

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Randall J. Tarr, Assistant County Manager

Recommendation:

Approve, adopt, and authorize the Chair to sign a resolution to reduce development fees to incentivize the development of affordable housing; and direct staff to update the Clark County Code of Ordinances and the Clark County Water Reclamation District Service Rules to reflect the reduction of development fees for affordable housing projects no later than September 16, 2022. (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:

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

The Clark County Board of County Commissioners (County Commission) recognizes that there is an insufficient supply of housing that is attainable, affordable, and sustainable to low to extremely low-income families. Moreover, the County Commission recognizes that it has a role to eliminate barriers to the development of affordable housing projects and interest in incentivizing the development of affordable housing projects.

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 County Commission. The payment of development fees adds to the overall cost of housing projects.

At the September 20, 2020, County Commission meeting, the County Commission 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 the U.S. Department of Housing and Urban Development (HUD).

As outlined in Exhibit "A" of the resolution, affordable housing projects that meet a criteria of a deed restricted sale price or rent targeting a certain AMI range will be eligible for a development fee reduction. The intent of the development fee reductions is to target increased private sector development of housing for low to extremely low-income families.

Through the passage of this resolution, staff is also directed to prepare updates to the Clark County Code of Ordinances and the Clark County Water Reclamation District Service Rules that reflect the development fee reductions outlined in Exhibit "A." The County Commission shall consider such updates no later than September 16, 2022.

Cleared for Agenda

03/16/2021

File ID#

21-322

