

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF AFFORDABLE
HOUSING PROGRAM, INC. (AHP)
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON
THURSDAY, APRIL 25, 2024 AT 12:00 PM
IN THE COMMISSION CHAMBER
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

**ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS
OTHERWISE NOTED**

1. ROLL CALL

2. PUBLIC COMMENT

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

3. FOR DISCUSSION AND POSSIBLE ACTION:

Approval of AHP, Inc. Resolution No. AHP-34 Authorizing the Executive Director or the Chief Administrative Officer to sign all required documents to pay-off the Senator Richard Bryant Loan held by Fannie Mae and service by SunAmerica Affordable Housing Partners Inc., in the estimated amount of \$2,672,436.91, using Non-Federal Developer Fees.

Background:

- A. SA Affordable Housing, LLC a Delaware limited liability company (“Original Lender”) made the Loan to Senator Richard Bryant (SRB) Apartments Limited Partnership (Borrower) and in connection therewith, Borrower executed the Note, Security Instrument and the other Loan Documents.
- B. Original Lender assigned, negotiated, and transferred its interest in the Note, Security Instrument, and all other Loan Documents to SunAmerica Affordable Housing Partner Inc. (Servicer). Servicer assigned, negotiated, and transferred its interest in the Note, Security Instrument and all other Loan Documents to Fannie Mae. Fannie Mae is now the owner and holder of the Note, Security Instrument and Loan Documents.

- C. Servicer services the Loan on behalf of Fannie Mae.
- D. The maturity date of the Note was March 1, 2024. Borrower requested a three-month extension of the maturity date.

The Maturity Date of the Note was extended to June 1, 2024 (the "Extended Maturity Date")

As of the Effective Date, the unpaid principal balance of the note is \$2,672,436.91, and such unpaid balance shall bear interest at a rate of seven and two hundred eight-nine thousandths percent (7.289%) per annum, as set forth in the Note.

Action Requested: The Executive Director requests the Board approval of AHP, Inc. Resolution # AHP Inc.-34 authorizing the payoff of the Senator Richard Bryant Loan and become the Mortgagor and Servicer of the SRB Limited Partnership Loan using Non-Federal Developer Fees.

1. CITIZEN PARTICIPATION

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of AHP, Inc. until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all person's equal opportunity to speak, each subject matter will be limited to twelve (12) minutes. As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Directors.

ADJOURNMENT



Board of Commissioners:

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

**NOTICE OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, APRIL 25, 2024
TO BE HELD IMMEDIATELY FOLLOWING THE AHP, INC MEETING
IN THE COMMISSION CHAMBER
340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

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

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Thursday, April 25, 2024. Your comments and participation will be read into the record.

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

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

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

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

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

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

City of Henderson
240 Water Street
Henderson, NV 89015

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

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

2. PUBLIC COMMENT

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

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on March 28, 2024.

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

SECTION 2. BUSINESS ITEMS

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

- Landlord Incentive Program Updates - LaToya Lewis

SECTION 3. CONSENT AGENDA: ITEM NO. 06

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| <ul style="list-style-type: none">• The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.• Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.• Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section. |
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Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending February 29, 2024

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$29,864 or 2.72% of February 2024 rental income, be written off as uncollectible. This includes \$14,411 or 2.47% of February 2024 Public Housing Program rental income and \$15,453 or 3.02% of February 2024 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: Staff recommends the Board approve writing off the proposed vacated tenant accounts totaling \$29,864 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS’/EXECUTIVE DIRECTOR’S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

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

Development & Modernization

8. Approval To Award Contract No. C24006 In The Amount Of \$499,862.51 to T4 Construction, LLC For The Rehabilitation of 3 Single-Family Public Housing Homes

Background: The SNRHA Procurement Department conducted competitive selection process Invitation For Bid (IFB) number B24006 for a period of 120 days to procure a contractor to rehabilitate three (3) public housing single-family homes located at 2239 Sabroso Ave., 2253 Sierra Sunrise St., and 8133 Hydra Ln.

The SNRHA Procurement Department used the online bidding service NGEM to advertise this project. 637 firms received the bid documents and two (2) firms submitted timely proposals, Validity Construction Services, Inc. and T4 Construction, LLC. After review of both bids T4 Construction was found to be the lowest, responsive bidder with a bid amount of \$499,862.51. T4 Construction is an African-American and Woman owned company with Ms. Jacquelynn Threat owning 100% of the company.

This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. T4 Construction stated they will comply with the requirements by hiring two (2) eligible employees. Ms. Threat or a representative is present to answer any questions the Board may have.

Action Requested: The Executive Director requests Board approval to award Contract No. C24006 to T4 Construction, LLC in the amount of \$499,862.51 for the rehabilitation of 3 public housing single-family homes.

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

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

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

ADJOURNMENT