherit them. This grant and other funding will be used solely to build homes that will advance homeownership opportunities that are sustainable. A thorough environmental review will be conducted to prevent a similar fate for these new homes. Without the building of these new homes, the remaining 90 homes will eventually sink into the earth and require demolition taking the homeownership dream with them. This program prevents the loss of homeownership for these residents who likely would not be able to afford new homes otherwise.

Strategic Goal 4: Advance Sustainable Communities

Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.

4A: Guide Investment in Climate Resilience

Invest in climate resilience, energy efficiency, and renewable energy across HUD programs.

A request for proposal for a developer to build the new Windsor Park community expressly states that the new homes must be energy efficient and built to the most up to date building standards and codes. This is particularly a concern for homes built in the sweltering desert heat. Additionally, the Housing Division is partnering with a new legislatively created organization, Nevada Clean Energy Fund which provides financial and technical resources to accelerate clean energy growth in the state, reduce energy costs, create jobs, and meaningfully address climate change. NCEF works with communities, local businesses, schools, governments, utilities, contractors, lenders, and others to increase access to clean energy opportunities such as renewable energy, energy efficiency, zero-emission vehicles, and energy storage. The Housing Division will deploy resources available through this program to apply them to the new Windsor Park.

4B: Strengthen Environmental Justice

Reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color.

The new Windsor Park community seeks to mitigate exposure to health risks, environmental hazards, substandard housing for low-income households and a community of African Americans. The dilapidated homes currently pose significant health risks and environmental hazards as the buried utility lines have also been damaged from subsidence (sinking). The homes are literally crooked with doors that are jammed shut, which could lead to broken water and sewer lines that could be a health hazard. The homes are blighted and have long been uninhabitable. The remaining 90 of the 231 homes will eventually need to be demolished.

What is the timeframe of the expected benefit?

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The program began with the passage and signing of SB450 which took effect on July 1, 2023. With that funding, which will leverage the PRO Housing funding requested in this grant application, activities began as described in the table below. Construction is planned to begin in November 2024 and complete by December 2028. Final activities, including the final evaluation report, is planned to complete by December 2030.

Timeline	Milestone
July 1, 2023	SB450 effective date
August-September 2023	Convene Uplift Windsor Park Advisory Committee
September 2023	Release RFP for Project Development
November 2023	Select developer/contractor
December 2023-March 2024	Land study
May 2024	Option on land / Purchase & Sale Agreement in Place
June 2024 through October 2024	Develop and finalize project financing
November 2024	Close financing: acquire land and commence development
December 2028	Complete construction
December 2030	Complete final evaluation report

Commented [SW1]: I recommend deleting this table here because it is now incorporated in the schedule they ask for. (See page 20).

Explain how your proposal addresses key barriers to affordable housing production and preservation.

What is the connection between your proposed activities and the key barrier(s) you seek to address?

The Windsor Park case underscores the critical importance of addressing environmental injustices in historically marginalized communities. Redeveloping such neighborhoods can play a pivotal role in bridging racial wealth disparities and reducing inequalities in residents' quality of life. This is why we are actively seeking funding to implement the Windsor Park Relocation and Rehabilitation Program, a vital initiative in alignment with the recently enacted Windsor Park Environmental Justice Act (SB450).

The program's main goal is the construction of new, stable single-family homes on nearby land, allowing affected households to exchange their damaged residences for safe and suitable dwellings. The program's specific focus on environmental justice and delivering tailored solutions for the affected neighborhood aligns with our commitment to promoting equitable and sustainable housing solutions.

Is your proposed activity addressing barriers identified in your earlier response [Prompt (a)(iii)]? If your proposal targets only one barrier, justify this strategy and explain why this individual barrier requires the resources and focus of the entire grant.

The proposed *Windsor Park Relocation and Rehabilitation Program* directly addresses several barriers identified below:

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Barrier to Environmental Equity: The program recognizes and addresses the environmental injustices faced by Windsor Park residents due to geological faults and aquifer depletion.

Barrier to Equitable Housing: Windsor Park residents have experienced historical inequities in housing, including the inability to secure insurance coverage due to redlining. The program is designed to provide equitable housing solutions and remove this barrier, ensuring that housing policies benefit all residents, particularly those from historically marginalized backgrounds.

Barrier to Collaborative Action: The program's multi-level partnerships involving federal, state, and local governments exemplify a collaborative approach to addressing complex housing and environmental problems. This strategy overcomes the barrier of fragmented efforts and leverages collective resources and expertise.

Barrier to Community Engagement and Awareness: The creation of the documentary film and community meetings has been instrumental in raising public awareness of the challenges faced by Windsor Park residents. This approach overcomes the barrier of limited community engagement and fosters support for the initiative.

The proposed approach is expected to succeed in removing these identified barriers based on several factors such as community-centric solutions, collaborative partnerships and legislative support.

Regarding creating new housing opportunities without inviting displacement, the program's strategy is centered around relocation to safer areas while constructing stable homes. This approach aims to maintain the community's continuity and prevent displacement. Windsor Park's 60-year history of addressing its housing and environmental challenges is a testament to what can be achieved when a community comes together, demonstrating resilience and determination to overcome longstanding barriers.

Explain how your proposal compares to similar efforts and how lessons learned from those efforts have shaped your proposal.

The historic Black Springs neighborhood, now known as Grand View Terrace in Reno, shares a profound historical and community significance akin to Windsor Park in North Las Vegas. Both neighborhoods have confronted distinct challenges, underscoring the destructive impact of redlining on marginalized communities and highlighting the pivotal role of community-led initiatives and government collaboration.

Black Springs encountered significant obstacles as it garnered labels such as "blight" and an "eyesore" from local government and media. Residents faced an uphill battle in their efforts to establish essential services like paved roads, sewage systems, and an improved water supply. Individual septic tanks and cesspools served the houses, and the County declined to pave the roads until properties met specific requirements, including road widening, drainage, grading, and gravel filling. Additionally, the County assessed property values as too low to justify creating an assessment district for road improvement. In response to these adversities and others including development pressures from an industrial project, the community took proactive steps by creating an outreach center and allowing the resident voices to help shape the solutions.

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The **Windsor Park Relocation and Rehabilitation Program** is designed to address many of the issues that communities like Black Springs have faced historically. While it is essential to acknowledge the positive changes and progress that the Black Springs community achieved over the years through their own efforts and advocacy, the Windsor Park program represents a distinct and comprehensive approach that can supersede the earlier efforts from the county. The **Windsor Park Relocation and Rehabilitation Program** offers a more extensive and coordinated approach with substantial government support, addressing housing, environmental, and social justice concerns more comprehensively. Through legislative efforts, significant public funds have been committed up front to this project. Additionally, strong leadership was appointed to support the community-led and –driven effort to ensure equitable outcomes for this marginalized neighborhood.

Describe the successes of previous efforts to undertake similar proposals, whether in your jurisdiction(s) or in another locality.

Subsidence is an issue that several communities have and are continuing to experience. Isle de Jean Charles in Louisiana lost 98 percent of its land to coastal erosion caused by sinking land and exacerbated by rising seas and increased storm surges. In January 2016, Louisiana received \$48 million in federal HUD dollars for the resettlement of the Isle de Jean Charles community, marking the first time that federal tax dollars were allocated for community relocation in response to climate change.

