



**AGENDA SUMMARY PAGE**

**SITY COUNCIL MEETING OF: MAY 2, 2007**

**DEPARTMENT: NEIGHBORHOOD SERVICES**

**DIRECTOR: STEPHEN HARRIS**

Consent  Discussion

**SUBJECT:**

Discussion and possible action regarding the Disposition and Development Agreement (DDA) between the city of Las Vegas and Nevada H.A.N.D. Inc., for the construction of two hundred and forty (240) affordable assisted and independent living multi-family units for seniors located north and east of the intersection of Deer Springs Way and Decatur Boulevard – Ward 6 (Ross)

**Fiscal Impact:**

- No Impact  Augmentation Required
- Budget Funds Available

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

On May 17, 2006, the City Council approved the Exclusive Negotiation Agreement (ENA) with Nevada H.A.N.D. Inc., to complete the DDA for the construction of two hundred and forty (240) affordable assisted and independent living multi-family units for seniors. Nevada H.A.N.D. Inc., is responsible for constructing, marketing and leasing the units to seniors earning 60-percent or less of area median income (AMI). The City will contribute the land as its affordable housing subsidy in addition to allocating \$2,000,000.00 of HOME funds for the project.

**RECOMMENDATION:**

Staff recommends that the City Council approve the DDA for the construction of two hundred and forty (240) affordable assisted and independent living multi-family units for seniors and authorize the Mayor to execute any and all related agreements and documents required for the project.

**BACKUP DOCUMENTATION:**

Disposition and Development Agreement

Motion made by STEVEN D. ROSS to Approve as recommended

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
BRENDA J. WILLIAMS, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,  
OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

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### Minutes:

STEPHEN HARSIN, Director of Neighborhood Services, detailed the information under the Subject and Purpose/Background sections and added that the City did undergo a Request for Proposal (RFP) process for this 10-acre site. The proposed development is very similar to the Silver Sky development in Ward 2.

MIKE MULLIN, Nevada H.A.N.D., Inc. said the intent is to replicate the Silver Sky project, which is open. Affordable housing is greatly needed, but this is groundbreaking because the City has taken leadership in providing the land and H.A.N.D. funds for this project. He urged the Council's approval.

TOM McGOWAN, Las Vegas resident, questioned the square footage and rates of the units. MR. MULLIN clarified that the facility is an assisted-living facility, with some independent-living units. The rent for the independent units will roughly be \$400 for one-bedroom units (600 sq. ft.) and about \$550 for two-bedroom units (800 sq. ft.). The assisted-living facility will consist of 90 units, which are smaller, but assistance with daily living activities will be provided. Depending on the level of service, the monthly rents will run between \$1,500 and \$2,500. MR. McGOWAN added that the project was well planned.

BEATRICE TURNER, West Las Vegas, said that, as a person that takes care of the elderly, she hopes that adjusted shower heads and wheelchair access will be provided in the bathrooms. The facility should be constructed to meet the needs of the seniors. MR. MULLIN indicated there would be roll-in shower facilities with benches, and he offered to give MS. TURNER a tour of the independent-living facility.

COUNCILMAN ROSS recognized the efforts of ASSEMBLY WOMAN BARBARA BUCKLEY in making this a reality. He also noted that interested residents will have to meet a certain income level.

COUNCILWOMAN TARKANIAN asked if compliance will have to be met with ADA codes for the showers. MR. MULLIN assured her that ADA requirements do have to be met. COUNCILWOMAN TARKANIAN then said that there are additional requirements for seniors under assisted living. COUNCILMAN ROSS indicated that the issues brought up by MS. TURNER will be considered during the negotiations process. COUNCILWOMAN TARKANIAN said she hopes problems are corrected as new senior facilities are built.

COUNCILWOMAN WILLIAMS noted that there is a great need for assisted-living facilities in the older part of West Las Vegas.