

AGENDA 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

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

JAMES DOWN TOWERS LLC

AMENDED AND RESTATED RESOLUTION NO. JDT-3

At a duly convened meeting of the members of James Down Towers LLC, a Nevada limited liability company (the “**Company**”), the Company has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that the Company desires to amend and restate Resolution No. JDT-2 dated April 17, 2025 to reflect that the loan to be provided to the Company made with the Supplemental Funds will be a non-recourse loan as detailed below.

RECOGNIZING that the Company passed Resolution No. JDT-1 on April 20, 2023 (the “**Original Resolution**”) to enter into legal agreements to effectuate the comprehensive rehabilitation (the “**Rehabilitation**”) of a multifamily residential housing complex known as James Down Towers located in Las Vegas, Nevada (the “**Project**”), including to secure the Wells Financing, the Citibank Financing, the Authority Financing and the City HOME Financing, as such terms are defined in the Original Resolution, and to admit an investor member, Wells Fargo Community Investment Holdings, LLC, a Delaware limited liability company (the “**Investor Member**”) through that certain Amended and Restated Operating Agreement dated as of June 8, 2023 (the “**Restated Agreement**”);

RECOGNIZING further that the cost of the Rehabilitation exceeds the available financing authorized by the Original Resolution;

RECOGNIZING further that the Company has agreed to accept supplemental financing in an amount not to exceed Three Million Seven Hundred Thousand Dollars (\$3,700,000.00) from Southern Nevada Regional Housing Authority as lender (the “**Supplemental Funds**”), using funds it received from Clark County, Nevada (the “**County**”) pursuant to the Community Development Block Grant (“**CDBG**”) Program to cover cost overruns in the Rehabilitation;

RECOGNIZING further that the Supplemental Funds will be provided to the Company through a non-recourse loan pursuant to a Supplemental Non-Recourse Loan Agreement (“**Loan Agreement**”);

RECOGNIZING further that the Loan Agreement will not be secured by the Project; however, the County is requiring the Company to record a declaration of restrictive covenants (“**CDBG Declaration**”) to impose the affordability requirements of the CDBG Program; and

RECOGNIZING further that the Restated Agreement will be amended to, among other things (i) reduce the amount of the Developer Fee (as such term is defined in the Restated Agreement); (ii) provide for the Company’s receipt of the Supplemental Funds pursuant to the Loan Agreement; (iii) amend certain other provisions of the Restated Agreement; and (iv) continue the Company as currently existing without any other changes in the Restated Agreement;

IT IS RESOLVED, that the Company hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required for the Supplemental Funds, including, without limitation, any notes, mortgages, declarations, pledges, guaranty and indemnification agreements, affidavits, and such other documents or agreements contemplated thereunder or in connection therewith (the “**Supplemental Financing Documents**”); and it is

FURTHER RESOLVED, that the Company hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required to execute or to cause the managing member to execute the First Amendment to the Restated Agreement (the “**First Amendment**”) for the purposes described in the above recitals;

FURTHER RESOLVED, that the form, terms, and provisions of the Supplemental Financing Documents and the First Amendment are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Supplemental Financing Documents and the First Amendment, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the Company be and hereby is authorized to submit a post-closing package to HUD pursuant to the Rental Assistance Demonstration (“**RAD**”) Program to include the Supplemental Financing Documents, the First Amendment and any other related documents required by HUD in order to approve the Supplemental Funds; and

FURTHER RESOLVED, that Lewis Jordan, President, and/or his designee (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, enter into, execute, deliver and perform the Supplemental Financing Documents and the First Amendment on behalf of the Company, and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Company, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Fred Haron is hereby authorized and directed to execute, deliver, and submit loan disbursement requests as it relates to the Supplemental Funds and the execution and delivery of loan disbursement requests by Fred Haron in the name of and on behalf of the Company, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is;

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Company such other documents, instruments, agreements, or communications, in the name and on behalf of the Company, or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Company, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Company; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Company, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all

respects; and it is

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Amended and Restated Resolution was adopted by the Company on December 18, 2025.