What pieces of those previous efforts succeeded, and how will your proposal emulate them?

Like the Isle de Jean Charles resettlement project in Louisiana, the Windsor Park neighborhood has worked for years to receive acceptable and affordable resolution. Community members persisted in telling their story and requesting assistance from the City of North Las Vegas as well as other jurisdictions. Windsor Park will work to effectively leverage and deploy significant amounts of both state and federal funds.

What pieces of those efforts were not successful, and how will your proposal ensure success while avoiding those pitfalls? If you are proposing activities which have not been tested before, describe why you think the innovative nature of your proposed activity is appropriate.

While progress has been made on the Isle de Jean Charles resettlement project, after a 16-year effort, there have also been multiple setbacks which stalled their momentum.

In 2002, the US Army Corps of Engineers worked with the leadership of the Tribe to identify a nearby site where the community could rebuild. The USACE hired architects for the relocation proposal, with the idea of maintaining a cohesive community to be consistent with the tribe's federal recognition process. But when it came time to vote, the majority of people from Isle de Jean Charles did not want to relocate due to their culture's close ties to the land. The USACE stated that if the community could find an appropriate property to relocate to, they would grant them funding and reconsider including the community in the hurricane protection system. However, the Louisiana government did not consider the social, psychological, and financial costs associated with moving fishing families inland. The tribe would encounter a great loss of local knowledge and a gain of mental stress of being constantly fighting for their land and traditional lifestyle. Since 2010, the Isle de Jean Charles Tribe has been working with longtime

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partners at The Lowlander Center and a team of experts in hazard mitigation, climate adaptation, community planning, architecture, and other relevant fields, to develop their own plan for resettlement. On January 25, 2016, the State of Louisiana received \$48 million from the Department of Housing and Urban Development to put towards the Isle de Jean Charles resettlement, as part of the National Disaster Resilience Competition (NDRC).

For the Windsor Park program to succeed, NHD recognized the need to convene a community advisory committee, named the Uplift Windsor Park Advisory Committee which includes residents from Windsor Park who have long served as advocates and leaders for their neighborhood along with elected leaders and professionals such as state Senator Dina Neal.

Southern Nevada Strong is the regional planning network for Southern Nevada, created to align the priorities of local governments, agencies, the civic sector and the business community around a common path and master plan. The plan focuses on six areas: Education, Transportation, Environment, Economic Competitiveness, Healthcare, and Housing. The plan was developed with extensive input from the public and adopted by Southern Nevada's local governments in 2015. An update to the plan is slated to begin in January 2024. The 2015 plan included a goal to invest in complete communities. Goals in this theme focus on fostering complete communities within the region by integrating placemaking, safety, a variety of housing options, fresh food options, health services, cultural amenities, natural resources, recreation, and parks. By replacing damaged homes with new ones near to them, the Windsor Park community will have the opportunity to keep their community together and complete.

The State of Nevada 2020-2024 Consolidated Plan, developed for HUD, included a Housing and Community Development survey that found the biggest barriers to the development of affordable housing include the cost of lot or land, the cost of materials, the cost of labor, and the Not In My Back Yard (NIMBY) mentality. The plan recommended the following action:

Promoting home ownership opportunities through the acquisition and rehabilitation of housing, the construction of new single-family homes, and the provision of below market rate mortgage financing. The Windsor Park program uses the action of construction new single-family homes the homes damaged by subsidence.

How does the proposal align with local or regional transportation plans in your jurisdiction(s)?

The proposal is in harmony with the existing Regional Transportation Commission of Southern Nevada's annual regional transportation plan, which includes well-established bus routes across the City of North Las Vegas. The planned relocation and construction of new single-family homes in a neighboring parcel will have no adverse impact on public transportation accessibility.

Does your plan improve simplification and harmonization of land-use regulations across multiple municipalities or entities?

Yes, by cross over with Clark County and the City this allows the fault line study to mitigate and build safe housing, adopting soil standards. This will also improve simplification by building upon existing infrastructure in Cibola Park and operating within existing residential zoning.

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Do your proposals for transit-oriented development include anti-displacement strategies to ensure that the benefits of station-area investments accrue to all, especially long-time residents of the neighborhood?

Yes, this project includes anti-displacement strategies as it allows residents to utilize the same bus routes in the City and the County. This will maintain school relationships, church communities, and maintains school busing and feeder patterns for neighborhood children who attend school in this area. This strategy ensures a cohesive community relationship with former Windsor Park residents who live in Cibola Park and connection a publicly serviced park/recreation area.

Does your proposal target new housing opportunities in areas that allow current and future residents to access public transit, jobs, public services, or other amenities?

The residents of Windsor Park currently have access to public transit, jobs, public services and other amenities and will continue to have this access because the new homes will be built on land adjacent to the existing neighborhood but on land that is not subject to subsidence.

Does your plan support job creation and retention efforts, including consideration for individuals who may work in your jurisdiction(s) but live in another? N/A

What is your geographic scope? (5 points)

The program will construct 90 new homes for low-to-moderate income residents whose homes have been damaged due to land subsidence. The homes will be built on land nearby that is not subject to subsidence. Building the homes together and near to the original neighborhood will allow the residents to keep their existing community that has been there since the original homes were built in the early 1960's.

Who are your key stakeholders? How are you engaging them? (5 points)

Stakeholders for the Windsor Park program include: Windsor Park homeowners, Nevada Housing Division, Clark County, City of North Las Vegas, Governor's Finance Office, Nevada Legislature, Nevada Housing Coalition and the HUD satellite office in Las Vegas.

The Uplift Windsor Park Advisory Committee, which includes a Windsor Park resident, is the vehicle that NHD will use to keep in touch with the homeowners/residents. The committee will meet at least monthly beginning in September 2023. A community engagement plan will be developed with the assistance of a member of the committee who owns a marketing firm and is highly experienced in community outreach to African American citizens. We will hold regular community forums and communicate with members through written correspondence. We will provide updates on the program's progress through press releases and press conferences. The funding sources require the Division to provide quarterly updates on the status of the program through the legislative Interim Finance Committee which approves funding allocations.

Describe the specific actions you have taken to solicit input from and collaborate with stakeholders in developing this application, including how input from stakeholders and community members has shaped your proposal. In particular, describe input from the

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housing industry in your area, including affordable housing developers, builders/general contractors, and unions as well as persons in need of affordable housing

The CEO of Nevada Hand, the largest Affordable Housing Developer in Southern Nevada is a member of the Uplift Windsor Park Advisory Committee. She has provided great insight into the efforts to build the new community. Her expertise has been invaluable in ensuring that residents receive homes that are ADA compliant, which is not a requirement of the Bill. Her perspective as a developer for Senior Housing was quite useful as she guided us through considering what needs residents may have.

The Nevada State Housing Division engages directly with public agencies, private stakeholders, and regional committees to address the changing needs of our State. Regional level coordination takes place through several avenues, including the Southern Nevada Continuum of Care (CoC) and the Southern Nevada Consortium Meetings. These collaborative groups bring together all the local governmental jurisdictions along with the Regional Transportation Commission, the Clark County School District, the Metropolitan Police Department, Southern Nevada Adult Mental Health Services, and the Southern Nevada Regional Housing Authority, among others. Local jurisdictions also work together with the appropriate agencies on grant applications for funding not related to the Department of Housing and Urban Development, including Choice Neighborhoods, and the Emergency Foods and Shelter Program.

