



Senior Citizens Advisory Board Minutes

1. **Call to Order and Roll Call**

Minutes:

CHAIR O'REAR-CAMERON called the meeting to order at 1:01 p.m.

PRESENT: CHAIR O'REAR-CAMERON and MEMBERS WEINSTEIN HALL (via teleconference), PATTARETTU, GALATI, BIENENSTEIN and DRUMM (via teleconference)

EXCUSED: MEMBERS MOZDEAN and PERAZZO

ALSO PRESENT: GREGORY GRAY, Management Analyst I, JEFF DOROCAR, Assistant City Attorney, and CHEYENNE LARANCE, Deputy City Clerk

2. **Announcement Regarding: Compliance with Open Meeting Law**

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice Website – notice.nv.gov.

3. **Public Comment:** Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 6, 2022

Motion made by Yvette Weinstein Hall to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Yvette Weinstein Hall, Elizabeth Pattarettu, Kathleen Bienenstein, Vito Galati, Deanne O'Rear-Cameron, Jennifer Drumm; Excused-John Perazzo, Caroline Mozdean;

5. **ABEYANCE ITEM** – Report by Crystal Williams, Senior Management Analyst, and Letaunu'u Faletufuga, Homeless Services Technician, Office of Community Services, regarding senior assistance and the role of the City's Homeless Services team

Motion made by Yvette Weinstein Hall to Hold in Abeyance to the next meeting

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Yvette Weinstein Hall, Elizabeth Pattarettu, Kathleen Bienenstein, Vito Galati, Deanne O'Rear-Cameron, Jennifer Drumm; Excused-John Perazzo, Caroline Mozdean;

6. Presentation by Patrick Petrie, Senior Neighborhood Outreach Specialist, Office of Community Services, regarding affordable housing

Minutes:

Using a PowerPoint presentation, copy of which was submitted and attached as backup, PATRICK PETRIE, Senior Neighborhood Outreach Specialist, explained affordable housing is housing that costs no more than 30 percent of a household's total income, when that household's total income level is at or below 80 percent of the Area Median Income (AMI). If a household spends more than 30 percent of their income on housing, they are considered cost burdened, as they have less money for food, medical care, transportation and clothing. Workforce housing is another term used to describe residents with an income lower than 80 percent of AMI because affordable housing is often interpreted as low income housing, which is incorrect. He presented tables with annual income limits by household size and HUD (United States Department of Housing and Urban Development) rent program limits, and he noted that the average rent in Las Vegas is \$1,421 for a 892 square-foot apartment. Speaking to applicant income eligibility, MR. PETRIE said beneficiaries of HOME (HOME Investment Partnership Program) must meet income requirements, and their eligibility is based on their annual income. He noted that 26 percent of City of Las Vegas full-time employees and 99 percent of the part-time employees meet the income eligibility requirement for affordable housing. Las Vegas has the most severe shortage of affordable and available rental homes in the country, with only 10 units per 100 needed. The City utilizes several affordable housing resources that include HOME, Redevelopment Agency, AAHTF (Account for Affordable Housing Trust Funds) and Private Activity Bonds. Using a combination of these resources, the Office of Community Services has developed or rehabilitated 3,482 units in 39 different projects over the last 12 years, consisting of \$73,350,828 in investment. He displayed photos of the rehabilitated projects that included: Silver Ski Assisted Living, Minuet, Ruby Duncan Manor and McKnight Senior Village.

MR. PETRIE displayed a rendering of a proposed mixed-income/mixed-use development at D Street and Jefferson Avenue. He further explained that the mix of people in a neighborhood make a difference so poverty is not concentrated in one area. The City also considers Transit-oriented Development (TOD) before investing in a project. TOD is defined as walkable, compact, mixed-use, higher-density development within walking distance of a transit facility. This type of development brings increased housing options, reduced household transportation costs, equitable access to needed goods and services, and diverse employment opportunities. Mixed-income neighborhoods combined with TOD deconcentrates poverty, stabilizes transit ridership, broadens access to opportunities and relieves gentrification. MR. PETRIE said the City is also partaking in infill housing, and he spoke of a development underway at 500 Jefferson Avenue that will bring six affordable housing multi-family units. Lastly, he noted that development will take place on the BLM (Bureau of Land Management) parcels, including the 9.45-acre parcel at the northwest corner of North Decatur Boulevard and West Rome Boulevard, which will offer affordable mixed-income rental housing.

MEMBER GALATI wondered what was being done to relieve the lack of affordable housing in Las Vegas, and MR. PETRIE said all departments within the City are working together to find new, innovative ways to provide affordable housing on a consistent basis. There is no model or idea off the table, and he spoke of the wide range of project types and building materials that can be used to bring more affordable units. MEMBER GALATI then inquired about obtaining more federal funding for affordable housing, and MR. PETRIE said conversations surrounding funding are always taking place. He felt the City does a good job maximizing the funding they do receive, and this is something that is at the forefront of everyone's mind. MEMBER GALATI asked what the Board and the citizens at large could do, and if they should be reaching out to their State officials. MR. PETRIE expressed the importance of recognizing the need for affordable housing, and spreading awareness of what affordable housing really is and what it does.

