



**Clark County, Nevada**  
**Request for Information (RFI)**  
**Scattered-Site County Parcels for Affordable Housing**  
October 27, 2022

## Introduction

Clark County (the County) is issuing this Request for Information (RFI) to determine interest in and receive informational proposals for the rehab and management of individual single- and multi-family units that may be used to provide transitional, supportive, or permanent affordable housing in Clark County, NV. Clark County is currently researching the viability of taking possession of vacant scattered-site single family homes, individual multifamily (condo) units, and individually-owned manufactured homes available to the County through tax delinquency. The County is interested in ideas, models, or proposals from non-profits and other entities who serve the population at 60% of Area Median Income (AMI) and below, to rehab, manage and use the sites for housing.

## Request for Information

Clark County has the ability to request ownership of residential property with tax delinquent and deeded status, through the process outlined in Nevada Revised Statutes, Chapter 361, if the County determines that a public purpose would be served. Certain tax delinquent and deeded parcels could provide a public benefit if acquired in order to provide affordable housing – with this goal in mind, the County is exploring the acquisition of available parcels that contain residential housing including: single family homes; units in multifamily developments that are individually owned; and manufactured homes on individual lots. The number of units available will be based on viability of the proposed program or model, and availability of suitable parcels.

When and if a community partner is identified for this project, the process for securing the parcels under County ownership takes 4-6 months. The parcels would then be made available to the partner at no cost either through transfer of ownership or executing a land lease with the County.

The purpose of this RFI is to obtain informational proposals on how these properties may be used for affordable housing and assist those most in need in Clark County. The County encourages any type of model or proposal that could best take advantage of this opportunity and that fits with an organization's focus and capacity.

There is a critical need for affordable housing in Clark County. This includes supportive housing, transitional housing, and permanent affordable housing. According to the National Low Income Housing Coalition, Clark County has one of the most severe shortages of affordable housing in the Nation, especially for those at 30% of Area Median Income (AMI) and below. Clark County also has a severe

shortage of supportive housing and housing for the homeless. Responses to this RFI should consider all populations at 60% AMI or below and may focus on a particular population and income level based on organizational mission and expertise.

## Submittal Requirements

### **A WRITTEN PROGRAM MODEL INCLUDING:**

- What population will be served and why
- What services will this population need, how will they be provided, and by whom
- How will the properties be managed, i.e., who will be the contact for tenant issues, maintenance issues, and supportive services needs
- The properties are scattered-site, meaning that individual units will likely not be located near one another, describe how this will factor into your property management and provision of services
- Process for assessing the parcels to determine extent of rehab needed to ready the properties for the targeted population
- Some rehab will likely be needed for all properties, and extent of rehab needed can be a consideration when selecting properties
- Who will carry out the rehab
- Scale of the model, i.e., would this project be for 2 units or 40; alternatively, explain how the model may be scaled up as additional parcels become available
- Detailed funding model including how this project would be sustainably funded over time and funding sources (if applicable include narrative details, and funding needed). Please include both:
  - o Start-up budget for rehab and program set up, including sources and uses;
  - o Budget for ongoing operations, services, and program costs from year 1 through year 20

## Submittal Instructions

All proposals are to be submitted via email to the Clark County Community Housing Administrator: [chf@clarkcountynv.gov](mailto:chf@clarkcountynv.gov), **no later than 5:00 pm, PST, on December 1, 2022.**

## Public Records

Clark County is a Public Agency as defined by State Law, and as such, is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). Under the law, all of Clark County's records are public records (unless otherwise declared by law to be confidential) and are subject to inspection and copying by any person.

## Disclaimer

This RFI is issued solely for information and planning purposes and does not constitute a solicitation. Responses to this notice are not offers and cannot be accepted to form a binding contract. Respondents are solely responsible for all expenses associated with responding to this RFI. Responses shall not contain any confidential information. Any responses marked confidential will be rejected. Responses to this RFI will not be returned. Respondents will not be notified of the result of the review.