City of North Las Vegas

City of North Las Vegas, Community Services and Engagement Department participated in earlier public outreach activities during the development of the Choice Neighborhood Initiative Transformation Plan and the Regional Analysis of Impediments to Fair Housing Choice (RAI).

Describe how you incorporated input from stakeholders into your proposal

The Uplift Windsor Park Advisory Committee has provided input and feedback on the program in September 2023 to NHD and that informed the approach for the program and meets regularly.

NHD scheduled and held a Public Hearing on Oct. 23, 2023 and published the grant application for comment from the public for 15 days from Oct 6, 2023 to Oct. 22, 2023. Comments received are listed on Attachment A of the grant application.

Describe your strategies to encourage public participation, build support, and engage community members, including those most likely to benefit from your proposed activity.

It is imperative we provide as much professional guidance to allay rumors, fears and Misinformation by regularly communicating with impacted residents. The following are some of the duties of the Uplift Windsor Park Advisory Committee to build support and engage the community:

- Provide Housing Division staff with guidance in carrying out the provisions of SB450
- Provide resources to beneficiaries of this program
- Interpret each area of the SB 450 to design an action plan with deliverables and timelines
- Provide guidance in budget development
- Contribute to the content of the Request for Proposal as prescribed by SB450
- Evaluate/Grade proposals from potential consultants that will oversee the acquisition of the

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land and development of the new community

- Create a communications plan for keeping Windsor Park current and former residents, media and other stakeholders informed of progress and requirements
- Offer guidance in how to carry out restitution payments to current/former residents and descendants
- Offer expertise in how best to guide residents in mortgage related concerns
- Provide information on tax implications in rreceiving the new home
- Offer guidance in developing contracts and agreements

The RFP was released on Sept. 15, 2023, and proposals are due to the Division on November 15, 2023. The RFP was distributed to the Housing Division’s database of about 100 members of the affordable housing community, as well as, to the Southern Nevada Builders Association.

Describe your plans to remove barriers to the development of affordable housing in well-resourced areas of opportunity.

NHD is facilitating the program to acquire suitable land and build quality homes in an adjacent neighborhood through catalyst funding in the amount of 37 million dollars. Without this program and these funds, these homeowners would not be able to build the generational wealth that homeownership should have provided them decades earlier. This neighborhood is situated near transit, schools and resources to support these families.

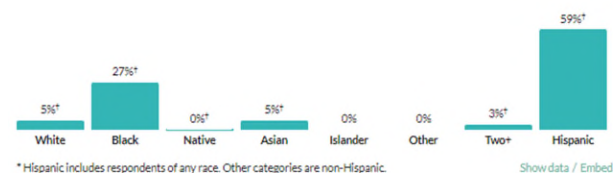
How will your proposal increase access for underserved groups to these areas?

By rebuilding a community, the Windsor Park project will add quality affordable housing to the overall inventory for an area and city which is majority minority. Without this public funding, these homes would not be built and underserved groups would continue to feel the shortage of accessible and affordable homes.

What is the racial composition of the persons or households who are expected to benefit from your proposed grant activities?

Here is a link to the census tract profile for 36.16, which includes the Windsor Park neighborhood in North Las Vegas. <https://censusreporter.org/profiles/14000US32003003616-census-tract-3616-clark-nv/>

Race & Ethnicity



Describe your plans to remove barriers impeding the development of affordable housing that would promote desegregation. What policies or practices perpetuate segregation and how will your proposal address them?

Narrative

If NHD were to receive this grant it would directly remove the effects of segregation in Windsor Park because these homes were built in violation of the 1954 Housing law that stated that black families deserved quality housing. The African-American Neighborhood of Windsor Park was built without an engineering study that would have identified that the homes were built on several fault lines. In addition, the homeowners were victims of environmental injustice when groundwater was removed from their neighborhood over 15 years, creating the subsidence that caused their homes to sink and streets to crack making it uninhabitable. Furthermore, these residents faced the arbitrary cancellation of their home insurance in 1989 due to this created subsidence.

If we receive this money will be able to create economic security and generational wealth for families who have been denied these opportunities for 30 years. The ability to have an economic asset to pass down to your family has been denied to these families due to environmental racism and injustice. The ability to provide them with an equivalent home that will grow in value and maintain value is one of the strongest acts we make as a government to move them toward a life of desegregation and provide a remedy for the environmental racism and state of suspension they have suffered for 30 years.

How will you ensure that your proposal will not cause affordable housing to be further concentrated in low-opportunity areas or in areas that already have ample affordable housing? How will your proposal increase housing choice by expanding the neighborhoods in which residents who need affordable housing can live?

The housing will serve a broader geography and the ability for resale of the homes will encourage more diverse residents. Additionally, in a state with a severe shortage of affordable rental and single-family homes, these newly built homes on land that has been shown to be stable will allow for more choice for current residents and those looking to move to North Las Vegas.

How does your approach address the unique housing needs of members of protected class groups, including persons with disabilities, families with children, and underserved communities of color?

The Windsor Park residents represent individuals, families, seniors, those with disabling conditions and are overwhelmingly representative of the black and brown communities.

Does your plan address issues identified in your jurisdiction's most recent fair housing plan or plans?

Yes, the program aligns with Goal 5 from the City of North Las Vegas CDBG Five-Year Plan.

Have you considered the risk of displacement associated with your proposal? How will you ensure that your planned activities do not lead to the displacement of vulnerable residents in communities of color? Describe any anti-displacement measures included in your proposal (e.g., replacement of affordable units for new construction, or right of first refusal for tenants)?

SB450, the plan is to replace the old homes with new homes. While the situation is dire and the need is critical, the residents will remain in their current homes until their new homes are ready

Narrative

for occupancy. Moving expenses are considered by other funding sources.

How will your proposal address the housing needs of people with disabilities and increase their access to accessible and affordable housing? How will it support independent living with access to supportive services and transportation in the community? Please also describe your plan to ensure compliance with the Americans with Disabilities Act (ADA) and accessibility requirements under the Fair Housing Act.

The Request for Proposal seeking to hire a developer to build the new community expressly states that an ADA-compliant design must be provided upon the three designs that homeowners can choose from. It is expected that most of the residents are seniors and may experience various disabilities. A survey will be taken of the residents to determine their needs and the builder will be required to accommodate the needs as much as possible.

Describe the implementation and/or enforcement plan for your proposal. Describe how you will approach resistance (e.g., litigation, environmental review, design standards) to the elimination of your targeted barrier(s).

The plan was mandated through legislation that was passed and signed into law by Governor Joe Lombardo. The only resistance anticipated is from residents of Windsor Park who may be skeptical that their dreams could actually become a reality after decades of broken promises. Additionally, homeowners may be fearful of losing value, therefore, the law requires the developer to build each owner a home of comparable size, bedroom count and lot size. Additionally, due to some challenges in the first plan to relocate residents 20 years ago, Senator Dina Neal who authored the bill ensured there are provisions requiring the city of North Las Vegas to cooperate with NHD.

Describe any equity-related educational resources, tools, or public input that have informed your proposal.

