



Recommending Committee Minutes

1. Call to Order

Minutes:

COUNCILMAN KNUDSEN called the meeting to order at 10:01 a.m.

PRESENT: COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENSKE

ALSO PRESENT: CHIEF OPERATIONS AND DEVELOPMENT OFFICER TOM PERRIGO, CHIEF DEPUTY CITY ATTORNEY VAL STEED, CITY CLERK LUANN D. HOLMES and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

3. For possible action to approve the Final Minutes by reference of the December 19, 2022 Recommending Committee Meeting

Motion made by Victoria Seaman to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

4. Bill No. 2022-29 - For possible action - Amends LVMC Title 19 to add a new chapter governing bonuses and incentives for the development of affordable housing in replacement of existing provisions on the subject, and establishes an affordable housing trust fund. Sponsored by: Councilman Brian Knudsen

Minutes:

COUNCILMAN KNUDSEN declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, used a PowerPoint presentation, a copy of which was submitted for the record, to review this matter. The goals of the 2050 Master Plan to shape infill, redevelopment and transit-oriented development, raised the need to diversify land uses, provide opportunities to increase housing types, reduce barriers for the construction and development of housing and provide incentives for housing development. He noted that the City Council has the authority to enact necessary measures, pursuant to NRS (Nevada Revised Statutes) 278.235 and the City Charter.

The 2050 Master Plan highlights various opportunities and challenges relative to attainable housing availability and the amount of new or missing middle housing units needed, and it recommends a number of

implementation strategies in the land-use and housing goals of the 2050 Master Plan. Unfortunately, the City lacks a diversity of housing choices despite much of the City's housing stock being new and in relatively good condition. With the majority of available housing being either single-family or apartments, there is a lack of median housing that is affordable, such as duplexes, triplexes, courtyards and row houses, which tend to provide different layouts, space and bedroom counts.

The number of households at or below 80 percent of median income is high for Southern Nevada, and it is continuing to rise, according to the media and United States Census Bureau data. Less than 2 percent of housing units that were built in 2021 were considered affordable. From a geographic perspective, most development has been suburban and only 57 new units were considered affordable between 2020 and 2021. The missing middle housing in Las Vegas is found commonly in transit-oriented development or incorporated alongside market-rate housing, which could help fill the gap locally as it aligns with land-use and housing strategies.

Under NRS 278.235, jurisdictions across the State of Nevada are required to submit reports to the Nevada Housing Division that detail measures incorporated in their master plans. Of the 12 measures listed in NRS, six are required. In the 2021 Housing Reports, the City of Las Vegas reported four of those measures being used and seven that had been described under the previously adopted 2020 Master Plan. With the adoption of the 2050 Master Plan, the City will be the first jurisdiction to incorporate all 12 measures, as well as to potentially codify several more alternatives under this bill.

This bill includes the creation of new definitions for housing that align with definitions from the United States Department of Housing and Urban Development (HUD) and NRS. Additionally, the bill creates housing criteria and procedures that facilitate acceptance of housing incentives and ensures compliance with applicants and property owners. Most criteria are modeled after programs nationwide and in the State of Nevada, including the cities of Reno and Henderson. The length of compliance would be fixed at 30 years by means of a recorded agreement for a minimum requirement of units, which is typically 10 percent of the total units of a proposed development meeting income definitions. The criteria would be applicable City-wide, except in rural areas, but geared more toward transit-oriented uses and for Downtown Las Vegas. The Neighborhood Services Department would handle review and compliance, as it does for other HUD programs the City offers. For any qualifying incentive application, a prioritized review process would be established to expedite projects. Density bonuses would be offered in exchange for developing a certain proportion of housing, for which all low-, medium- and high-residential general planning categories would be subject to that density bonus, excluding rural preservation areas, with the greater bonus aligned for the City's transit-oriented, land-use categories.

Similar to density bonuses, under the Form-Based Code (FBC), permitted projects under this category would be given height bonuses, which is something currently allowed under the FBC. This means that additional height would be allowed in areas not restricted by overlay districts. Building permit and impact fee reductions would be created to reduce up-front development costs in exchange for the development of a certain proportion of units below 60 percent of area median income, which is a measure Nevada jurisdictions use. Because some of those fee reductions would affect the City's Building Enterprise Fund and impact fees collected, the City Council would have full discretion as to the reduction amount under NRS, given that such a reduction could affect the City's ability to pay interest on bonds and the viability of the General Fund or the Building and Safety Enterprise Fund. The amendment includes the recommendation for advisement and budgeting every fiscal year by the Building and Safety Enterprise Fund Advisory Committee, in consultation with the directors of the Community Development and the Public Works Departments and the City Manager, and subject to approval by the City Council. American Rescue Plan Act (ARPA) funding was approved previously by the City Council for affordable housing.

This amendment would create a new housing trust fund, specifically for property acquisition, construction, maintenance or rehabilitation for affordable housing purposes; however, this provision codifies its creation but does not provide any additional setup or requirements. If approved, this amendment would incorporate a new chapter under Title 19 and the Unified Development Code, as well as address a number of the strategies detailed in the 2050 Master Plan and provide an additional tool for housing development in the City. MR. VELOTTA offered to answer any questions.

CHIEF DEPUTY CITY ATTORNEY VAL STEED referred to the Proposed First Amendment disseminated and submitted for the record and reviewed the changes found to be necessary after the bill's introduction regarding

the exclusion of the certification signatures, the inclusion of height limitations and clean-up of typographical errors, including changing the name of the department of Community Services to its new name of Neighborhood Services.

SETH FLOYD, Director of the Community Development Department, submitted for the record a support e-mail he received from AMANDA MOSS of the Southern Nevada Home Builders Association (SNHBA).

COUNCILMAN KNUDSEN appreciated the presentation and staff's efforts. He commented that he hosted multiple meetings to discuss housing opportunities, through which he found out that land availability and cost are primary issues. Hence, a different approach was taken and discussions were held with the SNHBA about what it would take to create opportunities for incentives for developers to help projects pencil out, which resulted in the subject bill. MR. VELOTTA agreed and said this bill should help with up-front and soft costs. Additionally, the Councilman mentioned that the Building and Safety Enterprise Fund Advisory Committee would approve and support the ARPA set-aside fund and verified with MR. VELOTTA that MS. MOSS is a member of that Committee.

COUNCILMAN KNUDSEN declared the Public Hearing closed and announced subsequent to the vote that this bill would be eligible for adoption at the City Council Meeting of January 18, 2023.

Motion made by Victoria Seaman to Approve as Do Pass as a First Amendment

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

- 5. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name and correct spelling for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

- 6. Adjournment

Minutes:
The meeting was adjourned at 10:17 a.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor