

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
JAMES DOWN TOWERS LLC  
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)  
ON THURSDAY, DECEMBER 18, 2025  
AT 12:00PM  
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 James Down Towers LLC Resolution No. JDT-3 To Amend The Owner/Lender Agreement For The Redevelopment Of James Down Towers

**Background:** On April 20, 2023, the board approved James Down Towers LLC resolution number JDT-1 regarding the financing for the comprehensive redevelopment of James Down Towers Apartments. On April 17, 2025, the board approved JDT-2 allowing the Lender to accept supplemental funds using Clark County CDBG Funds from the Owner. The supplemental funds were provided through a full recourse loan guaranteed by the managing member of the Owner.

At this time, staff is requesting Board approval of James Down Towers LLC resolution number JDT-3 which amends and restates resolution number JDT-2 to reflect that the loan agreement with Wells Fargo Community Investment Holdings, LLC (Investor Member) be amended and changed from a recourse loan to a non-recourse loan. The Investor Member originally requested the loan be a recourse loan for tax purposes, but, as supplemental funds were secured to cover project cost overruns, the Investor Member is no longer mandating this requirement. As such, all parties have agreed to amend the loan and change it from a recourse loan to a non-recourse loan.

**Action Requested:** Staff requests the Board approve James Down Towers LLC resolution number JDT-3.

5. CITIZEN PARTICIPATION *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of James Down Towers LLC 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

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
JAMES DOWN TOWERS MANAGER LLC  
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)  
ON THURSDAY, DECEMBER 18, 2025  
IMMEDIATELY FOLLOWING JAMES DOWN TOWERS LLC  
IN THE COMMISSION CHAMBERS  
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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4. Approval Of James Down Towers Manager, LLC Resolution No. JDTM-3 To Amend The Owner/Lender Agreement For The Redevelopment Of James Down Towers

**Background:** On April 20, 2023, the board approved James Down Towers Manager, LLC resolution number JDTM-1 regarding the financing for the comprehensive redevelopment of James Down Towers Apartments. On April 17, 2025, the board approved resolution number JDTM-2 allowing the Lender to accept supplemental funds using Clark County CDBG Funds from the Owner. The supplemental funds were provided through a full recourse loan guaranteed by the managing member of the Owner.

At this time, staff is requesting Board approval of James Down Towers Manager, LLC resolution number JDTM-3 which amends and restates resolution number JDTM-2 to reflect that the loan agreement with Wells Fargo Community Investment Holdings, LLC (Investor Member) be amended and changed from a recourse loan to a non-recourse loan. The Investor Member originally requested the loan be a recourse loan for tax purposes, but, as supplemental funds were secured to cover project cost overruns, the Investor Member is no longer mandating this requirement. As such, all parties have agreed to amend the loan and change it from a recourse loan to a non-recourse loan.

**Action Requested:** Staff requests the Board approve James Down Towers Manager, LLC resolution number JDTM-3.

5. CITIZEN PARTICIPATION     *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of James Down Tower Manager LLC 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

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, DECEMBER 18, 2025  
IMMEDIATELY FOLLOWING JAMES DOWN TOWERS MANAGER LLC  
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 Affordable Housing Program, Inc. Resolution No. AHP-42 To Amend The Owner/Lender Agreement For The Redevelopment Of James Down Towers

**Background:** On April 20, 2023, the board approved Affordable Housing Program, Inc. resolution number AHP-31 regarding the financing for the comprehensive redevelopment of James Down Towers Apartments. On April 17, 2025, the board approved resolution number AHP-40 allowing the Lender to accept supplemental funds using Clark County CDBG Funds from the Owner. The supplemental funds were provided through a full recourse loan guaranteed by the managing member of the Owner.

At this time, staff is requesting Board approval of Affordable Housing Program, Inc. resolution number AHP-42 which amends and restates resolution number AHP-40. Resolution number AHP-40 detailed the loan agreement with Wells Fargo Community Investment Holdings, LLC (Investor Member) and mandated it be a recourse loan; resolution number AHP-42 will amended that resolution and change the loan from a recourse loan to a non-recourse loan. The Investor Member originally required the loan be a recourse loan for tax purposes, but, as supplemental funds were secured to cover project cost overruns, the Investor Member is no longer mandating this requirement. As such, all parties have agreed to amend the loan and change it from a recourse loan to a non-recourse loan.

**Action Requested:** Staff requests the Board approve Affordable Housing Program, Inc. resolution number AHP-42.

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. 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:**

Nancy Brune, Chairperson  
Marissa Brown, Vice-Chairperson  
Larry Blackman, Commissioner  
Richard Cherchio, Commissioner  
William McCurdy II, Commissioner  
Janae Scott, Commissioner  
Jim Seebock, Commissioner  
Tick Segerblom, 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, DECEMBER 18, 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.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or [tgarzon@snvrha.org](mailto:tgarzon@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.snvrha.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 [tgarzon@snvrha.org](mailto:tgarzon@snvrha.org) before 9:00 AM on Thursday, December 18, 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)

City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

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

City of Henderson  
240 Water Street  
Henderson, NV 89015

Clark County Government Center  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

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**

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### **3. APPROVAL OF MINUTES:**

- Approval of the Regular Board Meeting Minutes on November 20, 2025.

### **4. APPROVAL OF AGENDA OF DECEMBER 18, 2025 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:**

- 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.
- 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.
- 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.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

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## **Finance**

### **6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending October 31, 2025**

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$37,779 or 3.51% of October 2025 rental income, be written off as uncollectible. This includes \$19,146 or 3.34% of October 2025 Public Housing Program rental income and \$18,633 or 3.70% of October 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 \$37,779 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**

#### **For Discussion and Possible Action**

Items under this Section are open for discussion and possible action.

#### **Modernization and Development**

### **8. Approval Of Resolution No. SNRHA-145 To Amend The Owner/Lender Agreement For The Redevelopment Of James Down Towers**

**Background:** On April 20, 2023, the board approved SNRHA resolution number SNRHA-119 regarding the financing for the comprehensive redevelopment of James Down Towers Apartments. On April 17, 2025, the board approved resolution number SNRHA-138 allowing the Lender to accept supplemental funds using Clark County CDBG Funds from the Owner. The supplemental funds were provided through a full recourse loan guaranteed by the managing member of the Owner.

At this time, staff is requesting Board approval of SNRHA resolution number SNRHA-145 to amend the terms of the agreement with Wells Fargo Community Investment Holdings,

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LLC (Investor Member) from a recourse agreement to a non-recourse agreement. Originally the Investor Member required a recourse agreement for tax purposes, but, as supplemental funds were secured to cover project cost overruns, the Investor Member is no longer mandating this requirement. As such, all parties have agreed to amend the loan and change it from a recourse loan to a non-recourse loan.

**Action Requested:** The Executive Director requests Board approval of resolution number SNRHA-145 to amend the loan from a recourse loan to a non-recourse loan.

**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.*

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**END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

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**COMMENTS BY THE GENERAL PUBLIC**

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**ADJOURNMENT**

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