

# CLARK COUNTY BOARD OF COMMISSIONERS

## AGENDA ITEM

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**Petitioner:** Nancy Amundsen, Director, Comprehensive Planning

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**Recommendation:**

**Approve Kavison Homes as a project developer and authorize staff to begin negotiating a Development and Disposition Agreement (DDA) so that, subject to further Board approval, a nomination requesting the Bureau of Land Management to make a direct sale of federal land to the County of a fifteen-acre portion of a 20-acre parcel (APN 176-27-401-013) on Cactus east of Buffalo, for for-sale affordable housing purposes as permitted under Section 7(b) of the Southern Nevada Public Lands Management Act of 1998; and authorize the County Manager to provide additional information, as permitted or required by Nevada Guidance (Policy and Procedures for Affordable Housing Disposals), and to take such further action as is within the scope of her authority to advance this project. (For possible action)**

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**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:	Pending BLM land transfer per Section 7(b) of SNPLMA		

**BACKGROUND:**

The Board has determined that there is a need for a wide range of affordable housing in Southern Nevada. Under Section 7(b) of the Southern Nevada Public Land Management Act (SNPLMA), Bureau of Land Management (BLM) land may be made available for affordable housing purposes if the housing serves low-income families which is defined as families whose incomes don't exceed 80 percent of the median income for the area (adjusted for family size). Two applicants responded to the Request for Proposal (RFP) for Affordable For-Sale housing on Cactus, east of Buffalo. Both applications were scored by an expert panel. Based on the scoring results and staff/management analysis, the Kavison Homes proposal has been selected for the project.

The purpose of this item is to approve Kavison Homes as the project developer so staff can begin the process of negotiating a Development and Disposition Agreement (DDA). Once the DDA has been completed and approved by the Board, a formal nomination request will be issued to BLM for a direct sale of the referenced parcel for affordable housing purposes. With the nomination, BLM will be able to initiate the Notice of Realty Action (NORA) process and coordinate with the US Department of Housing and Urban Development (HUD) for final approval.

Cleared for Agenda

**10/19/2021**

File ID#

**21-1493**