

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

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

Recommendation:

Approve Kavison Homes as project developer on a 7.72 acre County-owned site (APN# 125-26-204-003) on Rebecca Road, north of West Tropical Parkway in the City of Las Vegas, for the development and sale of 30 homes to homebuyers at 100% or below the Area Median Income in Las Vegas, and authorize staff to begin negotiations on a Development Agreement for the project. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
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 more low-to moderate income housing including the creation of the Community Housing Fund and the corresponding Welcome Home programs. As a part of these efforts, last year staff released an application for developers to build single family homes on a County-owned site in the City of Las Vegas (APN# 125-26-204-003) on Rebecca Road, north of West Tropical Parkway. The homes will be sold to households at 100% of, or below, the Area Median Income for the Las Vegas metropolitan area. The homes will be sold under a community land trust model, where the County maintains ownership of the land and the homeowner will own the home and improvements, subject to resale restrictions to ensure the homes remain affordable. Upon the close of the application, which was released on August 15, 2023 and closed on October 9, 2023, there were no responses. Following that, staff began conversations with Kavison Homes. Kavison has submitted a proposal that meets all of the County's requirements to develop and sell homes to moderate income homebuyers.

The purpose of this item is to approve Kavison Homes as the project developer for the aforementioned parcel. Pending Board approval staff will begin the process of negotiating a Development Agreement (DA) with the developer. A final draft of the Development Agreement will be brought back to the Board for approval.

Cleared for Agenda

05/07/2024

File ID#

24-611