



Interagency Council on Homelessness (ICH) ❖ Strategic Plan Implementation Housing, Homelessness Prevention and Intervention

WORKGROUP #1 MINUTES June 1, 2016

Via Teleconference with Public Access Located At:
4126 Technology Way,
Second Floor Conference Room
Carson City, NV 89706

1. **Introductions, Roll Call, and Announcements**

CJ Manthe called the meeting to order at 9:00 a.m. A quorum was determined by roll call.

Members Present

CJ Manthe
Kelly Robson
Michael McMahon
Tony Ramirez

Members Absent

Stephen Shipman
Wendy Simons
Michele Fuller-Hallauer

Staff Present

Meg Matta
RJ Ramirez
Tami Chartraw

Others Present

Betsy Fadali
Cloyd Philips
Connie Johnson
Crystal Clitus
Dale Hanson
David Paul
Jeni Chavez
Jocelyn Fisher
Kelly Marschall
Sarah Yeats Patrick

2. **Public Comment**

There was no public comment.

3. **Review and Approval of April 6, 2016, Minutes**

Mr. McMahon moved to approve the minutes of April 6. Mr. Ramirez seconded and the motion carried.

4. **Report on the Affordable Housing Forum of April 6 & 7, 2016**

Mr. Ramirez reported on the Affordable Housing Forum. On April 6, there were 110 attendees, and panels covered the demand and availability of affordable housing for seniors, youth and families and chronically homeless.

There were further discussions on policy, financing, inclusionary housing and what is taking place in other communities. The next session will be in southern Nevada in the fall, and will include and address comments made in this session.

Mr. Ramirez suggested Arash Ghafoori, Executive Director at Nevada Partnership for Homeless Youth, as a possible person to give a presentation on Homeless Youth to the Council.

5. Propose, Discuss, Recommend Use for the National Housing Trust Fund Award Compatible with ICH Strategic Plan Goals w/ Input From Development Partners

The Housing Division has officially received the award announcement that they will receive \$3 million for the National Housing Trust Fund to develop mixed income properties for both homeless and low-income individuals, which would also be in close proximity to services. The Housing Division would like to make the use of funds compatible with the ICH strategic goals, and envision a partnership between the public and private sectors, such as non-profit developers. The idea is to complete a demonstration project, utilizing additional funds from the Housing Division. Ms. Manthe sought input from Mr. Paul of Nevada Hands, Mr. Philips from CSA and Ms. Chavez from Nevada Rural who are all experienced developers. Depending upon what specific subpopulation is served, there may be implications on configuration of physical units and geographic preference. Considerations for the homeless, for example, may be whether the units should be furnished. The funds are encouraged to be dedicated toward new construction.

Mr. Philips suggested the 80/20 projects (80 percent market price and 20 percent affordable) as exist in northern Nevada should be considered as a part of the overall development. Ms. Manthe said it is sometimes difficult to make the figures work on the 80/20 projects, but with private funding generated by bonds, it will help.

Mr. Paul said there is a \$1 million tax credit cap per developer to develop affordable units. He suggested either raising that cap, or providing bonus credits so that developers could build larger projects to support an increase of their affordable housing portion from 20 percent to 30 percent. Questions regarding combining development and service providers are still being explored.

Ms. Chavez discussed a project of 39 units in Carson City. They are all one-bedroom, fully furnished units, and have incorporated private service providers as partners. She said that working with partners required weekly meetings not only during development but also as an ongoing practice to keep the partners involved once the units are occupied. The support for the services is provided by outside, independent sources. The developers are providing space at no charge.

Ms. Manthe said that for the demonstration project, the geographic location should be determined by the best proposals. An example might be project-based vouchers. Ms. Chavez said Nevada Rural would have vouchers available and would work with the Housing Division to develop a plan that would be mutually beneficial. Mr. Ramirez said the Reno Housing Authority would also consider making housing-based vouchers available. He echoed Mr. Paul in the need to expand the cap or find ongoing rental subsidies.

Ms. Manthe said it is important to have clear goals and objectives for the project so the success of the outcome can be measured.

Ms. Marschall said that the information gained from a variety of focus groups across the state, as well as a meta-analysis of a number of needs assessments and a strategic plan for Aging and

Disability services, all point to a consistent issue of housing common among consumers, providers, advocates and family members. Housing is the lynchpin that results in stability. Studio apartments and one-bedroom apartments are most affordable, and there is a pent-up demand for those units. Mr. Paul said there would need to be rental subsidy to pay for the debt on the project. He said it did not matter what subpopulation is selected to be served, as the need is so prevalent. Ms. Marschall said housing retention is a good measure of successful outcome. If a person can remain in housing six months or a year later, it has an effect on their overall wellbeing. Defining a target population will help to focus efforts and contribute to unit composition. There will be information on priorities that will be implemented as well.

Broader goals and outcomes of this model as expressed by the members were:

- Stabilize at-risk Nevadans with affordable housing and services
- Reduced medical costs as services are shifted away from emergency care
- Expand affordable housing choices
- Strong financial model with resources in addition to the National Housing Trust
 - a) Project-based vouchers
 - b) Bond financing
- New construction
- Study what has worked with other states
- Unit configuration; studio and one bedroom units
- Use all tools available

Ms. Chavez asked about target dates to begin with public hearings and a goal for applications. Ms. Manthe said applications would need to be due in early May 2017. Guidance workshops have to begin immediately.

6. **Discuss Progress Report to ICH**

Ms. Yeats Patrick provided a summary of the key points of the ICH Strategic Plan that are the responsibility of this group and those that are either complete or in progress. There were many activities defined with good outcomes, and much progress was made by this group since October 2015. This success will be outlined in the larger ICH report to Governor Sandoval.

7. **Discuss Strategic Plan Timeframes and Needed Expertise**

Ms. Manthe expressed the need for new members to provide expertise in specific areas who would also be able to make the meetings so that there is not a problem with quorum.

Mr. Tony Ramirez suggested a possible nomination of Mr. Ghafoori to the ICH as a representative and liaison for homeless youth.

Mr. McMahon suggested possibly adding Tami Chartraw to the workgroup to provide expertise on other groups on housing, such as the Olmstead Plan for the state. Ms. Chartraw stated that she would be available to attend meetings to strengthen quorum.

Ms. Chavez volunteered to fill a vacancy in the ICH and to be a member of the workgroup. She said she was able to attend meetings to strengthen quorum.

Mr. Tony Ramirez suggested ongoing input and guidance from a developer to ensure ideas are viable.

Mr. McMahan suggested that contact be made with someone from the development community and with Mr. Ghafoori to ascertain their willingness to participate as a member, and to be eligible for future consideration.

Mr. McMahan moved to approve Ms. Chavez and Ms. Chartraw for membership. Mr. Tony Ramirez seconded and the motion carried.

8. Discuss Date of Next Meeting and Approve Agenda Items

The next regular meeting is scheduled for July 6, but due to the July 4 holiday, the meeting was moved to July 13 at 9:00 a.m.

- Identify individuals for workgroup membership who are from homeless youth and the development communities, and who would be able to attend regularly
- Update on the progress of the SWAT tool as used in southern Nevada

9. Public Comment

There was no public comment.

10. Adjournment

Mr. Tony Ramirez moved, and Ms. Robson seconded to adjourn the meeting at 10:28 a.m.