



Senior Citizens Advisory Board Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR O'REAR-CAMERON called the meeting to order at 1:03 p.m.

PRESENT: CHAIR O'REAR-CAMERON and MEMBERS GALATI, MOZDEAN, PERAZZO, BIENENSTEIN and PATTARETTU (excused until 1:07 p.m.)

EXCUSED: MEMBERS WEINSTEIN HALL and DRUMM

ALSO PRESENT: GREGORY GRAY, Community Program Technician, JULIE PEACOCK, AmeriCorps VISTA, JEFF DOROCAR, Deputy 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 State of Nevada Executive Department Declaration of Emergency Directive 006: 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 October 1, 2020

Motion made by Kathleen Bienenstein to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

5. Presentation of the Senior Recognition Award to Evelyn Pacheco, Founder of Nevada Women in Trades

Minutes:

EVELYN PACHECO, Founder of Nevada Women in Trades, thanked the Board and GREGORY GRAY, Community Program Technician, whom she met two years ago. She said Nevada Women in Trades was founded on September 14, 2018 and it has since flourished. They held their first graduation ceremony in January at North Las Vegas City Hall, and eight women are currently taking an online course. MS. PACHECO said their outreach is centered around Veteran, re-entry and disenfranchised women. She said there are 272 women compared to 1,600 men that are in Southern Nevada trades, and she wants to get more women in the program. In closing, she thanked all women and asked those who can donate to e-mail

her at info@nevadawit.org or visit their website at www.nevadawit.org.

COUNCILMAN KNUDSEN introduced himself, and thanked MEMBER BIENENSTEIN for letting him know who MS. PACHECO was. He presented MS. PACHECO with a Proclamation, a copy of which was submitted and attached as backup, and thanked her for uplifting women and making Las Vegas a better place.

CHAIR O'REAR-CAMERON thanked COUNCILMAN KNUDSEN and the City Council for recognizing MS. PACHECO.

MS. PACHECO said she is raising two grandchildren right now, and they are her motivation. She wants to show them that women can do anything and know that empowerment is beautiful.

6. Presentation by Kathi Thomas, Director of the Office of Community Services, regarding housing and homelessness amongst seniors

Minutes:

KATHI THOMAS, Community Services Director, explained she was asked to provide information on what the City is doing in relation to seniors and homelessness. She said calls from senior citizens concerned about eviction have doubled, and her staff is working feverishly on consumer education and informing individuals that eviction is a legal process. Staff members have made many referrals to Legal Aid, and they want to continue educating individuals as moratoriums change on a federal and state level. MS. THOMAS explained that the moratorium put into place by the CDC (Center for Disease Control) required that tenants fill out a form that states they have been negatively impacted by COVID-19, and they must submit that to their landlord; however, not all landlords are honoring that, and that is why people should seek legal advice. For tenants behind on their rent for reasons related to COVID-19, the City has been operating a Housing Assistance Payment Program, which mirrors Clark County's program. Although the City has expended the majority of its funds, Clark County is now processing applications for city residents and individuals should call 702-229-2330 for assistance if they do not know what program they should apply for. MS. THOMAS said she does not want anyone to panic, and to know that there is help available. Often times, seniors are too proud and have never had to ask for help, but City staff is encouraging everyone to seek out resources. She pointed out that the City received substantial support from the federal government in order to provide this assistance to the taxpayers, and nobody should feel ashamed for taking advantage of it. MS. THOMAS said there have been more seniors who are facing food insecurities, and there are additional programs that are providing support based on the federal dollars that have been dispersed. She provided a document of locations that assist with households facing food insecurity, a copy of which was submitted and attached as backup. A number of partners are also doing drive through food distribution events to limit the contact between parties. She reiterated that everyone can call the City, and staff will help individuals navigate through their needs and perform a preliminary screening.

MS. THOMAS explained that no cost COVID-19 testing is still available, and the public can visit www.snhd.info/covid to find their nearest location. She is also encouraging everyone to get tested as we enter flu season, especially senior citizens who may have underlying conditions. A document was provided with information on no cost flu shots, a copy of which was attached as backup. Additionally, she noted that the City recently opened a 24-hour Recuperative Care Center at 1580 Main Street because staff had seen a number of elderly and disabled individuals being discharged from the hospital to the street because their illness was not acute enough to stay in the hospital. The center is a 40-bed facility and provides comprehensive care to suit an individual's needs. Additionally, there are Navigators and Case Managers present to assist with transitioning visitors to another center once they have healed. Staff has been able to find subsidized housing for many of the seniors because they receive Social Security or similar benefits every month, but the Case Managers will continue to follow up to ensure the individual is stabilized. In closing, MS. THOMAS said the Office of Community Services can be reached at 702-229-2330, and they are committed to a 24-hour response time.

MEMBER PATTARETTU asked who sends people to the care center, and MS. THOMAS said it is typically the Discharge Managers at hospitals who send individuals, but they take referrals from a number of other sources. MEMBER PATTARETTU said this was the first time she had heard about this center, and she was

happy to hear that this existed. MS. THOMAS said she would get in touch with her Program Manager to make a presentation at University Medical Center.

CHAIR O'REAR-CAMERON said she would like MS. THOMAS to come back at a later date and give a more in-depth presentation.

MEMBER MOZDEAN added that she wanted to see seats filled at the next meeting by people who may be able to get the information out into the community.

When MEMBER PERAZZO inquired if a motion should be made, DEPUTY CITY ATTORNEY JEFF DOROCK advised no motion was needed, and GREGORY GRAY, Community Program Technician, would take note of the Board's request to have MS. THOMAS return at a future meeting.

CHAIR O'REAR-CAMERON thanked MS. THOMAS, and said it warms her heart to see the seniors being taken care of.

7. Presentation by Caitlin Shae, Manager of Resident Services, and Lorri Murphy, Vice President of Real Estate Development, Ovation Properties, regarding housing for seniors

Minutes:

CHAIR O'REAR-CAMERON noted that CAITLIN SHAE, Manager of Resident Services, works for Coordinated Living of Southern Nevada, not Ovation Properties.

MS. SHAE spoke of affordable housing and the impact it has had on seniors in Southern Nevada. Coordinated Living of Southern Nevada is a non-profit organization that has been serving seniors 55 and over in the Southern Nevada community for over six years. When the organization was founded in 2014, it was established as a solutions-based program, where Ovation Properties' affordable housing met a wide array of other services offered to senior residents to enhance their quality of life. MS. SHAE said their purpose in serving seniors is threefold: to promote and provide affordable housing, ensure that housing is safe and comfortable, and facilitate programs and services to meet their economic, social, physical and emotional needs. There are currently eight affordable housing communities throughout Southern Nevada, with the ninth coming in 2021. These communities total 1,700 units, and they are almost at 100 percent capacity. The apartment style living Ovation Properties builds is not only affordable, but comfortable with ADA (Americans with Disabilities Act) accessibility, spacious common areas and restroom access. Unlike an assisted living facility, the Ovation affordable housing is independent living that promotes and inspires independence. There are currently approximately 800 seniors on wait lists, which shows the continued need and importance of more affordable housing in the community.

MS. SHAE commended the work of their on-site coordinator team that facilitate programs and activities every day, and serve as liaisons to the residents. With lack of access to transportation and resources during the pandemic, the need to facilitate services was critical. The pandemic also gave them a greater perspective on the evolving needs of the senior population as they work to prevent them from any exposure to COVID-19. This has meant limiting their social events, but it has given opportunities to connect seniors virtually. MS. SHAE accredited their success to community partnerships, and said they have established strong relationships over time that are mutually beneficial to all involved. They like to show their partners the advantages of working with their affordable housing sites, and the ability to reach more than 1,700 seniors continues to show the impact these partners can have on the senior population. When an environment is created where the most basic needs of food, clothing and shelter are already addressed, they are able to facilitate opportunities for seniors to age with dignity and respect. Some of the key areas they facilitate include: nutrition, transportation, health, education and fitness. These target areas of service allow them to identify and partner with community organizations who are experts in their field. MS. SHAE spoke of their partnerships with various food sources, including Three Square, who has provided over 250,000 pounds of food to over 1,000 residents annually for free. Further, their partnerships with the Jewish Federation and RTC (Regional Transportation Commission) have created opportunities for their residents to become mobile, and they have provided over 2,000 rides to seniors annually. Additionally, the University of Nevada, Reno's Office of Health and Nutrition lends a Master Gardener to each housing site to teach residents how to prepare simple and healthy meals from their garden. They also offer an Ask the Expert

series, where seniors can inquire about a myriad of topics they may be concerned about in today's climate. In closing, MS. SHAE said residents are offered a wide array of art programs and they partner with local insurance groups to give seniors access to enrollment.

LORRI MURPHY, Vice President of Real Estate Development, Ovation Properties, said state and local governments are making an effort to address the barriers of developing affordable housing. She said affordable housing involves a complicated funding structure, which includes a combination of private and public funds. Additionally, the price of land has been increasing, and she hoped the Bureau of Land Management (BLM) could eventually offer discounts on affordable housing projects, and the City could waive Impact Fees. Another barrier is zoning, and community opposition is a huge impediment to the development of affordable housing. MS. MURPHY thought the City could help with educating the community and dealing with the residents who do not want to welcome this type of development in their area. In closing, she voiced her appreciation for all the City is doing, and enjoys their partnership.

MEMBER BIENENSTEIN confirmed there are eight operational properties, and asked if there are any in Ward 1. MS. MURPHY said there are only two properties within the City of Las Vegas, which are located on Lone Mountain Road and Rancho Drive, and the other on Tenaya Way and Craig Road. MEMBER BIENENSTEIN asked if they are open to allow a tour, and MS. MURPHY said she would welcome tours when the pandemic is over.

MEMBER GALATI asked if they have access to any state or federal funds, and MS. MURPHY said there are federal tax credits given to the state, and the state allocates those funds. Banks and other investors purchase those tax credits, and that is how they gain equity into the property. There are other financial components available to assist, but these projects are still difficult to pursue because the rent is 35 to 50 percent lower than the average rent in the community. MEMBER GALATI inquired about income limits, and MS. MURPHY said there is a very strict income qualification procedure, and each resident must re-certify once per year. He then wondered about the waiting list, and MS. MURPHY said a deposit is required to be on the waiting list, and the demand is very high.

GREGORY GRAY, Community Program Technician, asked for contact information, and MS. SHAE said she could be contacted at 702-833-0639 or by e-mail at caitlins@coordinatedliving.org

MEMBER PERAZZO referenced a statistic that stated there are only 19 affordable housing units available for every 100 needed, and asked for more information. MS. MURPHY did not have any concrete statistics, but said the demand well outpaces the supply. She noted that there is a 78,000 unit shortage in Southern Nevada, and there is only a 1.5 percent vacancy rate for seniors.

CHAIR O'REAR-CAMERON said she is very familiar with their properties, and has toured all of their buildings. She said their properties did not look like restricted income buildings; therefore, she wants to ensure people that the aesthetic of these buildings is usually better than non-income restricted properties. She spoke of the Senior Housing Subcommittee, and welcomed them back once those meetings are being held again.

8. Presentation by Silver State Fair Housing Council regarding housing discrimination amongst seniors

Minutes:

KATE ZOOK, Executive Director, explained that the Silver State Fair Housing Council is a non-profit agency that advocates for equal housing opportunities for all Nevada residents as provided for by state and federal fair housing laws, which say that it is illegal to discriminate against anyone in the provision of housing or any housing related service because of someone's race, color, religion, sex, national origin, familial status or a disability. She noted that Nevada has additional protections for ancestry, sexual orientation and gender identity and expression. Their job is to get the word out to the community and educate housing providers about fair housing protections, and she is committed to being a resource for the entire community. MS. ZOOK expressed her appreciation to Ovation Properties, as they call the Silver State Fair Housing Council to certify that their properties are accessible before they open. She said seniors are often viewed as people who have disabilities and treated as a liability. What many do not know is that people with disabilities have the right to request reasonable modifications in order to make their living unit accessible

and enjoyable. Disabled residents may also request reasonable accommodations and changes to regular rules, policies and procedures that will allow someone to live independently. The Fair Housing Act also covers emotional support animals, and individuals may ask for policies and fees be waived once verification from a health care provider is submitted. MS. ZOOK said she is seeing more people who will benefit from having an animal with them, and nearly any animal is covered under the act. The Silver State Fair Housing Council wants to be a resource to the entire community so that everyone has the right to express their needs. In closing, she said her office can be reached at 702-749-3288 or her direct line 775-324-0990.

MEMBER GALATI spoke of HOAs (Homeowner Associations), and wondered how issues are resolved given they are a private entity. MS. ZOOK said HOAs are covered by the Fair Housing Act because their actions affect somebody's ability to live in their dwelling. She spoke of various cases where the HOA has tried to step in and stop somebody from making modifications or exceptions, and the Silver State Fair Housing Council has helped resolve the dispute. She clarified that everything is on a case-by-case basis, and an HOA may have a say in the type of materials that are used in a modification.

9. Report by Gregory Gray, Community Program Technician, Office of Community Services, regarding senior issues received by the Office of Community Services – All Wards

Minutes:

GREGORY GRAY, Community Program Technician, stated he has received calls regarding food insecurities, evictions, housing repair issues and income shortages. He said many seniors would prefer to move than deal with the issues they are facing, and staff encourages seniors to visit the City website at www.lasvegasnevada.gov/seniors to find contact information and fill out a form to receive services.

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

Minutes:

Ward 1 – MEMBER BIENENSTEIN said COUNCILMAN KNUDSEN has been organizing park clean-ups in areas with senior centers. He also provided over 2,000 pairs of gloves to residents in an effort to make them feel more comfortable. Additionally, he has had contact with 44,665 people in Ward 1 to find out if there is anything he can assist them with.

Ward 2 – MEMBER GALATI advised that he had nothing to report.

Ward 4 – CHAIR O'REAR-CAMERON said she is always hearing from seniors that are facing issues surrounding housing, and she has tried to connect them with resources. Shortly after the COVID-19 lockdown, she herself received a call from her landlord who wanted to renew her lease but raise the rent by several hundred dollars. Late fees are still a concern, and she referenced a Senate Bill that changed the number of days after which rent becomes late. She said no safeguards were put into place to protect tenants, and property managers have found a loophole that allows them to charge a late fee. Seniors may not know what to do if this happens to them, and she wanted to know how the Board can help those struggling during this time.

Ward 5 – MEMBER PERAZZO said the Evergreen Missionary Baptist Church is sponsoring senior Medicare COVID-19 testing on Saturdays from 7:00 a.m. to 3:00 p.m., and they can be reached 702-996-1234. He was glad to see the F Street apartments have been cleaned up. He provided a monthly COVID-19 case report, a copy of which was submitted and attached as backup. In closing, he was glad to hear about the Master Gardeners helping out at the Ovation properties because he felt gardening is essential in all matters of health.

Ward 6 – MEMBER MOZDEAN advised that she had nothing to report.

Ward 6 – MEMBER PATTARETTU said she had nothing to report on. She has been busy working in the hospital with seniors who are battling mental issues.

CHAIR O'REAR-CAMERON spoke of the Just One project, and they always provide a large amount of food. She mentioned other food distribution groups in the community, and said she will post more

information on the Senior Facebook Group page.

11. Discussion regarding topics for future agenda items of the Board's Senior Living and Senior Outreach Subcommittees. Comments made during this portion of the agenda by individual members must refer solely to proposals for future Subcommittee agenda items and any discussion must be limited to whether or not such proposed items are within the purview of the Board and its Subcommittees 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 reminded everyone that Subcommittee meetings will not be held until further notice; therefore, any suggestions would be for the next Senior Citizens Advisory Board meeting.

MEMBER BIENENSTEIN said Nevada's Legislative Session is coming up, and the Board should get in contact with State committees and tell them what they would like to see on a bill. CHAIR

O'REAR-CAMERON asked how the Board could get involved, and DEPUTY CITY ATTORNEY JEFF DOROCAR said anyone involved in the Legislative Session could come in to speak at a meeting, and the Board could make recommendations to the City Council or other groups thereafter. CHAIR

O'REAR-CAMERON thought it was imperative to get involved in the upcoming session before it is too late.

MEMBER MOZDEAN wanted to work on getting more informational handouts to seniors.

12. **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:

NINA TEN, Regional Marketing Director, Spotlight Senior Services, thanked CHAIR O'REAR-CAMERON for inviting her, and wanted to testify to the need for affordable housing. She spoke on behalf of EVELYN DRAPES, who could not be present due to her mobility issues. MS. DRAPES has paid her rent on time for the last 12 years, but she recently received a Notice of Non-Renewal of Lease on her door, a copy of which was submitted and attached as backup. MS. DRAPES is 84 years old with Parkinson's and heart disease. She lives independently with assistance from home health and other local non-profit agencies. Trying to move under these conditions is an extreme hardship for her, and she would have to hire someone to help her. Finding an apartment she can afford is an even bigger challenge. Affordable housing communities have wait lists that are two to three years long. For the last five weeks, she still has not found a new place to live, and many of the apartments she has tried to qualify for are asking for a deposit that is three times her monthly income. MS. TEN invited FLOYD JONES to give his testimony on the challenges of finding affordable housing in Southern Nevada.

MR. JONES said that he has been looking for low-income senior living for five months now, but there is nothing available. His lease expires on November 30th, and his landlord wants to increase his rent from \$742 to \$900 per month. CHAIR O'REAR-CAMERON asked why he has to leave, and MR. JONES said he wants to find a safer place to live that welcomes seniors.

Speaking to the Notice of Non-Renewal Lease for MS. DRAPES, CHAIR O'REAR-CAMERON asked why the landlord is not renewing any leases. MS. TEN said they are not renewing any more Section 8 leases, and many of her neighbors are affected by this as well. The Chair appreciated MS. TEN and MR. JONES for attending the meeting, and felt it was important for their information to be on the record. She added that she contacted the Department of Health and Human Services, and made them aware of MS. DRAPES' situation.

CHAD KINGSLEY, Southern Nevada Health District, said the Nevada Resilience Project is a way for people to receive an advocate to connect to services. He reminded everyone that the Southern Nevada Health District set up a medical evaluation and treatment site that provides COVID-19 testing and serves as an

isolation facility for anybody that needs to quarantine for 14 days. Additionally, the Southern Nevada Health District Federally Qualified Health Center offers primary care and dental services for those who are uninsured and they do not need to pay out of pocket for any services. MR. KINGSLEY said the dental service will be expanding in the future, but they currently provide cleaning and fluoride treatments. He advised that Get Healthy Clark County's website informs people of housing locations that are smoke-free environments. In closing, he advised that Clark County Social Services offers a placement program for individuals, but they do need to be able to perform daily living activities.

RONALD TIMBLE said he is a friend of CHAIR O'REAR-CAMERON and was asked to attend the meeting. He said Clark County Social Services can provide placement for seniors in a group home or a long-term care facility if the senior has health needs. Clark County pays for part of the cost associated with the placement, and he offered to send the application to anyone who needs it. Speaking to MR. JONES' situation, MR. TIMBLE suggested that he look into Nevada HAND (Housing and Neighborhood Development), who has 23 affordable housing communities spread throughout the Valley and offers rent 30 to 40 percent lower than the average. He applauded the Board for speaking about housing, and felt that if seniors could find a place to stay, they would be able to prioritize their health.

13. Adjournment

Minutes:

CHAIR O'REAR-CAMERON announced the next Senior Citizen Advisory Board meeting would be held on December 3, 2020, and there would be no Subcommittee meetings until further notice.

The meeting was adjourned at 2:29 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Gregory Gray, Community Program Technician

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING
LOCATIONS IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE
DEPARTMENT DECLARATION OF EMERGENCY DIRECTIVE 006

The City of Las Vegas website –
www.lasvegasnevada.gov and
The Nevada Public Notice Website – notice.nv.gov