Many current and former residents of Windsor Park have provided media interviews, shared their disappointment and beliefs that they have been abandoned, marginalized and discriminated against. The University of Nevada Las Vegas created a documentary addressing the history of Windsor Park and the plight of its residents. Additionally, the Division formed the Uplift Windsor Park Advisory Committee who are community leaders and a resident of Windsor Park who strongly support efforts to provide remedy to these homeowners. Committee members have shared opinions about how the program should be carried out and potential challenges and opportunities.

Do you plan to engage and support minority-, women-, and veteran-owned businesses during your proposed housing production process? Do you have a diversity and equity plan in place or plan to create one?

The Request for Proposal for the developer that will build the new homes will be graded on its diversity efforts in carrying out the proposal. The following is copied from the RFP:
“Organizational diversity and diversity of development and construction team – Up to 10 points”

Narrative

Diversity and Fair Housing: Applicant should provide:

1. A summary of their organization’s discrimination policies; diversity, equity, and inclusion strategy; as well as any specific policies or programming to promote diversity in the workplace and on the organization’s governing board.
2. Provide a copy of any written and enforceable policies.
3. Applicant must create a plan, that they intend to carry out, to encourage diversity in hiring, specifically for contractor and subcontractors.

Other equity considerations informed by your local circumstances.

In awarding contracts for the Program, a preference with a relative weight of 5 percent must be assigned to an applicant that is a business in which at least 50 percent of the interest is owned by a resident or former resident of the Windsor Park neighborhood.

Describe how you will evaluate the effect of your proposal on promoting desegregation, expanding equitable access to well-resourced areas of opportunity, and furthering the de-concentration of affordable housing.

How will you track your progress and evaluate the effectiveness of your efforts to advance racial equity in your grant activities?

By August 31, 2024, NHD will develop and publicize a Request for Qualifications to select an external evaluator for the program. We will send the RFQ to institutions of higher education and think tanks in Nevada to let them know of this opportunity. The external evaluator will attend all meetings of the advisory committee and NHD staff meetings as appropriate. The external evaluator will prepare an evaluation report by December of each grant year. The evaluation will include information on both process and outcome activities and impact as well as suggested recommendations for improvement. The evaluation reports will be reviewed annually by Dr. Worthey-Thomas and Administrator Steve Aichroth as well as by the advisory committee.

If the applicant proposes to use PRO Housing funds to fund housing units, the applicant must discuss how those benefits will be affirmatively marketed broadly throughout the local area and nearby areas to any demographic groups that would be unlikely or least likely to apply absent such efforts.

NHD will affirmatively market the new housing units to the 90 remaining housing owners in the Windsor Park community.

What are your budget and timeline proposals? (5 points)

NHD is proposing a six-year grant award to begin on 1/31/24. We are requesting an award of \$10 million dollars which will represent the last mile of funding for the Windsor Park program and will fund a portion of the construction costs for the 90 new houses.

Provide a budget for the proposed activities that documents all projected sources of funds and estimates all applicable costs. Describe how you determined the budget and how you will ensure that the project will be cost-effective, in line with industry standards, and appropriate for the scope of the project.

A line-item budget has been completed and is uploaded . Costs are described for both the grant

Narrative

award and the leveraged funding from the state. Costs for the grant award are limited to program evaluation and construction. All other costs are funded by the leveraged funds.

Please describe how you would budget for and manage a successful project if HUD awards a different dollar amount than you are requesting. What is the minimum funding amount that would allow you to carry out your proposal in some form, and what would that proposal achieve? If you were to receive only 50% of your request, what would you be able to achieve?

The minimum funding amount that will allow us to carry out our grant proposal is \$8 million. This amount would cause the program to value engineer its designs and cut some of the non-critical landscaping. If we only received half of the funding request, it is likely that we would have to continue to fundraise in order to build the 90 homes which would cause a delay. The subsequent delay in funded would only compound the injustice the Windsor Park residents have endured for over 60 years.

Provide a schedule for completing all of the proposed activities in advance of the expenditure deadline at the end of FY 2029. The schedule should identify each significant activity and milestone required for completing the planning process as well as relevant sub-tasks and should list the planned start and completion dates of all items. The application may include additional description of the schedule in the narrative exhibits.

Objective	Activity	Person(s) Responsible	Timeline	Evaluation Tool(s)
Objective 1: To preserve the Windsor Park neighborhood and achieve environmental justice for 90 homeowners whose houses are damaged due to land subsidence, the Nevada Housing Division will contract with a developer to design and construct 90 new single-family houses to resettle the	Release RFP for Project Development	Dr. Mae Worthey-Thomas	September 2023	Copy of Bid
	Select developer/contractor	Steven Aichroth	November 2023	Signed contract with developer.
	Conduct Land Study	Developer	December 2023-March 2024	Completed Land Study
	Finalize option on land / Purchase & Sale Agreement in Place	Developer	May 2024	Signed purchase and sale agreement.
	Finalize project financing	Housing Division	June 2024 through October 2024	Final program budget.
	Close financing: acquire land	Developer	November 2024	Deed
	Construct 90 new houses.	Developer	November 2024-December 2028	
	Move into new houses.	Homeowners	NLT December 2028	

Narrative

Objective	Activity	Person(s) Responsible	Timeline	Evaluation Tool(s)
homeowners on land adjacent to the Windsor Park neighborhood in North Las Vegas, NV.				
Objective 2: Convene meetings of the Uplift Windsor Park Advisory Committee throughout the program period.	Convene the Uplift Windsor Park Advisory Committee.	Dr. Mae Worthey-Thomas	August-September 2023	List of members.
	Schedule and hold meetings of committee.	Dr. Mae Worthey-Thomas	At least monthly throughout the grant period.	Meeting agendas and minutes.
Objective 3: Conduct an external evaluation of the program to measure process and impacts.	Work with University of Nevada, Las Vegas to identify and select evaluator.	Dr. Mae Worthey-Thomas	January 2024-March 2024	
	Develop evaluation plan.	External Evaluator	April 2024-May 2024	Draft Evaluation Plan
	Approve Evaluation Plan.	Dr. Mae Worthey-Thomas	June 2024	Approved Evaluation Plan
	Provide annual evaluation reports to NHD and Advisory Committee.	External Evaluator	By December of each grant year.	Copy of each annual evaluation.
	Consider and revise program as needed.	Administrator Steven Aichroth, Dr. Mae Worthey-Thomas, and Advisory Committee	Annually as determined.	Changes to workplan.
	Share evaluation results with HUD and potentially through statewide, regional, and national	Dr. Mae Worthey-Thomas	Annually	Annual reports to HUD and copies of

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Objective	Activity	Person(s) Responsible	Timeline	Evaluation Tool(s)
	conferences.			conference agendas.

Narrative

Exhibit E: Capacity (Maximum 10 points)

What capacity do you and your Partner(s) have? What is your staffing plan? (10 points)

Describe your capacity for managing a federal grant of this size and scope.

NHD has over 40 years of experience managing federal grant allocations and discretionary grants. Dr. Mae Worthey-Thomas, Deputy Administrator, will serve as the Project Director for this PRO Housing grant award. Dr. Worthey-Thomas will be assisted by NHD financial staff as well as by members of the Uplift Windsor Park Advisory Committee. The Nevada Governor’s Office of Federal Assistance, who NHD worked with to prepare this grant application, has also created a variety of grant management publications and resources that NHD will use as needed. These publications include:

- **Nevada Grant Manual (2023)**
- **Grant Policy Manual (2018)**
- **Grant Policy Manual (2018)**
- **Grant Policy Manual - Forms (2018)**
- **Pre- and Post-award Templates and Samples**
- **Uniform Guidance Summary Updates (2020)**
- **Uniform Guidance Summary Updates (2020)**

Which specific agency or entity will lead implementation of the proposed activities? What is its role and management capacity?