MEMBER PATTARETTU asked how seniors can benefit from the various federal programs the City is partnering with. MR. PETRIE speculated that 70 percent of the units the City is invested in are targeted towards the senior population. These developments also include amenities such as transportation to medical appointments, demonstration kitchens and on-site medical visits.

CHAIR O'REAR-CAMERON agreed that awareness is extremely important, as many people do not understand

the various levels of affordable housing. She asked MR. PETRIE to simplify the affordable housing hierarchy for any seniors who could be listening. MR. PETRIE said in order for a developer to build a housing project and make the units affordable, there must be incentives. When the City does invest money, the developer must abide by the affordability period, which is 20 years for new construction and 15 years for rehabilitated developments.

MEMBER WEINSTEIN HALL asked who monitors the developers once tenants move in to ensure they did not raise the rent, and MR. PETRIE said if the City has invested, there is an internal team that monitors the projects every year. They also contract with the State to conduct physical inspections of the units. If the developer does not meet all terms, the City is allowed to recapture the funds that were invested.

CHAIR O'REAR-CAMERON requested that MR. PETRIE report to the Board quarterly, to which he agreed.

7. Report by Dr. Chad Kingsley, Southern Nevada Health District, regarding COVID-19

Minutes:

DR. CHAD KINGSLEY, Southern Nevada Health District (SNHD), reported that in Clark County, there were 480,000 total COVID-19 cases, the seven-day average was 512 cases, there were 1,607 total tests as of February 2nd, and the test positivity rate is at 20 percent. There have been 1,654,000 COVID-19 vaccines initiated in Clark County and a total of 2,863,000 have been administered. Since the pandemic began, there have been 477,000 total cases in the valley, 24,000 hospitalizations, and about 7,000 deaths. He said cases spiked in January but hospitalizations have decreased. The State still meets weekly to review recommendations, and he opined that mask mandates would be reviewed in March. DR. KINGSLEY said Paxlovid is an emergency authorized drug to treat mild to moderate COVID-19 symptoms in seniors who show proof of a positive test result. There are still numerous testing locations throughout the community, and SNHD still offers homebound testing and strike teams. Omicron is still the predominant COVID-19 variant, but a new variant was recently detected in wastewater.

Speaking to the flu virus, DR. KINGSLEY said Clark County recorded three deaths so far this year and 31 hospitalizations. Last flu season, there were five deaths and 29 hospitalizations. Three years ago, there were 11 deaths and 820 hospitalizations. He believes this decrease could be contributed to mask wearing, isolation and other mitigation measures.

MEMBER BIENENSTEIN asked if there would be any boosters developed for the variants, and DR. KINGSLEY said there have been many discussions about this, but the current recommendation is still the two doses of Pfizer or Moderna, or one dose of Johnson and Johnson. One booster dose is recommended after four months of being fully vaccinated, and anything after that is still being discussed amongst medical professionals.

MEMBER GALATI asked about DR. KINGSLEY'S opinion on the booster because the matter is very political. DR. KINGSLEY said vaccines have brought significant advancements within the world. Somebody who is not vaccinated that contracts COVID-19 will develop anywhere from 40 to 55 percent effective immunity. He recommends the booster to anybody who is medically sound, as it is out of prevention and protection and it will not be a detriment to anybody. MEMBER GALATI said the population needs to be trained on the effectiveness of vaccines, and he wondered if there were data comparisons between the flu vaccine and the COVID-19 vaccine. DR. KINGSLEY said it will take time for the data to develop, but it comes down to the individual and whether or not they will change their mind and get vaccinated. He added that when someone gets the flu, it could turn into sepsis and it would be recorded as such if they passed away. This is a flaw in the data, but he noted that it is very expensive to run genetic tests on viruses and their strains. He encouraged elected officials and stakeholders to seek out more affordable ways to record accurate data.

CHAIR O'REAR-CAMERON thanked DR. KINGSLEY for everything he has done the last two years for seniors. Everyone should keep in mind that we are all learning and growing in this together, and we cannot expect the health district to predict the future.

8. Report by Gregory Gray, Management Analyst I, Office of Community Services, regarding senior issues received by the Office of Community Services – All Wards

Minutes:

GREGORY GRAY, Management Analyst I, reported that several seniors have called seeking affordable housing. Many are not aware of their tenant rights and fear speaking with their landlord. There is a severe lack of affordable housing, especially for seniors on a fixed income. He is encouraging seniors to call properties and get on wait lists. Seniors have resorted to renting rooms, and he spoke of an individual who is staying in an eight to nine bedroom house who is experiencing a number of issues with the other residents but is too scared to say anything. MR. GRAY spoke of a senior whose daughter leased an apartment in her name and then when the senior could no longer afford the rent, she applied for rental assistance. After reviewing her application, the landlord discovered that the senior was staying in the apartment and was evicted immediately for not being on the lease. He received a report from the City's RAFT (Rental Assistance for Tenants) team, and he reported that over 1,055 seniors applied for rental assistance since the program opened. The City is seeking out potential affordable housing developments, and he reminded the Board these things can take a lot of time. He added that the City is currently in discussions with Clark County regarding shared housing, but no program has been set in place yet.

