



Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: STEPHEN HARSIN

Consent Discussion

SUBJECT: Report and possible action to develop Community Land Trust (CLT) All Wards

Fiscal Impact:

No Impact Augmentation Required
 Budget Funds Available Dept./Division:

Amount:
Funding Source:

PURPOSE/BACKGROUND:

The CLT steering committee worked with Burlington and Associates, a consulting firm hired by the city to determine the feasibility of establishing a Community Land Trust in Las Vegas. The CLT steering committee consisted of community stakeholders, including members of the non-profit, affordable housing, banking sectors; and representatives from the Mayor and Council.

RECOMMENDATION:

Approve the recommendations of the CLT steering committee and direct the steering committee to finalize bylaws, process to obtain non-profit 501(c)(3) status, identify the board of directors, identify training for the CLT board members, and develop a business plan for the CLT.

BACKUP DOCUMENTATION:

1. Community Land Trust Executive Summary
2. Submitted at meeting: Copy of PowerPoint Presentation

Motion made by GARY REESE to Approve as recommended

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

STEPHEN HARSIN, Director of Neighborhood Services, MICHAEL BROWN, Burlington Associates, and TIMOTHY McCOY, Chair of the CLT Steering Committee, were present to give a report on a Community Land Trust Program, which can assist the City in its efforts of providing affordable housing opportunities. They each narrated portions of a PowerPoint presentation, a copy of which is made a part of the minutes. MR. HARSIN went over slides 1-8, covering some of the challenges the City is facing and the gaps in affordable housing, a well as some of the efforts the City has taken in an attempt to address the issue. MR. BROWN summarized slides 9-18, explaining how the CLT provides affordable housing and permanently retains affordability. He also presented slides 19-26, which depicted some of the CLT homes throughout the country. MR. McCOY detailed remaining slides 28-33, outlining the focus and

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support of the CLT Steering Committee, as well as the partnerships/resources and recommendations for a CLT program in Las Vegas. He noted that the CLT Committee concluded that a CLT would work in Las Vegas and should be done through 501 (C) (3) status.

MAYOR GOODMAN remarked that the City has been very pro-active in its efforts to provide affordable housing, yet people are not taking advantage of them, such as the one tailored for new teachers. Therefore, he questions whether there is a true need for affordable housing and a CLT program. COUNCILMAN WEEKLY stated that it is just a matter of outreach and getting the information out. MR. HARSIN rejoined that he will be meeting with representatives of the Clark County School District, and he will find out if there is anything the City can do to improve the program for teachers so that they can take advantage of it.

COUNCILMAN BROWN asked MR. BROWN if it has been his experience that the criteria is pretty much set by income level. MR. BROWN answered that defining the criteria is fundamental to the business plan and for the organization, noting that compliance with the Fair Housing Act must be maintained. To choose amongst equally eligible persons, many CLTs have used secondary preference selection criteria, such as requiring candidates to live/work in the community.

TOM McGOWAN, Las Vegas resident, asked for the eligibility criteria.

COUNCILMAN ROSS commented that this is another pro-active approach of the City. He asked MR. McCOY to describe how inclusionary zoning would work. MR. McCOY explained that a developer could be allowed to build more homes than the required zoning in exchange for setting aside some of those homes for the CLT program. This way CLT housing can be interspersed throughout communities.

COUNCILMAN ROSS stressed that he would like the City to be an active part of helping people realize the American dream of home ownership. MAYOR GOODMAN conceded that a CLT program is in line with the City's goals, but reiterated his concern about current programs not being utilized.