NHD is a division of the Nevada State Department of Business and Industry. NHD was created by the Nevada Legislature in 1975 when it was recognized that a shortage of safe, decent, and sanitary housing existed throughout the State for persons and families of low- and moderate-income. NHD will lead the implementation of the proposed activities. Dr. Mae Worthey-Thomas, Deputy Administrator, will serve as the Program Director for the grant and the program. She will be assisted by members of the Uplift Windsor Park Advisory Committee, state legislators, and NHD staff. The Division maintains a full staff with exceptional expertise in grant management. Audits and monitoring of the Division’s federal grants usually yield positive outcomes with rare findings questioning organizational health.

What We Do

- Homeownership opportunities
- Production and Preservation of multi-family rentals
- State and Federal Grants /Assistance administration
- Oversight of Manufactured Housing / Compliance
- Weatherization efficiencies
- Examine low-income housing data and advocacy

Programs that NHD administers include:

Narrative

- **Home Means Nevada** – This is an unprecedented amount of funds provided to the Housing Division in its history. The state of Nevada was awarded \$2.7 billion in American Rescue Plan Funds and the Governor and Treasurer allocated \$500 million to the Nevada Housing Division for affordable Housing. The Division is currently sub-awarding those funds to about 50 projects to purchase land, provide down payment assistance, preserve affordable housing and build new affordable housing.
 - \$500 million initiative to lower housing costs, aid seniors with home repairs, and boost housing availability.
 - Includes multi-family development, preservation, land acquisition, and home ownership programs.
- **Low Income Housing Tax Credit (LIHTC)**
- **Multifamily Bond Financing Program**
 - Uses tax-exempt and taxable mortgage revenue bonds for affordable housing projects.
 - Combined with 4% Low Income Housing Tax Credits.
 - Created or preserved nearly 33,000 multifamily units.
 - Raised roughly nine times the tax credit allocation as equity for housing production.
- **HOME Investment Partnerships Program (HOME)**
 - Funds building, buying, rehabilitating housing, or providing rental assistance.
 - Nevada Housing Division oversees \$3,000,000 for grantees in 2023.
- **Account for Affordable Housing Trust Fund (AAHTF)**
- **Emergency Solutions Grants (ESG)**
 - Focuses on rapid re-housing and homelessness prevention.
 - Division oversees \$484,826 for grantees in 2023.
- **National Housing Trust Fund (HTF)**
 - Targeted for extremely low-income households.
 - Funds acquisition, construction, and rehabilitation of non-luxury housing.
 - Division oversees \$7,462,633 for grantees in 2022.
- **Weatherization Assistance Program (WAP)**
- **Manufactured Housing Program**
- **Home is Possible Homebuyer Program**
 - Offers down payment assistance programs.
 - Assisted over 28,000 Nevada families in homeownership.
 - Includes programs for first-time homebuyers, teachers, and home accessibility improvements.
- **Affordable Housing Advocate**
 - Established in 2017 to improve affordable housing access.
 - Connects underserved populations with housing and shelter providers and resources.

Describe how the agency or entity has (or plans to obtain) the relevant project management, quality assurance, financial and procurement, and internal control capacity

Narrative

to quickly launch and implement a major project.

In April 2022 the NHD was allocated \$500 million dollars in Federal funds for the creation of affordable housing in the State. This project was termed the Home Means Nevada Initiative (HMNI). Due to NHD's 40-year history managing large projects and initiatives, monumental progress was made in a short time to ensure critically needed funds were infused into the Nevada housing market. From April 7, 2022, to June 21, 2022, NHD consulted local jurisdictions, Public Housing Authorities statewide, and the Nevada Housing Coalition senior leadership to determine the most efficient distribution of these funds. Using the information and data from these community partners the NHD developed an application, the conflict-of-interest statement and coordinated the launch of the program in conjunction with the Governor's Finance Office. By May 15, 2022, the NHD received 234 applications which were reviewed and scored. By utilizing existing internal control capacity and employee experience the internal processes in place were utilized, thus streamlining the grant process. At the time of this application, funds are being spent on affordable housing projects statewide, and driving our efforts towards the creation and improvement of affordable housing.

Describe your jurisdiction's leadership capacity and legal authority to effectively implement your proposed reforms. If other government entities are necessary for implementation, describe how their support is secured.

The Nevada Housing Division is Nevada's Housing Finance Agency and designated as such in Nevada Revised Statutes. For over forty years the Nevada Housing Division (NHD) has been a leader in creating affordable housing opportunities. The Windsor Park Environment Justice Act specifically names the Nevada Housing Division as the lead entity for this project, appropriates \$37 million in funding, and collects funding from the City of North Las Vegas for other program components.

Steve Aichroth – Administrator - Mr. Aichroth previously served as the Administrator of the Manufactured Housing Division until the agency was merged with the Nevada Housing Division during the 2017 Legislative Session.

Dr. Mae Worthey-Thomas – Deputy Administrator- Dr. Mae Worthey-Thomas oversees the state's housing programs including weatherization, tax credits, and Housing and Urban Development entitlement grants. Prior to this position, Dr. Worthey-Thomas served as the Housing Division's Affordable Housing Advocate and was the first to hold the position which was created by the Nevada Legislature in 2017.

Christine Hess - Chief Financial Officer - Prior to this position, Ms. Hess was the Executive Director for the Nevada Housing Coalition, a statewide nonprofit to advance and promote affordable housing for all Nevadans. In addition to her recent affordable housing experience in Nevada, Ms. Hess has a background in community and economic development and business. Ms. Hess earned a Master of Business Administration from the University of Wyoming in 2018.

The Nevada State Legislature 82nd session enacted the passage of SB450, Windsor Park

Narrative

Environmental Justice Act. Per the legislation, quarterly reporting to allow Nevada’s Interim Finance Committee (IFC) oversight and insight is a requirement. The IFC includes legislators with diverse backgrounds including legal, small business, urban, health among others.

If your proposed approach includes partners, describe each partner’s capacities and credentials related to its role in implementing the project. Is your capacity to design, plan, or remove a barrier dependent on partner capacity? If yes, describe the dependency. What is your plan to regain capacity if a partner drops out?

The NHD has developed the Uplift Windsor Park Advisory Committee to carry out the provisions of the legislation. The following are the members of the committee and their credentials. If a partner drops out, we are well aware of many others in the community who would willingly agree to participate in the committee. The Windsor Park community has been the subject of national attention and many people in the Las Vegas area are stunned and disheartened by the plight of the community. Subsequently, there is a huge amount of support for this effort with many community leaders and residents who want to see this project succeed. When these individuals were approached to participate, they happily agreed.

Developing a new community for the Windsor Park residents necessitates the contributions of many individuals to ensure no area of concern is left unattended. The following individuals represent a broad range of expertise. This is a strong team to offer advice to the NHD on how to accomplish the program. These stakeholders have agreed to serve on the advisory committee.

Senator Dina Neal – Sen. Neal is the author of SB 450 and has been working on this project for many years. She will be able to assist in ensuring the spirit of the law is carried out in the manner in which it is intended. She will also be able to offer interpretation of certain prescriptions that need further development.

