

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Deputy County Manager
Dagny Stapleton, Community Housing Administrator

Recommendation:

Approve and authorize the Chair to sign the Community Land Trust Developer Agreement and Ground Lease between Clark County and Kavison Homes, LLC as project developer on a 20-acre site owned by the United States Bureau of Land Management (BLM) (APN# 176-27-401-013) that Clark County nominated for transfer via patent from the BLM to Clark County; approve and authorize the fiscal impact of the Community Land Trust Developer Agreement; and approve and authorize the Director of Real Property Management to accept the patent from the BLM when transferred. (For possible action.)

FISCAL IMPACT:

Fund #:	2770	Fund Name:	Community Housing
Fund Center:	127011770	Funded PGM/Grant:	N/A
Amount:	\$ 9,585,822 (not to exceed this amount)		
Description:	Cactus Trails Project homebuyer subsidy; provided through second mortgages to homebuyers as needed		
Additional Comments:	N/A		

BACKGROUND:

In response to the unprecedented crisis in housing affordability and availability in Southern Nevada, the Board of County Commissioners (Board) has taken significant steps to subsidize and incentivize the development of low- to moderate- income housing. As a part of these efforts, in 2021, the County initiated an application process to select a developer to build single-family homes to be sold to first time homebuyers currently priced out of the housing market; this application was for the construction of homes on a parcel available for transfer to the County from the United States Bureau of Land Management (BLM), to use as affordable housing.

On October 19, 2021, the Board approved Kavison Homes, LLC as the developer of the 20-acre site on Cactus Avenue, east of Buffalo Drive, in unincorporated Clark County (APN# 176-27-401-013). The County subsequently nominated the site for transfer via patent from the BLM to the County, and negotiated a Community Land Trust Developer Agreement with Kavison Homes, LLC to outline the requirements of the development and sale of the homes to households at 100% and 80% Area Median Income (AMI) and below.

The Community Land Trust Developer Agreement stipulates that the homes on this site, known as Cactus Trails, will be sold under a community land trust model where the County maintains ownership of the underlying land, but the homeowner owns the home and improvements subject to resale restrictions to ensure the homes remain affordable. The Community Land Trust Developer Agreement also includes a Ground Lease between the County and Kavison Homes, LLC, that will go into effect upon transfer of the Patent for the parcel from the BLM to the County.

Cleared for Agenda

08/06/2024

File ID#

24-1011

The fiscal impact includes the cost of subsidizing the purchase of Cactus Trails homes by the homebuyers. Any subsidies to homebuyers will be provided as second mortgages, which may be assumed by future homebuyers. The amount of subsidy on each home will vary depending on the AMI level of the homebuyer, as well as the need for assistance with down payment and closing costs, however, it is estimated that total subsidy for the Cactus Trails development will not exceed \$9,585,822.

Staff recommends approval of the Community Land Trust Developer Agreement and accompanying Ground Lease.