



Clark County Affordable Housing

2022 LIHTC Conference





Funding

- HOME/AHTF: Around \$5M annually (Combined)
 - County/State Home fund allocation and State AHTF
 - 5-7 projects annually
 - Typically around \$500K-\$1M per Project
 - Property Tax Exemption
- HOME-ARP: County allocation of \$14.2 million
 - County Portion is \$11.7M and North Las Vegas Portion is \$2.5M
 - RFP expected to go out Fall/Winter 2022
 - Intend to target PSH; HUD rules are challenging
- Clark County Community Housing Fund (CHF)
 - \$120M, 31 Projects, Awards to be approved by BCC Fall/Winter 2022
 - Each project will need Agreements approved by BCC
- State Home Means Nevada Initiative (HMNI)
 - \$500M allocated for Affordable Housing





Entitlements

- Clark County AH Fee Discount Program
 - New Program; BCC passed on 3/16/2021
 - 50% discount on eligible fees for units between 61% to 80% AMI
 - 75% discount on eligible fees for units under 60% AMI
 - Discounts require Certification by Community Resources Management (CRM)
 - Expedited processing, fee waivers on some Planning Department Fees
 - 4 Projects Certified to date; 644 AH units
 - 2 Projects have paid fees; combined discount over \$500K





Land

- BLM Land can be sold at a significant discount pursuant to SNPLMA 7(b)
 - 2004-2007; County did 2 projects, 255 Senior/Family AH Units (95% discount to FMV)
 - 2010-2014; State did 1 project/2 phases, 370 Senior AH Units
 - 2019; County awarded project on a site near Pebble & Eastern
 - 195 Senior AH Units; Land transfer by year end/early next year
 - One-Time delays, new BLM guidance/HUD MOU
- Clark County Affordable Housing Reservation List-BLM Land
 - Over 500 acres
 - 40 sites
 - 2.5 acres to 45 acres
 - Southwest portion of Las Vegas





Clark County Affordable Housing Team

- Kristin Cooper; Deputy Director, Clark County Social Service
 - Phone: 702.455.5032 Email: KRC@ClarkCountyNV.gov
- Karen Schneider; Manager, Community Resources Management, CCSS
 - Phone: 702.455.5692 Email: Karen.Schneider@ClarkCountyNV.gov
- Kevin Sipes; Senior Grants Coordinator, Clark County Social Service
 - Phone: 702.423.9040 Email: Kevin.Sipes@ClarkCountyNV.gov
- Melissa Tate; HOME Grants Coordinator, Clark County Social Service
 - Phone: 702.455.5031 Email: Melissa.Tate@ClarkCountyNV.gov
- Kerri Medill; NSP/HOME-ARP Grants Coordinator, Clark County Social Service
 - Phone: 702.455.2263 Email: Kerri.Medill@ClarkCountyNV.gov
- Dagny Stapleton; Community Housing Director, Clark County Admin Services
 - Phone: 702.455.5747 Email: Dagny.Stapleton@ClarkCountyNV.gov