JAMES DOWN TOWERS LLC,
a Nevada limited liability company

By: James Down Towers Manager, LLC,
a Nevada limited liability company
Its: Managing Member

By: Affordable Housing Program, Inc.,
a Nevada non-profit corporation
Its: Sole Member

By: _____
Lewis Jordan
President

AFFORDABLE HOUSING PROGRAM, INC.,
a Nevada non-profit corporation

By: _____
Lewis Jordan
President

REVIEWED FOR LEGAL SUFFICIENCY:

By: _____
Name: Theodore Parker, III
Title: Legal Counsel

AGENDA 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

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 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

JAMES DOWN TOWERS MANAGER, LLC

RESOLUTION NO. JD TM-3

At a duly convened meeting of Affordable Housing Program, Inc., a Nevada non-profit corporation, (the “**Corporation**”), the sole member of James Down Towers Manager, LLC, a Nevada limited liability company (the “**Company**”), the Company has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that the Company desires to amend and restate Resolution No. JD TM-2 dated April 17, 2025 to reflect that the loan to be provided to the Project Owner made with the Supplemental Funds will be a non-recourse loan as detailed below.

RECOGNIZING that the Company passed Resolution No. JD TM-1 on April 20, 2023 (the “**Original Resolution**”) to enter into legal agreements to effectuate the comprehensive rehabilitation (the “**Rehabilitation**”) of a multifamily residential housing complex known as James Down Towers located in Las Vegas, Nevada (the “**Project**”), including to secure the Wells Financing, the Citibank Financing, the Authority Financing and the City HOME Financing, as such terms are defined in the Original Resolution, and to admit an investor member, Wells Fargo Community Investment Holdings, LLC, a Delaware limited liability company (the “**Investor Member**”) to James Down Towers LLC (the “**Project Owner**”) through that certain Amended and Restated Operating Agreement dated as of June 8, 2023 (the “**Restated Agreement**”);

RECOGNIZING further that the cost of the Rehabilitation exceeds the available financing authorized by the Original Resolution;

RECOGNIZING further that the Company has agreed to accept supplemental financing in an amount not to exceed Three Million Seven Hundred Thousand Dollars (\$3,700,000.00) from Southern Nevada Regional Housing Authority as lender (the “**Supplemental Funds**”), using funds it received from Clark County, Nevada (the “**County**”) pursuant to the Community Development Block Grant (“**CDBG**”) Program to cover cost overruns in the Rehabilitation;

RECOGNIZING further that the Supplemental Funds will be provided to the Project Owner through a non-recourse loan pursuant to a Supplemental Non-Recourse Loan Agreement (“**Loan Agreement**”) and Authority Supplemental Non-Recourse Loan Promissory Note;

RECOGNIZING further that the Loan Agreement will not be secured by the Project; however, the County is requiring the Project Owner to record a declaration of restrictive covenants (“**CDBG Declaration**”) to impose the affordability requirements of the CDBG Program; and

RECOGNIZING further that the Restated Agreement will be amended to, among other things (i) reduce the amount of the Developer Fee (as such term is defined in the Restated Agreement); (ii) provide for the Company’s receipt of the Supplemental Funds pursuant to the Loan Agreement; (iii) amend certain other provisions of the Restated Agreement; and (iv) continue the Project Owner as currently existing without any other changes in the Restated Agreement;

IT IS RESOLVED, that the Company, as managing member of the Project Owner, hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required for the Supplemental Funds, including, without limitation, any notes, mortgages, declarations, pledges, guaranty and indemnification agreements, affidavits, and such other documents or agreements contemplated

thereunder or in connection therewith (the “**Supplemental Financing Documents**”); and it is

FURTHER RESOLVED, that the Company, as managing member of the Project Owner, hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required to execute the First Amendment to the Restated Agreement (the “**First Amendment**”) for the purposes described in the above recitals;

