

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

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

Recommendation:

Approve and authorize an award: (1) to Silver State Housing (SSH) and Flamingo Riley LP of a conveyance or lease of a 10-acre portion of APN# 163-17-801-004, pursuant to this Board's May 6, 2025, authorized nomination to the BLM, and (2) of up to \$8 Million in Community Housing Funds and up to \$2 Million in Off-Cycle HOME/AAHTF funds, for the development of attainable housing, subject to the awardee entering into a Disposition, Developer and Funding Agreement (DDFA) with the County; authorize the Director of Real Property Management, or her designee, to take any action as appropriate for the conveyance or lease of the parcel to SSH; and authorize the County Manager, or his designee, to execute the DDFA and any other necessary grant or loan documents. (For Possible Action)

FISCAL IMPACT:

Fund #:	2770	Fund Name:	Community Housing Fund
Fund Center:	1270111770	Funded PGM/Grant:	N/A
Amount:	\$8,000,000		
Description:	Clark County Community Housing Fund		
Additional Comments:	N/A		

Fund #:	2011	Fund Name:	HUD-HOME/State AAHTF
Fund Center:	1080719000/1000116100	Funded PGM/Grant:	N/A
Amount:	\$2,000,000		
Description:	Clark County Off-Cycle HOME Funds		
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 through the creation of the Welcome Home programs. As a part of these efforts, Clark County continues to work to increase the number of attainable housing units in the County through funding, incentives, and the provision of County and reserved Bureau of Land Management (BLM) land for housing for low-income residents.

On May 6, 2025, the Board authorized the Community Housing Office (CHO) to nominate, pursuant to Section 7(b) of the Southern Nevada Public Lands Management Act (SNPLMA), a 10-acre BLM site at the intersection of Flamingo Road and Riley Street for use as affordable housing and to request applications from qualified

Cleared for Agenda

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developers. The CHO subsequently opened an application and funding round to select a developer. The chosen developer will be awarded the site along with up to \$8M in Community Housing Funds and \$2M in off-cycle County HOME/AAHTF funds to build a multi-family residential rental development for low-income households.

Staff received nine (9) applications for the Flamingo and Riley parcel and funding and worked with a scoring committee and an underwriting consultant, all knowledgeable of affordable housing development, to carry out a substantial review and ranking of the applications. An application from Silver State Housing and Flamingo Riley LP (with partners George Gekakis, Inc and HELP of Southern Nevada) received the highest score with a proposal to construct three hundred sixty-three (363) high-amenity Studio, one (1), two (2) and three (3) bedroom units across two, three-story walk-up buildings and two, four-story elevator buildings. All units will be available to households at or below 70% of the Area Median Income (AMI). Thirty (30) of the units available to households at 30% AMI or below, 20 of which will be Permanent Supportive Housing units with wrap-around social services for residents.

Staff recommends approval of the award of the land and funding to SSH and Flamingo Riley LP, subject to the negotiation and approval of a Disposition, Developer, and Funding Agreement (DDFA) between the awardee and the County.

This item was presented to the County Long Range Planning Committee on October 23, 2025.