Nevada Hand CEO Audra Hamernick and Nevada Hand Government Affairs Director Arielle Edwards – The oldest affordable housing developer in southern Nevada, they would provide great insight into acquiring land, writing the RFP and selecting a developer to build this new community.

Terry Johnson, Esq. – Mr. Johnson is a former Nevada Gaming Control Board member, former State Labor Commissioner, former director of the Nevada Department of Business and Industry and former director of the Nevada Department of Employment, Training and Rehabilitation. With his extensive experience as a lawyer, state government employee, Governor’s cabinet member and long-time relationships with state legislators including Senator Neal, he would be able to provide perspectives from a legal point of view and can offer legislative and administrative advice.

Jerrie E. Merritt – Jerrie is senior vice president, community development at Bank of Nevada. Her banking career spans 40 years assisting business clients and community and nonprofit groups whose goals are to improve the local community. Jerrie’s responsibilities include

Narrative

coordinating community development initiatives and working as an intermediary with state and local agencies and other groups involved in the community and economic development programs and projects. She would be able to provide guidance if there are financial implications for the residents receiving the new homes, specifically if residents still owe a mortgage. She also could assist in identifying additional resources needed to augment the current \$32 million allocation.

Shaundell Newsome – Owner of Sumnu Marketing to assist in creating a plan on how to keep Windsor Park current and former residents, media and other stakeholders informed of progress and requirements; and organize community townhalls.

Nic Steele, Member of the Nevada Commission on Minority Affairs and local business developer. - Nic brings a perspective on handling the business aspect of developing the new community as well as ensuring that the families are treated with dignity and respect after having endured the racial marginalization.

Asha Jones – chief of staff for United States Representative and Chair of the National Black Caucus Steven Horsford – Asha brings access to additional resources, support for any legislative initiatives that may be required and general knowledge of the community that sits in the Congressman’s district.

Describe the agencies or entity’s experience working with and coordinating partners (including contractors, funders, subrecipients, community stakeholders, and other government agencies) in previous projects similar in scope of scale to the proposed activities. If you do not have such experience, how will you obtain it?

NHD’s sole mission is to partner with other agencies, non-profits, sub-grantees, developers and others to create, preserve and expand affordable housing through federal and state grants. The Division is currently managing 500 million in grant funds to construct and rehabilitate approximately 4,500 affordable housing units. This effort required public outreach, strategic meetings, and consultation with Nevada’s largest affordable housing partners in the construction industry. Despite NHD’s long history of working in this environment Division staff continues to receive education and training with agencies such as the National Council of State Housing Agencies and the Council of State and Community Development Agencies.

Who wrote this application: applicant staff, or a professional technical or grant writer in a consulting or contract capacity? Please provide name(s), title(s), and organization(s). If the application was drafted by someone external to the applicant’s organization, describe how the applicant staff and decision makers were actively engaged in the development of this proposal and how this coordination may continue over time.

This grant application was written in collaboration by staff from the Nevada Housing Division (NHD) and the Nevada Governor’s Office of Federal Assistance. The Office of Federal Assistance (OFA) was established July 1, 2022, and codified within NRS 223.478-486. With a mission to increase the number of grant dollars Nevada receives, OFA works to reduce and

Narrative

remove barriers to federal grant funding through providing grant resources, advocacy, and coordination, among federal grant applicants across the state.

Staff included Dr. Mae Worthey-Thomas, Deputy Administrator, NHD; Christine Hess, Chief Financial Officer, NHD; Jodie Tonkin, Management Analyst IV/ HUD Grants Supervisor, NHD; A'Keia Sanders, Senior Executive Grants Analyst, OFA; and Sandy Wallace, Executive Grants Analyst, OFA.

This team first met on 8/17/23 to discuss the grant opportunity and the Windsor Park program. Weekly meetings then followed involving activities such as creating a list of required grant components, assigning staff to take the lead on select components, and developing internal deadlines. A Microsoft Teams chat group was created, and all grant forms and narratives were available to all team members. The narrative was completed by 9/22/23 and forwarded to Director Steve Aichroth for his review and approval. A public hearing was then scheduled for 10/23/2023 to solicit comments from the public. Please see Attachment A for a copy of the comments.

Do you or any partner(s) have experience working with civil rights and fair housing issues including, for example, working with data to analyze racial or economic disparities? Do you or your partner(s) have experience designing or operating programs that have provided tangible reductions in racial disparities?

NHD staff and consultants analyze data relating to civil rights and fair housing using multiple data sources, including but not limited to, Longitudinal Systems Analysis, American community Survey, Annual Housing Progress Report, Comprehensive Housing Affordability Strategy, Housing Inventory Count, and National Network to End Domestic Violence. the NHD continues to identify and improve upon racial and economic disparities. By evaluating this data, we can provide funding to projects which directly target the needs identified through this data analysis. NHD provides support to subgrantees and provides resources from community and State partners, such as Nevada Legal Services and the Nevada Equal Rights Commission to help combat inequity in our communities.

Provide an organizational chart that identifies names and positions of key management for proposed PRO Housing activities. In addition to key management, be sure to include a count of all full-time staff that will manage PRO Housing activities. Please also include a description of your existing management structure and staff roles, including any gaps, vacancies, or positions contingent on award. If you are applying with a partner or partners, provide this information for each organization.

A total of 11 staff members will have some involvement with the Windsor Park Project and the Pro Housing Grant. The Nevada Housing Division is a division within the larger Department of Business and Industry. The Windsor Park project will ultimately be guided by the Director of Business and Industry who is a member of the Governor's cabinet. The Administrator of the

Narrative

Nevada Housing Division is the head of the division and reports to the director of Business and Industry. The Deputy Administrator and Chief Financial Officer report to the Administrator. The Affordable Housing Advocate and the HUD Grants Supervisor report to the Deputy Administrator. Additionally, the Housing Division employs an outside attorney who provides interpretation of grants regulation and legislation like SB50, the Bill that created the Windsor Park project. All of these staff members will play a role in managing the Windsor Park program and the Pro Housing Grant. The project does not anticipate the need to hire any new staff. Currently, all the roles involved in the day-to-day management of the grant and the project are filled.

Exhibit F: Leverage (Maximum 10 points)

Are you leveraging other funding or non-financial contributions? (10 points)

The Windsor Park Environmental Justice Act requires the Nevada Housing Division to disburse \$25,000,000 from the money received from the Coronavirus State and Local Fiscal Recovery Funds. The bill also appropriates \$12,000,000 from the State of Nevada general fund to the NHD.

Please see Attachment for the signed letter of commitment detailing the dollar amount and any terms of commitment.

Exhibit G: Long-term Effects (Maximum 10 points)

What permanent, long-term effects will your proposal have? What outcomes do you expect? (10 points)

The *Windsor Park Relocation and Rehabilitation Program* is designed to have a range of permanent, long-term effects on the community. Here are some anticipated outcomes and trackable community metrics to demonstrate the impact of the investment:

Increased Homeownership and Housing Stability:

Outcome: A higher percentage of residents owning their homes and experiencing housing stability.

Community Metrics: Track the change in the homeownership rate within Windsor Park compared to the pre-project rate. Additionally, monitor the rate of residents who remain in their homes for several years after receiving them.

Generational Wealth Accumulation:

Outcome: Increased generational wealth among residents through homeownership.

