

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)  
ON THURSDAY, AUGUST 21, 2025  
IN THE COMMISSION CHAMBERS  
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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

1. ROLL CALL
2. APPROVAL OF AGENDA
3. 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.*
4. Approval of AHP, Inc. Authorizing the Executor Director or the Chief Administrative Officer to sign all required documents to pay off the Ernie Cragin Limited Partnership Loan held by Clearinghouse Community Development Financial Institution in the estimated amount of \$2,966,648.92, using Non-Federal Developer Fees.

**Background:** On August 7, 2020, Ernie Cragin Limited Partnership ("Borrower") promises to pay to Clearinghouse Community Development Financial Institution ("Lender"), or order, in lawful money of the United States of America, the principal amount of Three Million Two Hundred Thousand & 00/100 Dollars (\$3,200,000.00), together with interest on the unpaid principal balance from September 1, 2020, until paid in full.

**Payment.** Borrower will pay this loan in accordance with the following payment schedule, which calculates interest on the unpaid principal balances as described in the "INTEREST CALCULATION METHOD" paragraph using the interest rates described in this paragraph: 59 monthly consecutive principal and interest payments of \$16,337.28 each, beginning October 1, 2020, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days; and one principal and interest payment of \$2,936,193.94 on September 1, 2025, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days.

**Promise to Pay.**

Ernie Cragin Limited Partnership ("Borrower"), at 2851 Sunrise Avenue, Las Vegas, Nevada 89101, promises to pay to the order of Affordable Housing

Program Inc (“Lender”), at 340 N. 11<sup>th</sup> Street, Las Vegas, Nevada 89101 (or at such other place as the Lender may designate in writing) the principal amount of \$2,966,648.92 (“Loan Amount”) and promises to abide by the terms and conditions provided in this Loan Agreement (“Agreement”).

**Terms of Repayment.**

Borrower will pay this loan in accordance with the following payment schedule, which calculates interest on the unpaid principal balances as described in the "INTEREST CALCULATION METHOD" paragraph using the interest rates described in this paragraph: 59 monthly consecutive principal and interest payments of \$18,751.24 each, beginning October 1, 2025, with interest calculated on the unpaid principal balances using an interest rate of 6.500% per annum based on a year of 360 days; and one principal and interest payment of \$2,515,010.04 on August 31, 2035, with interest calculated on the unpaid principal balances using an interest rate of 6.500% per annum based on a year of 360 days

**Action Requested:** The Executive Director request the Board approval of the Affordable Housing Program Incorporated (AHP Inc.) authorizing the payoff of the Ernie Cragin Limited Partnership and become the Mortgage and Servicer of the Ernie Cragin Limited Partnership Loan using Non-Federal Developer fees.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Affordable Housing Program Inc. (AHP) 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.*

ADJOURNMENT



**Board of Commissioners:**

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

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**NOTICE FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
ON THURSDAY, AUGUST 21, 2025  
IMMEDIATELY FOLLOWING AFFORDABLE HOUSING PROGRAM INC. (AHP)  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> 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. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or [tgazon@snvrha.org](mailto:tgazon@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 Security Officer, at (702) 477-3160 or [talbert@snvrha.org](mailto: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. Theresa Garzon, Executive Coordinator, at [tgazon@snvrha.org](mailto:tgazon@snvrha.org) before 9:00 AM on Thursday, August 21, 2025. 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. 11<sup>th</sup> Street  
Las Vegas, NV 89101  
(Principal Office)

Southern Nevada Regional Housing Authority  
Housing Programs Office  
380 N. Maryland Pkwy  
Las Vegas, NV 89101

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

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## **SECTION 1. OPENING CEREMONIES**

### **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 three (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 June 12, 2025.

### **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**

## **SECTION 3. CONSENT AGENDA:**

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| <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.</li></ul> |
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## **Finance**

### **6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending June 30, 2025**

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$22,876 or 1.80% of June 2025 rental income, be written off as uncollectible. This includes \$19,028 or 3.20% of June 2025 Public Housing Program rental income and \$3,848 or 0.57% of June 2025 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 is recommending that the Board approve to write off the proposed vacated tenant accounts totaling \$22,876 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**

#### **Executive Office**

#### **8. Approval of Southern Nevada Regional Housing Authority's Operating Budget for Fiscal Year Ending September 30, 2026.**

**Background:** Attached are copies of the FY 2026 Operating Budgets for the SNRHA's Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program (HCV), the Affordable Housing Program (AHP), the Neighborhood Stabilization program (NSP), as well as, agency grants. (CNI, ROSS, FSS, and FLEX). This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. The Board of Commissioner have briefed during our Commissioner's Briefing Sessions. Upon Board approval, the SNRHA will adopt the Fiscal Year 2026 Operating Budgets.

**Action Requested:** The Executive Director requests that the Board approve Operating Budgets for SNRHA for Fiscal Year ending September 30, 2026.

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## **Modernization and Development**

### **9. Approval to Award the Firm-Fixed Contract to Contractor KBR Roofing Services for Roof Replacement Services of Simmons Manor Housing Development, 5385 Austin John Court, Las Vegas, NV 89122**

**Background:** Modernization/Development Department requests approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B25026 for a period of 90 days for a not-to-exceed amount of \$423,330.00.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which KBR Roofing Services is aware of and will comply with the requirements as employment opportunities become available. Quincy or Natasha Redic of KBR Roofing Services or a representative is present to answer any questions the Board may have.

**Action Requested:** Executive Director is requesting Board of Commissioners review, approve and award Contract No. c25026/IFB B25026 to KBR Roofing Services for roof replacement services at Simmons Manor Housing Development at 5385 Austin John Court, Las Vegas, NV 89122 in the not to exceed amount of \$423,330.00 for an estimated total contract term of 90 calendar days.

**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**

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## **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 three (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.

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## **ADJOURNMENT**