

JOE LOMBARDO
Governor

STATE OF NEVADA

Commission Members

Dr. KRISTOPHER SANCHEZ
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MARCEL SCHAEERER
Deputy Director

PERRY FAIGIN
Deputy Director



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Jimenez-Wenz Julio, *Vice Chair*
Ware Demetrius, *Member*
Steele Nic, *Member*
Romero Juanny, *Member*
Lopez Elizabeth, *Member*
Le Kim, *Member*
Gina Jackson, *Member*
Gallagher Nina, *Member*

DEPARTMENT OF BUSINESS AND INDUSTRY NEVADA COMMISSION ON MINORITY AFFAIRS

“The central advisory body advocating and providing a voice for Nevada’s minority community.”

MEETING MINUTES

Agency: Nevada Commission on Minority Affairs

Date: August 21, 2025

Time: 9:30 am

Location: Hybrid meeting – 3300 W. Sahara Ave., Suite 430, Tahoe Room, Las Vegas, Nevada 89102 & Microsoft Teams

MEETING AGENDA

1. OPENING

A. Call to order & Roll call

The meetings call to order at 9:32 am by Chair Gabriela Wyett

Commission Members in Attendance: Gabriela Wyett, Demetrius Ware, Gina Jackson, Nic Steele, Juanny Romero, Kim Le, Julio Jimenez-Wenz

Commission Members Absent: Ninna Gallagher

Department Leadership & Staff in Attendance:

Michael Detmer, Chief Deputy Attorney General, Attorney General’s Office
Angie Rojas, Management Analyst, Department of Business and Industry

Members of the Public Present:

Michelle Merced, Aaron Sheets, Maurice Page, Tristan Hightower, Salome Levy, William Jimenez, Linsey LaMontagne, Sabrina Schnur, Stan Duval.

B. Silent Meditation & Pledge of Allegiance

30 seconds of silent meditation observed

C. Land Acknowledgements

Commissioner Jackson provided land acknowledgements honoring Nevada’s native citizens and their land.

2. PUBLIC COMMENT (1st Period)

None

3. NEVADA COMMISSION ON MINORITY AFFAIRS (NCMA) ACADEMY EVENT (FOR DISCUSSION ONLY)

1. Michelle Merced – Neighborhood Housing Services of Southern Nevada (NHSN)

- **Affordable Housing Development:**
 - 60 new senior units (Golden Rule Phase 2) opening Nov. 2025.
 - Plans for 8 single-family homes in the historic Westside.
 - 119-unit workforce housing project in Henderson (18–24 months, privately funded).
- **Property Management:** Manages 200+ units, including 58 single-family homes purchased with federal NSP funds.
- **Challenges:**
 - High maintenance costs for large homes occupied by very low-income families.
 - 50% of NSP portfolio vacant, undergoing repairs.
- **Homeownership & Counseling:**
 - Financial literacy is emphasized due to high interest rates and limited down payment assistance.
 - Only Nevada provider of reverse mortgage counseling; calls rising (150–200 per month).
 - Foreclosure concerns growing.
- **Community Support:**
 - Annual “Winter Wonderland” food distribution planned for December 13.
- **Insight:** Middle-income workforce housing (80–120% AMI) identified as a critical gap.

2. Aaron Sheets – HopeLink of Southern Nevada

- **Mission:** Prevent homelessness, preserve families, and provide hope.
- **Current Crisis:**
 - ~8,000 people experiencing homelessness in Southern Nevada (likely undercounted).
 - ~300,000 at risk statewide due to high rent burdens.
- **Services:**
 - Non-congregate shelter, rapid rehousing, and stabilization programs (900 individuals in care daily).
 - Prevention-focused rental assistance (average: 4 months support, ~\$4,000 per household).
- **Impact:** Less than 1% of assisted households fell back into homelessness.
- **Funding Concerns:**
 - State rental assistance (AB 475) delayed until late 2025, leaving agencies without resources since April.
 - HopeLink lost ~20% of staff due to funding gaps.
- **Advocacy:** Emphasized prevention as the least costly intervention vs. emergency responses (~\$93,000 per homeless person annually).

3. Maurice Page – Nevada Housing Coalition

- **Coalition Role:** Advocacy, collaboration, education for statewide housing policy.
- **Statewide Housing Data:**
 - Nevada short 78,218 affordable units.
 - Only 14 affordable homes available per 100 low-income households.
 - Homeownership increasingly unattainable (housing costs up 200% in 20 years, wages up only 36%).
- **Legislative Session Outcomes:**
 - **63 housing-related bills introduced; 26 signed into law.**
 - Major wins:
 - **AB 366:** Permanent \$21M funding for Supportive Housing Development Fund.

- **AB 62:** Expansion of state tax credits for housing.
- **AB 475:** \$21M for rental assistance & eviction diversion.
- **AB 540:** \$133M “Missing Middle” Housing Attainability Act (starter homes, condos, duplexes, up to 150% AMI).
- **Challenges:** Funding delays and upcoming expirations of affordable housing tax credits risk slowing development.
- **Key Concern:** Corporate investors buying large numbers of Nevada homes, inflating rents and prices.

4. Tristan Hightower-Skidmore – The Just One Project

- **Mission:** Address food insecurity & housing instability.
- **Food Programs:** Food pantries, mobile grocery store, and monthly large-scale pop-ups (serving ~17,000 people/month).
- **Housing Programs:**
 - Rapid rehousing, permanent supportive housing, homeless prevention, and shared housing initiatives.
 - Shared housing program lowers individual rent costs to ~\$700–800/month (utilities included).
- **Supportive Services:** Workforce development, case management, move-in support, food access.
- **Funding Concerns:**
 - Programs rely heavily on state/federal grants.
 - Loss or delay of funding (e.g., EFSP) directly impacts ability to stabilize families.
- **Innovation:** Promotes creative solutions like shared housing and co-housing models for younger generations and cost-burdened residents.

Commission Discussion

- **Funding Delays:** Nonprofits face staffing losses and slower service delivery due to gaps between legislative appropriations and actual fund distribution.
- **Corporate Investors:** Concerns over hedge funds buying homes, inflating rents, and limiting supply to Nevada residents. Commissioners requested data on homebuilders selling directly to investors.
- **Workforce & Costs:** Rising labor costs and material tariffs pose challenges to housing development.
- **Innovative Solutions:** Commissioners emphasized exploring shared housing, co-housing, and workforce housing (80–120% AMI) to fill gaps.

4. COMMISSION BUSINESS (FOR DISCUSSION AND POSSIBLE ACTION)

- A. Approval of May 20, 2025, and July 24, 2025, meeting minutes (For Discussion and Possible Action)
Minutes were approved with an amendment to add public comment received via email. Commissioner Jimenez – Wenz moved to approve, Commissioner Jackson seconded. The motion carried unanimously.
- B. Election for Chair
Commissioners nominated Commissioner Gabriela Wyett to be re-elected as Chair
Commissioner Wyett accepted nomination
Motion made and seconded; the motion carried unanimously
Commissioner Wyett was re-elected as Chair
- C. Elections for Vice Chair
Commissioners nominated Commissioner Julio Jimenez-Wenz to be Vice-Chair
Commissioner Jimenez-Wenz accepted nomination
Motion made and seconded; the motion carried unanimously
Commissioner Jimenez-Wenz was elected as Vice Chair

D. Elections for Subcommittee Chairs

- Economic Development:
Commissioner Lopez nominated; elected unanimously.
- Legislative:
Commissioner Romero nominated; elected unanimously.
- K–12 Education:
Commissioner Jackson nominated; elected unanimously
- Higher Education:
Commissioner Le nominated; elected unanimously
- Housing:
Commissioner Ware nominated; elected unanimously
- Workforce Development:
Commissioner Steele nominated; elected unanimously
- Healthcare:
No nominees available at the meeting; item tabled pending confirmation from Commissioner Gallagher.

5. NEW BUSINESS (FOR DISCUSSION ONLY)

None

6. PUBLIC COMMENT (FOR DISCUSSION ONLY)

None.

7. NEXT MEETING

October 9, 2025

8. ADJOURNMENT

Commissioner Jimenez Wenz moved to adjourn the meeting; Commissioner Le seconded it. The meeting was adjourned unanimously at 10:56am.