

**RESOLUTION OF THE COUNTY OF CLARK TO REDUCE DEVELOPMENT FEES
TO INCENTIVIZE THE DEVELOPMENT OF AFFORDABLE HOUSING**

WHEREAS, a healthy community is one in which individuals and families have access to basic needs such as safe, secure, and affordable homes; and

WHEREAS, affordable housing has a direct impact on the social, economic, and environmental health of our community; and

WHEREAS, growth in population and employment in Clark County supports a vibrant community in which many want to live and work, but is increasingly becoming a community out of reach for many of our residents and workers; and

WHEREAS, the National Low Income Housing Coalition (NLIHC) reports that there is a shortage of 80,453 rental homes affordable and available for very low to extremely low-income renters in Southern Nevada; and

WHEREAS, the NLIHC reports that 86% of extremely low-income renter households in Southern Nevada have a severe cost burden; and

WHEREAS, Clark County, Nevada is contained within the Las Vegas-Henderson-Paradise Metropolitan Statistical Area (MSA); and

WHEREAS, the Area Median Income (AMI) is the midpoint of a region's income distribution calculated by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the HUD Fiscal Year 2020 Median Family Income for the Las Vegas-Henderson-Paradise MSA is \$70,800; and

WHEREAS, the HUD Fiscal Year 2020 four-person (4-person) household Low Income (80% AMI) is \$60,000, 60% AMI limit is \$45,000, very low-income (50% AMI) is \$37,500, and the extremely low-income limit is \$26,200; and

WHEREAS, the Clark County Board of County Commissioners (Board) recognizes that there is an insufficient supply of housing that is attainable, affordable, and sustainable to low to extremely low-income families; and

WHEREAS, the Board has a role to eliminate barriers to the development of affordable housing; and

WHEREAS, the Board has an interest in incentivizing development of affordable housing projects; and

WHEREAS, development fees are established and imposed according to various sections of the Clark County Code of Ordinances and the Clark County Water Reclamation District Service Rules adopted by the Board and any future, subsequent updates; and

WHEREAS, the payment of development fees adds to the overall cost of housing units; and

WHEREAS, at the September 1, 2020 Board meeting, the Board discussed modified development fees and expedited reviews on single family and multi-family housing projects that meet certain criteria for sale and/or rent to individuals that meet Clark County income guidelines as defined by HUD; and

WHEREAS, the Board and the County Manager’s Office have identified development fee reductions as being appropriate in order to facilitate the development of affordable housing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for Clark County, That the Board, through the passage of this Resolution, that

1. Clark County declares that the intent of a development fee reduction is to target increased private sector development of housing for low to extremely low-income families.
2. Development fees, as set forth in Exhibit “A,” for affordable housing projects that meet a criteria of a deed restricted sale price or rent targeting between 61-80% of AMI may receive a 50% reduction.
3. Development fees, as set forth in Exhibit “A,” for affordable housing projects that meet a criteria of a deed restricted sale price or rent targeting 60% AMI and below may receive a 75% reduction.
4. If the affordable housing project offers a blend of rental rates or sales prices, the fee reduction will be calculated based on the blended rates.
5. The County Manager’s Office shall monitor the production of affordable housing units which qualify for the reduction of development fees and evaluate the impacts every fiscal year to assess the performance of such initiatives.
6. Upon annual evaluation, the County Manager’s Office shall report to the Board of such initiatives.
7. The development fees, as set forth in Exhibit “A,” that are reduced by this resolution shall be considered for adoption in the Clark County Code of Ordinances and the Clark County Water Reclamation District Service Rules no later than September 16, 2022.
8. This resolution shall expire on September 16, 2022.

PASSED, ADOPTED, AND APPROVED this 16th day of March 2021.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

BY: _____
MARILYN KIRKPATRICK, Chair

ATTEST: _____
LYNN GOYA, County Clerk

EXHIBIT “A”

Clark County Code Chapter/Section	61%-80% of AMI Very Low Income-Low Income	60% AMI and Below Very Low Income-Extremely Low Income
Section 13.04.070 (106.6)	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
Section 22.02.075		
Section 22.02.280		
Section 22.02.285		
Section 22.02.340		
Section 22.02.345		
Section 22.02.390		
Section 22.02.395		
Section 22.02.400		
Section 22.02.405		
Section 22.02.410		
Section 22.02.415		
Section 22.02.433		
Table 30.80-3		
Table 30.80-5		

Clark County Water Reclamation Wastewater Connection Fee			
Effective Date	Rate per ERU	61%-80% of AMI Very Low Income- Low Income	60% AMI and Below Very Low Income- Extremely Low Income
January 1, 2021	\$2,422 per ERU	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
July 1, 2021	\$2,876 per ERU		
<i>Note: These fees shall be adjusted from time-to-time by updates to the Clark County Water Reclamation District Services Rules adopted by the Board.</i>			