Community Metrics: Conduct periodic surveys or assessments to measure changes in household wealth, assets, and equity due to homeownership.

Enhanced Community Engagement:

Outcome: Strengthened community cohesion and participation.

Community Metrics: Monitor the level of voter turnout in local elections within Windsor Park, survey residents on their participation in community activities and decision-making processes and assess the number of community-led initiatives or events.

Narrative

Economic Growth and Local Business Impact:

Outcome: Improved economic conditions and support for local businesses.

Community Metrics: Track indicators such as the number of local businesses in or relatively close to Windsor Park, the increase in job opportunities created by the project, and economic indicators like local sales tax revenue.

Community Housing Impact Measures:

Outcome: Improved access to safe and affordable housing.

Community Metrics: Track metrics like housing cost burden (percentage of income spent on housing), housing vacancy rates, and the number of households served by housing assistance programs.

. Describe how your approach seeks to permanently remove key barriers to producing and preserving affordable housing and the measurable outcomes you expect to achieve.

Describe what you will have achieved upon completion of grant-funded activities, including the specific work product(s), deliverable(s), or completed projects you will produce and any implementation actions that follow. Be sure to address how these achievements will have a permanent, long-term effect.

Rebuilding Together, a nonprofit organization based in Texas, has grown into a leading national nonprofit organization repairing the homes of people in need and revitalizing communities. The impact of their rebuilding efforts goes well beyond the physical repairs. Sixty percent of neighbors they surveyed reported an increased feeling of inclusion in the neighborhood after repairs. Most of the people whose homes they repair plan to live there forever. The work of revitalizing communities and repairing homes is a lasting investment in the sometimes-fragile fabric of our communities.

Describe what roadblocks your proposal might be facing (e.g., the reversal of a plan to streamline the permitting process). What are the most likely ways in which the barriers might persist despite your proposed activities, and how does the proposal account for and counteract this?

Navigating the permitting process for large-scale construction projects can often prove time-consuming and susceptible to delays, primarily due to administrative processes and regulatory requirements. To counteract potential permitting hurdles, our proposal proactively allocates resources for an efficient and dedicated team, specifically tasked with skillfully navigating the intricacies of the permitting process. Furthermore, the proposal establishes clear and open communication channels with local permitting authorities, fostering a collaborative approach to expedite approvals and promptly address any issues that may arise.

In any large-scale endeavor, financial challenges can arise, including inadequate funding or unexpected cost overruns, which may disrupt project progress. Our proposal meticulously outlines a comprehensive budget and funding plan, bolstered by the inclusion of contingency funds expressly designated to tackle unforeseen expenses. This financial framework is further fortified through rigorous financial monitoring and reporting mechanisms, assuring that the project remains on budget and fully funded.

Narrative

Through these proactive strategies and meticulous planning, our proposal is designed to navigate potential roadblocks and challenges effectively, ensuring the Windsor Park Relocation and Rehabilitation Project remains resilient and steadfast in its mission to provide equitable housing solutions and empower the community.

Do you anticipate your proposal will result in reducing housing cost burden for residents without increasing other costs, such as transportation costs? Describe how you seek to achieve your goal of enabling the production and preservation of affordable housing while also considering the value of siting affordable housing near amenities, public services, jobs, transit, schools, and other important community assets and locations.

The legislation calls for the Windsor Park Community to be razed and turned into a park. The Housing Division will seek contributions, grants and other funding sources to carry out this portion of the legislation. The new community will be in the same area where bus lines are readily available, and shopping is nearby. Additionally, there is a school within walking distance of the proposed community. Craig Road, dubbed restaurant row, is two miles from the Windsor Community and boasts plentiful shopping, jobs, public services and other amenities.

Describe how your proposal represents a model for other communities, including the manner(s) in which your jurisdiction(s) or others may scale or replicate the proposal.

If we could use the Community Advisory Council, we could use the approach pilot it and present at housing conferences and coalitions. There have only been a few instances nationwide when entire communities have been displaced and rebuilt. The legislation and relocation project could serve as a model for other jurisdictions facing similar issues.

Describe the community's most significant environmental risks and how the proposal is aligned with them to efficiently promote community resilience.

Windsor Park was built over an aquifer and when the ground water was extracted subsidence or sinking occurred. The legislation calls for the new community to be built adjacent to Windsor Park. Therefore, a thorough environmental study must be conducted to ensure there is no environmental threat to the new homes. The developer selected for the project must ensure that new homes are built according to modern building standards. Additionally, the development must include full drought-tolerant landscaping in front yard; basic drought tolerant or xeriscape landscaping in back yard; landscaping should be designed to provide the heartiest and most drought-tolerant species on the Southern Nevada Water Authority ("SNWA") plant list; and the development must include landscaping and perimeter buffers, also drought-tolerant as required by the City of North Las Vegas.

What do you consider success to look like at the end of the period of performance or beyond?

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A perfect day in Windsor Park is a harmonious blend of restored homes, reinvigorated community spirit, and an environment that promotes justice and well-being for all its residents. Success in our endeavor means waking up to houses that stand tall and secure, no longer plagued by sinking foundations. It means clean air and green spaces, the result of environmentally conscious rebuilding efforts. But it goes beyond the physical structures. It's about the smiles on the faces of residents who once faced uncertainty and instability. It's about the reassurance that their voices have been heard and their concerns addressed, fostering a sense of social justice and community unity. A perfect day here is when Windsor Park stands as a testament to what can be achieved when we come together to right past wrongs, creating a place where residents not only have comfortable homes but also the knowledge that their well-being and satisfaction are at the core of our success.

Measuring the Effectiveness and Accomplishments of the Windsor Park Relocation and Rehabilitation Projects:

Resident Surveys: Conduct regular surveys to gauge residents' satisfaction with the rebuilt homes, neighborhood improvements, and overall quality of life. Use a Likert scale or open-ended questions to gather feedback.

Community Engagement: Measure the level of community engagement and participation in local events, neighborhood associations, community projects, as well as residents' perceptions of their community's cohesiveness. Increased involvement can signify satisfaction and a sense of belonging.

Environmental Impact: Evaluate the project's impact on the environment, including energy efficiency, green spaces, and air quality. Monitor air and water quality, access to green spaces, and residents' perceptions of environmental quality to gauge improvements.

Equity and Inclusivity: Assess whether the project has addressed historical disparities and promoted inclusivity within the community. Success can be measured by improvements in equity indicators.

Increased Property Value: Rebuilding on safe land often leads to increased property values. This can benefit residents by providing them with a valuable asset and potentially reducing financial stress. Analyze property values in the community before and after the rebuilding project. Higher property values indicate an improvement in residents' financial well-being.

How would you anticipate the proposal to enable the production and preservation of affordable housing?

Affordable Housing Creation:

By constructing all 90 homes as affordable housing units, the proposal aims to increase the stock of affordable housing options in the community. This directly addresses the need for affordable housing in North Las Vegas.

Housing Preservation:

The reconstruction project recognizes the historical and cultural significance of the neighborhood, emphasizing the preservation of architectural heritage and community landmarks.

Narrative

This ensures that the character of the community is maintained, even as new housing is introduced.

Community Engagement and Support Systems:

The proposal actively involves community members in the reconstruction process, which has been shown with the creation and implementation of the Uplift Windsor Park Advisory Committee, which has provided residents with opportunities for input and decision-making. This inclusive approach fosters a sense of ownership and empowerment among residents.

