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cityoflasvegas lasvegasnevada.gov

December 4, 2023

Michelle Merced
Eastern Land LLC, II
1849 Civic Center Drive
North Las Vegas, NV 89030

RE: Title 19.17 Affordable Housing Incentive Application (APN: 139-25-301-011)

Ms. Merced:

Thank you for your interest in the City of Las Vegas affordable housing incentive program. With 68 percent of the project’s overall unit count being designated as Very Low Income, defined by U.S. Department of Housing and Urban development (“HUD”) guidelines as 50 percent of median income for the area, as adjusted, and a General Plan designation of H (High Density Residential), it has been determined that the proposal is a qualifying affordable housing project as defined by Title 19.17.

The Community Development Department will forward a recommendation to the City Council requesting that administrative, building plan review and building permit fee reductions be applied to the proposed development. Project specific incentives are contingent on the units being maintained with a designation of Very-Low Income for a period of no less than 30 years. All incentives are contingent on a Declaration of Special Land Use Restrictions, satisfactory to the City Attorney, being executed and recorded against the property to run with the land for the 30-year affordability period.

Thank you again for your interest in the City’s affordable housing incentive program. City staff will be in contact with you once the incentive request has been scheduled for consideration by the City Council. If you have any additional questions, please feel free to reach out to Planning Manager, Fred Solis, at fsolis@lasvegasnevada.gov or 702-229-5409.

Sincerely,

Seth Floyd, AICP
Director, Community Development