FURTHER RESOLVED, that the form, terms, and provisions of the Supplemental Financing Documents and the First Amendment are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Supplemental Financing Documents and the First Amendment, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the Company, as managing member of the Project Owner, be and hereby is authorized to submit a post-closing package to HUD pursuant to the Rental Assistance Demonstration (“**RAD**”) Program to include the Supplemental Financing Documents, the First Amendment and any other related documents required by HUD in order to approve the Supplemental Funds; and

FURTHER RESOLVED, that Lewis Jordan, President, and/or his designee (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, enter into, execute, deliver and perform the Supplemental Financing Documents and the First Amendment on behalf of the Company and as managing member of the Project Owner, and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Company and as managing member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Fred Haron is hereby authorized and directed to execute, deliver, and submit loan disbursement requests as it relates to the Supplemental Funds and the execution and delivery of loan disbursement requests by Fred Haron in the name of and on behalf of the Company and as managing member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is;

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Company and as managing member of the Project Owner, such other documents, instruments, agreements, or communications, in the name and on behalf of the Company and as managing member of the Project Owner, or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Company and as managing member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or

her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Company and as managing member of the Project Owner; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Company and as sole member of the Project Owner, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all respects.

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Amended and Restated Resolution was adopted by the Company on December 18, 2025.

JAMES DOWN TOWERS MANAGER, LLC,

a Nevada limited liability company

By: Affordable Housing Program, Inc.,

a Nevada non-profit corporation

Its: Sole Member

By: _____

Name: Lewis Jordan

Its: President

AFFORDABLE HOUSING PROGRAM, INC.,

a Nevada non-profit corporation

By: _____

Name: Lewis Jordan

Title: President

REVIEWED FOR LEGAL SUFFICIENCY:

By: _____

Name: Theodore Parker, III

Title: Legal Counsel

AGENDA 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

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

AFFORDABLE HOUSING PROGRAM, INC.

RESOLUTION NO. AHP-42

At a duly convened meeting of the Board of Directors of Affordable Housing Program, Inc. (the “**Board**”), a Nevada non-profit corporation (the “**Corporation**”), at which a quorum was present, the Board has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that the Corporation desires to amend and restate Resolution No. AHP-40 dated April 17, 2025 to reflect that the loan to be provided to the Project Owner made with the Supplemental Funds will be a non-recourse loan as detailed below.

RECOGNIZING that the Corporation passed Resolution No. AHP-31 on April 20, 2023 (the “**Original Resolution**”) to enter into legal agreements to effectuate the comprehensive rehabilitation (the “**Rehabilitation**”) of a multifamily residential housing complex known as James Down Towers located in Las Vegas, Nevada (the “**Project**”), including to secure the Wells Financing, the Citibank Financing, the Authority Financing and the City HOME Financing, as such terms are defined in the Original Resolution, and to admit an investor member, Wells Fargo Community Investment Holdings, LLC, a Delaware limited liability company (the “**Investor Member**”) to James Down Towers LLC (the “**Project Owner**”) through that certain Amended and Restated Operating Agreement dated as of June 8, 2023 (the “**Restated Agreement**”);

RECOGNIZING further that the cost of the Rehabilitation exceeds the available financing authorized by the Original Resolution;

RECOGNIZING further that the Company has agreed to accept supplemental financing in an amount not to exceed Three Million Seven Hundred Thousand Dollars (\$3,700,000.00) from Southern Nevada Regional Housing Authority as lender (the “**Supplemental Funds**”), using funds it received from Clark County, Nevada (the “**County**”) pursuant to the Community Development Block Grant (“**CDBG**”) Program to cover cost overruns in the Rehabilitation;

RECOGNIZING further that the Supplemental Funds will be provided to the Project Owner through a non-recourse loan pursuant to a Supplemental Non-Recourse Loan Agreement (“**Loan Agreement**”) and Authority Supplemental Non-Recourse Loan Promissory Note;

RECOGNIZING further that the Loan Agreement will not be secured by the Project; however, the County is requiring the Project Owner to record a declaration of restrictive covenants (“**CDBG Declaration**”) to impose the affordability requirements of the CDBG Program; and

RECOGNIZING further that the Restated Agreement will be amended to, among other things (i) reduce the amount of the Developer Fee (as such term is defined in the Restated Agreement); (ii) provide for the Company’s receipt of the Supplemental Funds pursuant to the Loan Agreement; (iii) amend certain other provisions of the Restated Agreement; and (iv) continue the Project Owner as currently existing without any other changes in the Restated Agreement;

IT IS RESOLVED, that the Corporation, on behalf of itself and as the sole member of the Project Owner, hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required for the Supplemental Funds, including, without limitation, any notes, mortgages, declarations, pledges, guaranty and indemnification agreements, affidavits, and such other documents or agreements

contemplated thereunder or in connection therewith (the “**Supplemental Financing Documents**”); and it is

FURTHER RESOLVED, that the Corporation, on behalf of itself and as the sole member of the Project Owner, hereby consents to, authorizes, and directs the negotiation, execution, delivery, and performance of any and all documents, instruments, and agreements necessary or required to execute the First Amendment to the Restated Agreement (the “**First Amendment**”) for the purposes described in the above recitals;

FURTHER RESOLVED, that the form, terms, and provisions of the Supplemental Financing Documents and the First Amendment are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Supplemental Financing Documents and the First Amendment, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the Corporation, on behalf of itself and as the sole member of the Project Owner, be and hereby is authorized to submit a post-closing package to HUD pursuant to the Rental Assistance Demonstration (“**RAD**”) Program to include the Supplemental Financing Documents, the First Amendment and any other related documents required by HUD in order to approve the Supplemental Funds; and

FURTHER RESOLVED, that Lewis Jordan, President, and/or his designee (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, enter into, execute, deliver and perform the Supplemental Financing Documents and the First Amendment on behalf of the Corporation and as sole member of the Project Owner, and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Corporation and as sole member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Fred Haron is hereby authorized and directed to execute, deliver, and submit loan disbursement requests as it relates to the Supplemental Funds and the execution and delivery of loan disbursement requests by Fred Haron in the name of and on behalf of the Corporation and as sole member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is;

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Corporation and as sole member of the Project Owner such other documents, instruments, agreements, or communications, in the name of and on behalf of the Corporation and as sole member of the Project Owner, or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Corporation and as sole member of the Project Owner, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by

the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Corporation and as sole member of the Project Owner; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Corporation and as sole member of the Project Owner, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all respects.

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Amended and Restated Resolution was adopted by the Corporation on December 18, 2025.

AFFORDABLE HOUSING PROGRAM, INC.,
a Nevada non-profit corporation

By: _____
Lewis Jordan
President

REVIEWED FOR LEGAL SUFFICIENCY:

By: _____
Name: Theodore Parker, III
Title: Legal Counsel



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

**AGENDA 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. 11TH 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. 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. 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 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. 11th 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

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 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:

- | |
|---|
| <ul style="list-style-type: none">• 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,

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.*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

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.

ADJOURNMENT

3



Board of Commissioners:

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

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, NOVEMBER 20, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson Nancy Brune
Vice Chairperson Marissa Brown
Commissioner Larry Blackman
Commissioner Carrie Cox
Commissioner William McCurdy II
Commissioner Janae Scott
Commissioner Tick Segerblom
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio

2. PUBLIC COMMENT

No Public Comment

3. APPROVAL OF MINUTES:

Chairperson Nancy Brune entertained a motion to approve the Regular Board Meeting Minutes on October 16, 2025.

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Carrie Cox
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

Chairperson Nancy Brune entertained a motion to approve the Regular Meeting Agenda on November 20, 2025

Motion made by Chair Nancy Brune
A Second by Vice Chair Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

Executive Director Lewis Jordan – Topics of Discussion

- Acknowledgement of Retirement for Ted Rosal, Danita Jerkins-Otley and Jose Hernandez
- Employee Recognition
- Thank Former Commissioner, Michael Dismond
- Building Naming 28th & Sunrise and Duncan & Edwards Applications Open
- Housing Choice Voucher 2026 Payment Standards
- Rhae Parks, EJP Consulting – Choice Neighborhood Initiative
- Customer Service Survey and New Intranet Demo
- Dr. Catrina Grigsby-Thedford and Louis Lacey – Overview of Homelessness Services
- City of Las Vegas Centennial Commission Grant for Marble Manor History

SECTION 3. CONSENT AGENDA ITEM NO. 6:

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending September 30, 2025.

Chairperson Nancy Brune entertained a motion to approve Consent Agenda Item No. 6

Motion made by Commissioner Larry Blackman
A Second by Vice Chair Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

Christopher Epperson	Dickson Sykes
Ivy Dennis	Gary Downe
Celia Marquez	Franklin Douglas
Jasper Simon	

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 to Increase Reno & Cavanaugh Contract C25020 in the Amount of \$196,000.00 for the Legal Services Needed for the Redevelopment of Marble Manor through the Choice Neighborhoods Initiative (CNI)

Frank Stafford, Director of Modernization and Development, provided background information for this agenda item

Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 8

Motion made by Vice Chair Marissa Brown
Seconded by Commissioner Janae Scott
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

9. Approval of Resolution No. SNRHA-144 to Enter Into Agreements and Execute All Documents Necessary To Obtain Financing For The Development of Marble Manor 1 Multifamily, Residential Housing Complex

Frank Stafford, Director of Modernization and Development, provided background information for this agenda item

Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner Larry Blackman
Seconded by Vice Chair Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Housing Programs

10. Approval of SEMAP Resolution (SNRHA-143) to Submit the SEMAP Certification for 2025 to HUD

Rosa Elaine Garcia, Director Housing Programs, provided background information for this agenda item

Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 10

Motion made by Vice Chair Marissa Brown
Seconded by Commissioner Larry Blackman
All in Favor: Seven
Opposed: One
Abstentions: None
Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Donna Smith: My name is-- It's not working. My name is Donna Smith. I live at 510 North 10th Street, Apartment C here at Robert Gordon Plaza. I brought it to my manager's office attention in October of 2024 that I had overpaid my rent for three months. Since then, the office now tells me they no longer have anything to do with that. I was supposed to contact the financial services office, so I called them. I've left three messages. Nobody has ever called me back. Who do I talk to about the rent overpayment? For three months, July, August, and September of 2024. Now, I do want to point out to you, it is now November 2025. This is over a year ago that I brought it to somebody's attention, and nothing has happened.

Chair Nancy Brune: Thank you for bringing the issue forward. If you'll stay and just someone from the team will meet with you. Anyone else? If you'll state your name for the record, please.

Tina Gomez: My name is Tina Gomez. I'm at Robert Gordon Plaza. Can you not hear me?

Chair Nancy Brune: We've got people on the phone, so we just need to speak into the microphone.

Tina Gomez: My name is Tina Gomez. I live at Robert Gordon Plaza. I have two issues. I don't know.

President Jordan: Take your time, Tina.

Tina Gomez: I can't lift this envelope up. Sorry.

President Jordan: That's okay. Take your time.

Tina Gomez: I got this envelope, and something was crossed out on it. I can't get my words out now. It was crossed on there. Change of payment. I got yelled at. They said I did it. I said I didn't do it at the place where I go at the office. Then-- Can you hold that please?

Karen Schnog: Yes.

Tina Gomez: I need to talk to someone to tell them I didn't do this. Then also, I have a camera pointing at my house. Gosh, now I don't want to tell anybody now. This gentleman, it's okay. It's pointing at the street. The one on the side of the house is pointing at the street because it's pointing at his car, but that's pointing straight at my house. Look, it's pointing straight at my house, so I have to have the blinds closed.