9. Report by Board members regarding senior issues and events within their Council wards and at large – All Wards

Minutes:

Ward 1 – MEMBER BIENENSTEIN reported that COUNCILMAN KNUDSEN has been busy visiting the areas that have been redistricted into Ward 1 and seeking out their needs. She has received calls about elder abuse, and she advises them to call the police but they are usually too scared. GREGORY GRAY, Management Analyst I, said calls could be directed to him, and he will try to get them in touch with APS (Adult Protective Services) or the Las Vegas Metropolitan Police Department (Metro) Elder Abuse and Neglect Unit. He understood these individuals are scared and want to speak to someone they trust, and staff treads very lightly because a police officer can scare them more. CHAIR O'REAR-CAMERON added that it is important to tell the seniors that they have to speak up otherwise nothing can be done. MEMBER BIENENSTEIN said Metro has been in her community several times to give presentations on elder abuse and always shares their contact information.

Ward 2 – MEMBER GALATI said he was approached by COUNCILWOMAN SEAMAN to present on guardianship at the Sahara West Library. He would like to incorporate senior scams into this presentation, as he believes this is an even bigger issue.

Ward 2 – MEMBER WEINSTEIN HALL said the National Center of Law and Elder Rights (NCLER) recently held a seminar on elder abuse, and it can be viewed online at <https://ncler.acl.gov>. A local attorney may also be provided. She recently had her purse stolen out of her car by an individual that tricked her into thinking she had a flat tire, and she reminded everyone to be diligent and be aware of your surroundings at all times. In closing, she announced that COUNCILWOMAN SEAMAN holds a monthly breakfast to discuss Ward 2 issues.

Ward 3 – MEMBER DRUMM reported that COUNCILWOMAN DIAZ is concerned about COVID-19 and affordable housing for seniors, and she is actively seeking help.

Ward 4 – CHAIR O'REAR-CAMERON said the beginning of January brought a lot of calls about affordable housing and other issues arising in senior communities. It has been overwhelming to respond to everyone, and she stressed the importance of calling the properties on a regular basis and getting on a wait list. She found a location within Sun City to host Coffee with Seniors and Coffee with a Cop as the pandemic subsides. She was not active towards the end of January due to a loss in her family.

Ward 5 – ASSISTANT CITY ATTORNEY JEFF DOROCAK read a report provided by MEMBER PERAZZO, a copy of which was submitted and attached as backup. He thanked COUNCILMAN ANTHONY for recognizing JAN-LE LOW as the Citizen of the Month and highlighting the start of the Lunar New Year of the Lion as well as supporting the Asian and Pacific Islander community. He also thanked the City and the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board for their recommendations on 30 youth initiated projects throughout the city. The progress in Historic Westside Legacy Park includes this year's leaders and icons to be honored on Juneteenth at the park southwest of Martin Luther King, Jr. Boulevard and Lake Mead Boulevard. Applications are open for the Neighborhood Partnership Fund grants. There is \$80,000 available and it can fund neighborhood projects including community gardens and senior citizen safety programs. He said

it was helpful to review the new ward boundaries on the City's website. Per the city's charter, the community's wards must be within five percent population of one another. The map also includes demographic statistics that show the ward's diversity compliance. MR. DOROCAC noted that MEMBER PERAZZO likely meant to report that this year is the Lunar New Year of the Tiger.

Ward 6 – MEMBER PATTARETTU said she did not have much to share due to a recent COVID-19 outbreak in her hospital unit. Fortunately, everyone recovered and she appreciated everyone who is staying healthy. CHAIR O'REAR-CAMERON expressed great appreciation to her and all other hospital staff members.

10. Discussion regarding topics for future agenda items of the Senior Citizens Advisory Board. Comments made during this portion of the agenda by individual members must refer solely to proposals for future agenda items and any discussion must be limited to whether or not such proposed items are within the purview of the Board and whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

CHAIR O'REAR-CAMERON proposed a discussion surrounding how the Board can recognize nurses and other hospital staff members. GREGORY GRAY, Management Analyst I, tasked the Board with finding nominees.

11. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Board. No subject may be acted upon by the Board unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

12. **Adjournment**

Minutes:

CHAIR O'REAR-CAMERON announced the next Senior Citizens Advisory Board meeting would be held on March 3rd, 2022.

The meeting was adjourned at 2:14 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Gregory Gray, Management Analyst I

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor