



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 GRAHAM, GALATI, MOZDEAN, DRUMM, and TILZER (via teleconference)

EXCUSED: MEMBERS LEE and YOUNG

ALSO PRESENT: GREGORY GRAY, Management Analyst I; OLGA FLOWERS, Community Program Technician; TAMARA CANNELLA, Deputy City Attorney II; and NICK CRAWFORD, 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: Civic Center Building A, 525 South Main Street, 1st Floor; City Hall, 495 South Main Street, 1st Floor; and the City of Las Vegas website - www.lasvegasnevada.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 September 4, 2025

Motion made by Vito Galati to Approve

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

For-Deanne O'Rear-Cameron, Vito Galati, Jennifer Drumm, Caroline Mozdean, Nicole Graham, David Tilzer; Excused-Charles Lee, Linda Young;

5. Presentation by Maurice Page, Executive Director, Nevada Housing Coalition, regarding housing updates and services for seniors - All Wards

Minutes:

MAURICE PAGE, Executive Director of the Nevada Housing Coalition (NHC), utilized a PowerPoint presentation, a copy of which was not submitted for the record, to present an overview of the state of housing in Nevada and provide outcomes from the 2025 Nevada Legislative Session. The NHC is a 501(c)(3) statewide, member-based, nonprofit organization established in 2019 to promote the development and preservation of affordable housing in Nevada through collaboration, education, and advocacy. He reported that in FY (fiscal year) 22, Nevada ranked in the bottom 20 percent in five of the 10 largest federal funding categories. He noted that updated statistics and another study should be conducted in the next few years. He emphasized that Nevada was among the least federally funded states in the country, particularly in the housing sector. Citing a

March report from the National Low Income Housing Coalition, MR. PAGE shared that 19 percent of Nevada renters were classified as extremely low income, a group that includes minimum wage workers, recent college graduates, and retirees relying on Social Security. He stated that the average income for a four-person extremely low income household was \$30,000. As of 2025, Nevada had a shortage of 77,928 rental homes, with 67,000 needed in Southern Nevada. He stated that this shortfall resulted in 8,000 individuals experiencing homelessness and more than 20,000 experiencing some form of homelessness over a one-year period, according to a 2024 Clark County study. The annual household income required to afford a two-bedroom rental is \$64,000, while the state's average income ranges between \$68,000 and \$74,000. Twenty years ago, Nevada's population was approximately 800,000, with 500,000 residing in Southern Nevada. The population had grown to approximately 3.3 million, with nearly 2.8 million in Southern Nevada. MR. PAGE projected that an additional one million people would move to Nevada within the next 10 to 15 years, making Southern Nevada's population comparable to that of Philadelphia. He expressed concern that Nevada will not be able to keep pace with this growth at the federal, state, or local level. According to Assembly Bill (AB) 213, Nevada's affordable housing inventory was approximately 29,000 units in 2023. Following the allocation of \$500 million in ARPA (American Rescue Plan Act) funding in 2021, affordable housing units increased to 34,952, with nearly 26,000 located in Southern Nevada. Despite this progress, MR. PAGE advised that approximately 6,000 units had been added since 2023. He noted that between 1,000 and 1,200 people move to Nevada each month, contributing to a six percent annual growth rate. Further, the annual income required to afford a one-bedroom studio apartment was \$48,000 annually and \$55,000 for a two-bedroom dwelling. Individuals earning less than \$84,000 annually were likely to be cost-burdened without a partner or roommate. MR. PAGE reported that approximately 54 percent of Nevada residents were cost-burdened with respect to housing expenses. Additionally, he linked the increasing cost of housing to Nevada's teacher shortage, as entry-level salaries start at approximately \$43,000 annually. He stated that the income required for a 10 percent down payment on a home was approximately \$143,000, while a three percent down payment would require an annual income of approximately \$153,000.

MR. PAGE reviewed housing legislation and outcomes from the 2025 Nevada Legislative Session. He reported that 1,200 bill drafts were introduced, including 63 related to housing, of which 26 were signed into law and five were vetoed. By comparison, three housing bills were introduced in 2015 and six in 2019. He stated that while rent stabilization had been beneficial in other states, he did not believe Nevada was prepared to implement such measures, citing the lack of diverse revenue streams supporting housing initiatives in the state. AB 366, originally introduced as AB 310 in 2023, included a one-time allocation of \$32.2 million to support state services for seniors and low-income residents facing housing instability. The NHC collaborated with ASSEMBLYMEMBER DANIELE MONROE-MORENO to secure a permanent funding source from the State's general fund. In 2025, \$21 million was allocated, with future funding dependent on budget availability. Funds will be distributed through local jurisdictions via an RFP (request for proposal) process. MR. PAGE acknowledged that \$21 million was not a large sum but represented a strong start. If the program yields positive results, the NHC planned to advocate for additional funding. He discussed AB 62, which pertained to the State Low-Income Housing Tax Credit (LIHTC) program. Language to expedite housing development was approved, but the proposed \$100 million funding over 10 years was vetoed. The LIHTC program has sufficient funds to last through 2027, but affordable housing development was expected to slow without additional funding. MR. PAGE noted that while many legislators oppose tax credits, he remained hopeful that the program would be expanded during the 2027 Legislative Session. AB 475 combined a rental assistance bill and an eviction diversion bill into a single eviction diversion bill. The legislation restricts the use of NHC's \$21 million allocation to individuals and families who received an eviction notice, which he felt limited the ability to provide preventative assistance. While the bill did not fully address support for individuals transitioning out of homelessness or domestic violence shelters, he explained that the State's limited budget necessitated a focus on preventing displacement for those already housed. MR. PAGE commended Governor JOE LOMBARDO for introducing AB 540, a \$133 million bill aimed at reducing housing costs, noting that the average price of single-family homes was \$470,000 in Clark County and \$480,000 in Northern Nevada. The bill's goal was to reduce the price of condominiums, townhomes, duplexes, and triplexes to approximately \$300,000 and increase the area median income (AMI) threshold to 150 percent to expand homeownership opportunities. The bill was expected to enable 5,000 to 7,000 Nevada residents to become homeowners within two to three years.

MR. PAGE reviewed housing bills that were not signed into law during the 2025 Session. He shared that SB (Senate Bill) 391, introduced by SENATOR DINA NEAL, aimed to curb price gouging and limit outside investors to purchasing a maximum of 100 units in Nevada. He noted that enforcement of the bill was complicated with the ability of investors to use multiple LLCs (Limited Liability Companies) to purchase properties, which makes tracking difficult. Some policymakers believed outside investment was necessary for economic growth, but MR.

PAGE argued that redevelopment in low-income areas was displacing existing residents. He reported that SENATORS CATHERINE CORTEZ-MASTO and JACKY ROSEN and CONGRESSMAN MARK AMODEI had differing perspectives on how federal land should be used for housing development. Due to a lack of consensus, legislation on this matter did not advance. SB 402, the Mortgage Interest Rate Buydown Pilot Program, was included in the Governor's housing bill and offered down payment assistance for prospective homeowners. MR. PAGE stated that SB 402 was introduced late in the Session and lacked the momentum needed for adoption. He noted that by the 106th day of the Session, the Governor had five bills to review, leaving only about a month to make final decisions. While the Governor prioritized education, healthcare, and housing, MR. PAGE reported that ongoing federal issues related to Medicare and Medicaid would require budget reallocations that may reduce available housing funds. He concluded by inviting the Board to attend the Sixth Annual Housing Conference, which brings together 400 people from across the state to discuss housing solutions.

MEMBER GALATI recognized the need to purchase federal land to support housing expansion and reduce costs, but he appreciated the focus on redeveloping existing areas within Southern Nevada. MR. PAGE stated that expansion onto federal lands would require new infrastructure, whereas many existing neighborhoods remained inaccessible by public transportation. He explained that homes built on federal lands would likely not qualify as affordable housing due to their distance from the city. He emphasized the importance of focusing on infill development to improve accessibility to essential areas within the city. Additionally, he reported that Nevada needed to explore additional revenue sources, as current funding streams were insufficient to support significant investment in housing. The Member inquired whether five- to six-story dwellings could help address housing challenges, particularly for seniors. MR. PAGE explained that while solutions were in progress, efforts were being hindered by zoning, density, and height restrictions. He acknowledged the urgent need for affordable housing for seniors and emphasized the importance of finding a middle ground. He encouraged seniors to get involved with NHC to voice their concerns and help identify solutions. He shared that seniors were actively involved in NHC's Policy Committee, advocating for legislation to reduce housing payments and prevent rent increases. MEMBER GALATI asked what actions could be taken to assist with ongoing housing issues. MR. PAGE encouraged everyone to speak with their respective Councilmembers, Assemblymembers, and Senators, as they represent their constituents during Legislative Sessions. The Member compared the gentrification of housing in Manhattan to what was being advertised in Southern Nevada. MR. PAGE stated that corporate investors were developing or redeveloping homes to attract certain demographics. He emphasized that the State needed to limit the number of units investors could purchase and provide alternatives to help future homeowners access those homes at lower rates.

CHAIR O'REAR-CAMERON stated that she was disappointed by how few individuals from Southern Nevada attended the 2025 Nevada Legislative Session. She noted that legislators had expressed a desire for increased representation from Southern Nevada, particularly among seniors, and encouraged the Board to identify solutions for the next Legislative Session. She recognized that the senior population was growing and Nevada remained one of the top states for retirees. She stated that NHC was the best resource for housing-related questions and expressed appreciation for the detailed presentation. The Chair asked what best practices should be followed when preparing bill drafts for the upcoming Legislative Session. MR. PAGE stated that NHC's Policy Committee had met three times and identified four focus areas: development, preservation, revenue, and housing stabilization. Although approximately 3,000 units were expected to be developed in the coming years, he reported that roughly 2,000 units would likely be lost as tax credits expire after 30 years. He noted that NHC aimed to secure funding to keep those homes affordable. MR. PAGE added that NHC was reviewing and modifying best practices from states similar to Nevada. Additionally, he stated that they were seeking champions to advocate for housing during the 2027 Legislative Session.

MEMBER DRUMM asked about transitional housing for homeless individuals to provide a temporary roof and help transition them into full-time housing. MR. PAGE noted that the Campus for Hope was under development to provide 900 beds. While some of its resources were expected to be cut, he shared that the City of Las Vegas and Clark County had sufficient funding to support the Campus. He explained that Nevada had previously implemented programs that placed homeless individuals directly into housing with case management and support services. However, due to federal reductions at HUD (United States Department of Housing and Urban Development), the federal government had shifted its approach, returning to a model that emphasized transitional housing before placing individuals into permanent housing. MR. PAGE stated that if the Campus for Hope program was successful, additional transitional housing programs may receive investment.

In response to MEMBER MOZDEAN, MR. PAGE explained that the acquisition of BLM (Bureau of Land Management) land would take two to three years to transition into land eligible for development. He added that there had been ongoing debate between representatives from Northern Nevada and Southern Nevada regarding which federal lands bill would be most effective. The Member asked why there were not more tiny home developments in Southern Nevada. MR. PAGE explained that the concept of tiny homes was not widely supported, and the focus remained on multi-family housing. He shared that tiny home developer Boxabl had sought legislation to build and sell in Nevada. Although the bill did not pass, he noted that Boxabl was still looking to expand in Nevada and had contracts with UNLV (University of Nevada, Las Vegas) and Catholic Charities (Catholic Charities of Southern Nevada). MEMBER MOZDEAN inquired about available land near the North Las Vegas VA (U.S. Department of Veterans Affairs) Medical Center. MR. PAGE believed that the City of North Las Vegas would primarily develop single-family residences on that land, adding that they had been focusing on commercial projects, upscale housing, and the development of a health district.