I tried to call the police. The guy comes to my house and said, "Well, that's invasion of your privacy." He knocked on his door. The guy didn't open the door or nothing. He goes, "You need to go to the office." I said I went to the office. They won't do anything. They won't get him to stop filming my house. I don't want the camera filming my house. I don't care if he films the street or an alley or any of that, but that's illegal for him to film me because the first two months he was filming me when I was-- I don't want to say this. When you're a young woman, you don't wear your clothes and stuff, and that's what he was doing. That's wrong. [cries]

Chair Nancy Brune: If you can step aside, we'll have someone maybe from facilities talk to you. Thank you for coming and sitting through the long meeting to share your concerns. We appreciate it. Thank you, Karen.

Tina Gomez: If you can't do that, I would like to move.

Executive Director Lewis Jordan: Perfect.

Chair Nancy Brune: We'll have someone speak with you. Thank you. Is there anybody else who would like to make public comment at this time? All right. Seeing no one, we are adjourned at 5:07 on Thursday, November 20th.

MEETING ADJOURNED.

6

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 10/31/2025

<u>Developments</u>	AMP	Dev	Proposed Write-Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005		
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010	2,025	1
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016	2,124	1
Scattered Sites (D)	016	016		
Simmons Manor	406	020		
Marble Manor	407	201	629	1
Ernie Cragin Terr	406	206		
Levy Gardens	403	208	394	1
James Downs	402	212		
Sherman Grdns	408	214		
Villa Capri	408	215	206	1
Sartini Plaza	402	221	328	1
Sartini Annex	402	223	469	1
Aida Brents	403	224	200	1
Scattered Site A	310	226	1,495	1
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246	11,276	3
Scattered Site E	409	247		
Sherman Annex	408	261		
Total PHA			19,146	12

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 10/31/2025

<u>Developments</u>	AMP	Dev	Proposed Write-Off Amounts	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP		3,399	3
Janice Brooks Bay	AHP			
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP		2,882	1
Dorothy Kidd MHP	AHP			
LIHTF - Dorothy Kidd MHP	AHP			
LIHTF - Clark County 3141 Reata	AHP			
LIHTF - Clark County 3147 Reata	AHP			
North LV Scattered Sites	AHP			
NSP County	AHP	NSP	10,434	2
NSP 3 County	AHP	NSP	1,918	1
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			18,633	7
Grand Total			37,779	19

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 11/2024 TO 10/2025

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Nov-24	31,051	5.45%	7,071	1.28%	38,122	3.40%
Dec-24	53,907	9.25%	1,591	0.24%	55,498	4.48%
Jan-25	38,293	6.25%	15,589	2.51%	53,882	4.37%
Feb-25	25,067	4.56%	4,144	0.67%	29,211	2.50%
Mar-25	38,118	6.81%	4,767	0.94%	42,885	4.03%
Apr-25	20,839	3.44%	4,799	0.94%	25,638	2.30%
May-25	60,253	10.38%	24,032	3.58%	84,285	6.73%
Jun-25	19,028	3.20%	3,848	0.57%	22,876	1.80%
Jul-25	36,467	6.51%	8,908	0.57%	45,375	1.30%
Aug-25	14,223	2.49%	11,902	1.80%	26,125	2.12%
Sep-25	51,903	9.39%	4,781	69.00%	56,684	4.55%
Oct-25	19,146	9.39%	18,633	69.00%	37,779	4.55%
Total Doubtful Accounts	408,295		110,065		518,360	
Total Rental Income	6,908,718		7,669,184		14,577,902	
Average Monthly Allowance	34,025	5.91%	9,172	1.44%	43,197	3.56%

Southern Nevada Regional Housing Authority
AH - Outstanding Charges By Charge Type
October 2025

		Total
Charge		Unpaid
Code	Description	Charges
Eva Garcia-Mendoza Plaza (afmendoz)		
damage	Tenant Damages Charge	1,324.00
late	Tenant Late Charge	173.45
legal	Legal Fee-Tenant	209.35
misctena	Misc Tenant Charges	51.00
rent	Tenant Rent	1,641.00
Total		3,398.80
Robert Gordon Plaza (nagordon)		
late	Tenant Late Charge	21.25
legal	Legal Fee-Tenant	17.00
rent	Tenant Rent	2,844.00
Total		2,882.25
Neighborhood Stabilization Program - CC (nansp)		
damage	Tenant Damages Charge	4,188.00
late	Tenant Late Charge	160.00
legal	Legal Fee-Tenant	152.50
misctena	Misc Tenant Charges	34.00
nsf	NSF Charge	45.00
rent	Tenant Rent	5,854.00
Total		10,433.50
Neighborhood Stabilization Program 3 - CC (nansp3cc)		
late	Tenant Late Charge	95.00
legal	Legal Fee-Tenant	17.00
rent	Tenant Rent	1,806.00
Total		1,918.00
Grand Total		18,632.55

Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type
 October 2025

		Total
Charge		Unpaid
Code	Description	Charges
407-Jones Gardens (ph010jon)		
damage	Tenant Damages Charge	1,543.00
late	Tenant Late Charge	12.00
rent	Tenant Rent	470.00
Total		2,025.00
409-Scattered Sites Homes (ph016sst)		
damage	Tenant Damages Charge	2,089.65
misctena	Misc Tenant Charges	34.00
Total		2,123.65
407-Marble Manor (ph201mar)		
damage	Tenant Damages Charge	138.00
late	Tenant Late Charge	16.35
rent	Tenant Rent	436.70
urpretro	Retro Prior URP Already Paid	38.00
Total		629.05
403-Harry Levy Gardens (ph208lev)		
damage	Tenant Damages Charge	300.00
late	Tenant Late Charge	20.00
rent	Tenant Rent	74.00
Total		394.00
408-Villa Capri (ph215vil)		
late	Tenant Late Charge	10.45
rent	Tenant Rent	195.90
Total		206.35
402-Arthur D. Sartini Plaza (ph221sar)		
damage	Tenant Damages Charge	328.00
Total		328.00
402-Arthur D. Sartini Plaza Annex (ph223spx)		
damage	Tenant Damages Charge	209.74
late	Tenant Late Charge	13.20
rent	Tenant Rent	246.16
Total		469.10
403-Aida Brents Gardens (ph224bre)		
damage	Tenant Damages Charge	199.80

Southern Nevada Regional Housing Authority
PH - Outstanding Charges By Charge Type
 October 2025

		Total
Charge		Unpaid
Code	Description	Charges
Total		199.80
310-Scattered Sites Homes (ph226sst)		
damage	Tenant Damages Charge	1,192.41
late	Tenant Late Charge	20.00
legal	Legal Fee-Tenant	17.00
rent	Tenant Rent	266.00
Total		1,495.41
409-Scattered Sites Homes (ph246sst)		
damage	Tenant Damages Charge	6,029.97
late	Tenant Late Charge	100.00
misctena	Misc Tenant Charges	68.00
rent	Tenant Rent	5,078.00
Total		11,275.97
Grand Total		19,146.33

8

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

RESOLUTION NO. SNRHA-145

Resolution authorizing certain actions of the Southern Nevada Regional Housing Authority (“**Authority**”) in connection with the rehabilitation of James Down Towers (“**James Down Towers**” or the “**Development**”), including *inter alia*, (i) entering into a Community Development Block Grant Agreement with Clark County (the “**County**”) for Three Million Seven Hundred Dollars (\$3,700,000.00) in supplemental funding (“**Supplemental Funds**”) to cover cost overruns at the Development (“**CDBG Grant Agreement**”); (ii) the provision of the Supplemental Funds to James Down Towers LLC (“**Owner**”) under a Supplemental Non-Recourse Loan Agreement (“**Loan Agreement**”) that will be guaranteed by James Down Tower Manager, LLC (“**Managing Member**”); (iii) the amending of certain documents authorized by RESOLUTION NO. SNRHA-119 to, among other things, extend the construction completion period and add the Supplemental Funds and submission of such documents to the U.S. Department of Housing and Urban Development Agreement (“**HUD**”) as may be required; and (iv) such other acts related, incidental, necessary and/or ancillary thereto (this “**Resolution**”).

WHEREAS, the Authority desires to amend and restate Resolution No. SNRHA-138 dated April 17, 2025 to reflect that the loan to be provided to the Owner made with Supplemental Funds will be a non-recourse loan as detailed herein.

WHEREAS, the Authority has deemed it advisable to rehabilitate James Down Towers through Affordable Housing Program, Inc., an instrumentality of the Authority (the “**Developer**”);

WHEREAS, the Authority passed Resolution No. SNRHA-119 on April 20, 2023, authorizing the Authority to enter into legal agreements to effectuate the comprehensive rehabilitation (“**Rehabilitation**”) of the Development and to secure financing from Wells Fargo Bank, Citibank, and the City as such terms are defined in Resolution No. SNRHA-119; and

WHEREAS, the cost of the Rehabilitation exceeds the available financing authorized by Resolution No. SNRHA-119;

WHEREAS, the Authority has applied for and was awarded Supplemental Funds from the County to cover the remaining costs of the Rehabilitation; and

WHEREAS, the Authority intends to loan the Supplemental Funds to the Owner through a non-recourse loan pursuant to the Loan Agreement; and

WHEREAS, the Loan Agreement will not be secured by the Development; however, the County is requiring the Owner to record a declaration of restrictive covenants (“**CDBG Declaration**”) to impose the affordability requirements of the CDBG funding; and

WHEREAS, certain other documents entered into pursuant to Resolution No. SNRHA-119 require amendment to reflect, among other things, the extension of the construction period to complete the Rehabilitation and to include the Supplemental Funds (**“Other Financing Documents”**);

WHEREAS, so as to ensure that the Authority has authorized all actions and conditions precedent to financial closing on the Rehabilitation, this Resolution is required to authorize, confirm and ratify the financing commitments to be provided by the Authority in connection with the Rehabilitation of the Development as described hereinabove.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY, THAT:

1. Lewis Jordan, Executive Director of the Southern Nevada Regional Housing Authority, and/or his designee (individually, the **“Authorized Signer”**) be and hereby is authorized to submit a post-closing package to HUD pursuant to the RAD Program to include the Supplemental Funds; and
2. The Authorized Signer be and hereby is authorized to sign the CDBG Grant Agreement, upon such terms and conditions as determined by the Authorized Signer to be in the best interests of the Authority and to authorize the Owner to sign the CDBG Declaration;
3. The making of the Supplemental Non-Recourse Loan to the Owner, upon such terms and conditions as determined by the Authorized Signer to be in the best interests of Authority, to secure the payment and performance of the Owner’s obligations therefore, including executing, delivering and accepting the delivery of such instruments and documents as may be necessary and appropriate to effectuate the foregoing purposes, is authorized and approved; and
4. The Authorized Signer be and hereby is authorized to enter into, execute and deliver any documents necessary to assign or transfer contracts or any other documents, work product, or instruments to the Owner, as the Authorized Signer determines to be necessary and appropriate to effectuate the purpose of this Resolution and the Rehabilitation of the Development; and
5. The Authorized Signer be and hereby is authorized, empowered and directed to take any and all steps necessary to execute, deliver and accept the delivery of such documents, agreements and instruments as necessary to effectuate the purpose and intent of this Resolution and the Rehabilitation of the Development, on such terms and conditions as are consistent with the terms and conditions set forth hereinabove and determined by the Authorized Signer, in consultation with Authority’s general counsel, to be in the best interests of Authority, including documents that may be required by HUD, Investor Member, Wells Fargo Bank, Citibank, the County, or the City to be executed after closing; and

6. This Resolution shall take effect immediately but is conditioned upon the receipt of all necessary HUD approvals to effectuate the foregoing.

[CERTIFICATION FOLLOWS]

I HEREBY CERTIFY that the above Amended and Restated Resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 18, 2025.

Nancy E. Brune

Lewis Jordan
Executive Director

Date of Certification: _____, 2025

REVIEWED FOR LEGAL SUFFICIENCY:

PARKER NELSON & ASSOCIATES, GENERAL COUNSEL

By:

Name: Theodore Parker, III

Date: _____