

**CLARK COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM**

<b>Issue:</b> <b>Economic Feasibility Study</b>	<b>Back-up:</b>
<b>Petitioner:</b> George W. Stevens, Chief Financial Officer	<b>Clerk Ref. #</b>
<b>Recommendation:</b>	
<p><b>That the Board of County Commissioners authorize staff to proceed to prepare and solicit a Request for Proposal (RFP) to obtain consultant services to prepare an economic market feasibility study to determine the viability of utilizing federally discounted land to develop mixed income (below 80% area median income, 81-120% area median income and market rate), and mixed-use workforce housing developments, all on the same site.</b></p>	

**FISCAL IMPACT:**

Fiscal Year 2003/04 CDBG funds are available.

**BACKGROUND:**

On November 15, 2005, the Board of County Commissioners authorized staff to proceed to formally solicit a developer to construct an affordable senior housing development utilizing the BLM land discount provisions of the Southern Nevada Public Lands Management Act of 1998, Section 7(b). Local governments and the State of Nevada are continuing an active dialog with the Bureau of Land Management to assist in determining a more viable use of the Interim Guidelines as an effective tool to further the production of thousands of units of work force housing in our community, supplementing our current smaller pilot project efforts.

While we are proceeding with those Pilot Projects, Clark County also needs to further study, with BLM guidance and technical involvement, the development of an alternative development model. Our goal is to find a means whereby the private sector will return to the market to develop additional units of all types of housing (single family, multi-family, mixed income/mixed income) for all income levels. It is unknown at present whether the proposed BLM land discounts and procedures are sufficient to make this occur, and it is recommended that we explore, via appropriate technical assistance, the practical use of mixed-income, mixed-use developments, where the subsidies (public and private) could further support our present and future workforce housing needs.

**Respectfully submitted,**

Cleared for Agenda

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GEORGE W. STEVENS  
Chief Financial Officer  
12/6/05

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Agenda  
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