MEMBER GRAHAM wondered why Nevada was one of the least funded states. MR. PAGE explained that Nevada's rapid growth had been unexpected and historically there had been little reason to invest in education and housing, as the state had primarily focused on gaming and mining industries. He shared that Southern Nevada received approximately 12,500 Section 8 Housing Choice Vouchers (Vouchers), while cities like Chicago received 43,000, some of which were unused. He clarified that unused Vouchers from other jurisdictions could not be reallocated to Nevada, noting that Idaho, Nevada, and Utah were consistently underfunded with Vouchers. MR. PAGE shared that the original investment structure established in 1978 outlined how many Vouchers each state should receive and had not been reviewed since inception. Rather than issuing additional Vouchers to Nevada, the federal government provides funding to build more housing in Nevada. He added that following the 2008 housing recession, Southern Nevada experienced significant population growth, but housing needs went unaddressed until 2019, only to be further exacerbated by the COVID-19 pandemic in 2020. MR. PAGE shared that NHC's contact information could be found at nvhousingcoalition.org. He clarified that NHC is not a direct services agency and does not provide rental or housing assistance. They instead focus on advocacy, education, and bringing stakeholders together to discuss housing issues.

6. Report by Gregory Gray, Management Analyst I, regarding senior issues received by the Department of Neighborhood Services - All Wards

Minutes:

GREGORY GRAY, Management Analyst I, shared that he had nothing to report at the time.

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

Minutes:

Ward 1 - MEMBER GRAHAM reported that Brews with Brian would be held on November 15th.

Ward 2 - MEMBER GALATI attended Breakfast Buzz and noted that COUNCILWOMAN KARA KELLEY and SENATOR MARILYN DONDERO LOOP were in attendance to speak with constituents regarding priorities and concerns. He shared that GREG PHENIS, Las Vegas Metropolitan Police Department Bureau Commander, presented updates on drone usage for police surveillance.

Ward 3 - MEMBER DRUMM shared that the 25th Binational Health Fair was scheduled for October 4th from 10:00 a.m. to 1:00 p.m. at the East Las Vegas Community Center, offering screenings, flu shots, and women's health services. She added that the Annual Senior Luncheon was scheduled for November 21st at the East Las Vegas Community Center from 12:00 p.m. to 2:00 p.m. and noted that seniors over the age of 55 could call 702-229-1515 to reserve a spot.

Ward 4 - CHAIR O'REAR-CAMERON noted that many seniors were in need on the Nextdoor app, and she encouraged individuals to sign up for the Ward 4 newsletter for details on ongoing events.

Ward 4 - MEMBER TILZER reported that the How to Avoid Being Defrauded and Ripped Off by Contractors seminar was held in Sun City on September 24th. He indicated that approximately 33 Sun City residents had been defrauded in the past nine months and encouraged everyone to do their due diligence by obtaining several quotes from licensed contractors before proceeding with any contract work. He added that Sun City Night Out was scheduled to be held on October 24th.

Ward 6 - MEMBER MOZDEAN encouraged everyone to sign up for all councilmember newsletters and attend events in all wards. She reported that Hispanic Heritage Month included numerous events scheduled throughout September and October and encouraged those interested to refer to City of Las Vegas flyers for more information.

8. Discussion regarding next steps and future meeting topics of the Senior Citizens Advisory Board - All Wards

Minutes:
None.

9. **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.

10. **Adjournment**

Minutes:

CHAIR O'REAR-CAMERON advised that the next Board meeting would be held on November 6, 2025 at 1:00 p.m. in the Public Meeting Room on the second floor of Civic Center Building A.

The meeting was adjourned at 2:09 p.m.

Respectfully submitted:



Nick Crawford, Deputy City Clerk



Gregory Gray, Management Analyst I

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
Civic Center Building A, 525 South Main Street, 1st Floor
City Hall, 495 South Main Street, 1st Floor