Relationship Improvement:

Regular feedback mechanisms, such as surveys and community meetings, are integral to the proposal. These measures aim to strengthen the relationship between residents and the City of North Las Vegas by actively seeking input and addressing concerns.

Economic Impact:

Job opportunities created through the reconstruction project, especially those offered to residents, contribute to economic stability within the community. This aligns with the goal of enabling residents to afford their homes.

Local Business Support: Supporting local businesses through the project's initiatives boosts economic opportunities and enhances the financial well-being of residents.

Equitable Development:

The proposal incorporates equity metrics to ensure that the benefits of the reconstruction project are distributed fairly among all residents, promoting social and economic equity within the community.

Education and Empowerment:

By providing educational programs focused on financial literacy, homeownership education, and vocational training, the proposal empowers residents with the knowledge and skills to secure affordable housing and improve their long-term prospects. Through a collaborative partnership with the City of North Las Vegas, offering resources to residents will lead to an enhanced quality of life for all community members. This effort will further bolster trust and foster stronger relationships between residents and the city.

Explain how the targeted outcomes will remedy the identified need.

The proposed grant activities, as outlined in the Windsor Park Relocation and Rehabilitation Program, are expected to address the identified need for affordable housing and the associated barriers, including cost burden, overcrowding, displacement, median home prices, the median home price to AMI (Area Median Income) ratio, and the impact of a historical land-use restriction. Here's how the targeted outcomes will remedy these identified needs:

Generational Wealth and Increased Home Value:

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Metric: Change in home values and generational wealth accumulation within Windsor Park.

Target Outcome: To demonstrate an appreciable increase in home values by reconstructing new homes and contributing to the creation of generational wealth for Windsor Park residents.

Rationale: By increasing home values of the newly constructed homes, the program not only provides current residents with affordable housing but also positions them to build generational wealth through homeownership. This ensures that future generations have access to valuable assets, contributing to long-term economic stability in the community.

Relief from Historical Land-Use Restrictions:

Metric: Number of residential parcels being reconstructed on adjacent land will grant relief from long-standing land-use restrictions.

Target Outcome: To provide much-needed relief for all residential parcels impacted by historical land-use restrictions that had previously prevented homeowners from making even basic improvements.

Rationale: The historical land-use restrictions imposed due to the unstable land upon which homes were initially constructed, significantly hindered homeowners from making essential cosmetic or structural changes to their homes and properties. Through the reconstruction of these homes on safe and stable land, the program not only eliminates these restrictions but also empowers residents to reclaim ownership of their properties. This empowerment fosters a sense of community and grants residents the freedom to make desired changes to their new homes according to their preferences and needs.

Affordable Housing Creation:

Metric: Number of newly constructed affordable housing units.

Target Outcome: To construct all 90 homes as affordable housing units.

Rationale: This outcome directly addresses the need for affordable housing by significantly increasing the stock of affordable housing options in the community. It mitigates cost burden by providing affordable homeownership opportunities.

Economic Equity and Median Home Prices:

Metric: Change in median home prices in Windsor Park.

Target Outcome: To stabilize or reduce median home prices within Windsor Park.

Rationale: By creating affordable housing and reconstructing damaged properties, the program aims to stabilize or reduce median home prices, making homeownership accessible to a broader range of residents and reducing the cost burden.

Median Home Price to AMI Ratio:

Metric: Median home price to AMI ratio before and after the project.

Target Outcome: To reduce the median home price to AMI ratio, bringing it in line with affordable housing standards.

Rationale: Lowering the median home price to AMI ratio is a key indicator of success, indicating improved affordability for residents in relation to their income levels.

These targeted outcomes are designed to directly remedy the identified needs by improving housing affordability, quality, and accessibility, while also addressing historical injustices. By achieving these outcomes, the Windsor Park Relocation and Rehabilitation Program aims to

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create a more equitable housing landscape, reduce cost burdens, alleviate overcrowding, prevent displacement, and strengthen the overall well-being of the community. These outcomes are grounded in evidence-based approaches that align with the specific barriers faced by Windsor Park residents and are crucial in bridging racial wealth disparities and promoting equitable housing solutions.

Describe the long-term effect of your proposal on removing barriers to affordable housing production that have perpetuated segregation, inhibited access to well-resourced neighborhoods of opportunity for protected class groups and vulnerable populations and expanded access to housing opportunities for these populations.

The long-term effect of our proposal on removing barriers to affordable housing production that have perpetuated segregation, inhibited access to well-resourced neighborhoods of opportunity for underserved and vulnerable populations, and expanded access to housing opportunities for these populations is transformative.

Our proposal, anchored in the context of the Windsor Park neighborhood's history and challenges, seeks to dismantle the entrenched barriers that have historically limited access to housing opportunities for Black residents and other underserved groups. Here's how our proposal aims to achieve these long-term effects:

- 1. Breaking the Cycle of Disinvestment:** By investing in the reconstruction of 90 affordable housing units in Windsor Park, our proposal interrupts the cycle of disinvestment that has persisted for decades. This not only revitalizes the neighborhood but also provides a model for how historically marginalized communities can be empowered through targeted housing initiatives.
- 2. Mitigating Historical Environmental Injustice:** The proposal directly addresses environmental injustices faced by Windsor Park residents due to faulty land development and the lack of proper engineering assessments. By relocating residents to new, stable homes and rehabilitating damaged properties, we are rectifying these past injustices and providing a safer living environment.
- 3. Promoting Economic Equity:** Through the creation of affordable housing units, our proposal supports economic equity by offering opportunities for residents to build wealth through homeownership. This is particularly impactful given the historical disparities resulting from redlining and segregation.
- 4. Access to Quality Housing:** Our program ensures that residents have access to safe, suitable, and stable housing, eradicating barriers that have previously prevented them from accessing well-resourced neighborhoods. This shift allows residents to enjoy the benefits of living in neighborhoods of opportunity.
- 5. Fostering Community Empowerment:** The proposal actively engages community members in decision-making and supports their ability to take control of their homes and their lives. By removing restrictions on property improvements and providing financial assistance, we empower residents to make positive changes within their neighborhood.
- 6. Strengthening Relationships:** Our collaborative approach with the City of North Las Vegas

Narrative

fosters stronger relationships between residents and local government. By actively addressing residents' needs and concerns, trust is rebuilt, and the city becomes a partner in the community's revitalization.

7. Creating a Model for Equitable Housing: The Windsor Park Relocation and Rehabilitation Program, funded by the grant we are pursuing, serves as a model for addressing historical injustices and expanding access to housing opportunities in marginalized communities. Its focus on environmental justice aligns with the broader commitment to equitable and sustainable housing solutions.

In the long term, our proposal's success will not only provide residents with safe, stable, and affordable housing but also serve as a beacon of hope and empowerment for historically marginalized communities facing similar challenges. It demonstrates that with targeted investments and a commitment to equity, we can remove the barriers that perpetuate segregation and inequalities, ultimately leading to more inclusive and thriving neighborhoods.

Pathways to Removing Obstacles to Housing (PRO Housing) FR-6700-N-98
Application submitted by Nevada Housing Division – October 30, 2023

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Attachments:

- A. Summary of comments received on published Application and list of commenters by name/organization**