

Neighborhood Economic Risk Assessment

City of Las Vegas

Q1 2016



April 15, 2016

Cheryl Ross
Office of Community Services
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: City of Las Vegas | Neighborhood Economic Risk Assessment

Dear Ms. Ross:

In accordance with your request, Applied Analysis (“AA”) is pleased to submit the enclosed *City of Las Vegas Neighborhood Economic Risk Assessment* for the first quarter of 2016. AA was retained by the City of Las Vegas Office of Community Services (“the City”) to assist in the preparation of an index of community economic risk (the “Neighborhood Risk Index” or the “NRI”). This summary presentation report outlines the strategy, methodology and findings of our review and analysis.

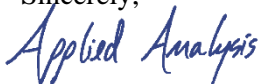
This report and index was designed by AA in response to your request. However, we make no representations as to the adequacy of these procedures for all your purposes. Generally speaking, though our findings and estimates are as of the latest data available, this report is intended to develop a methodology to be followed on a continuing basis.

Our report contains economic and real estate data pertaining to the City and the Las Vegas valley as a whole. This information was collected from various third parties and assembled by AA in such a manner as to provide insight based on its aggregated form. While we have no reason to doubt its accuracy, the information collected was not subjected to any auditing or review procedures by AA and; therefore, we can offer no representations or assurances as to its completeness.

This presentation report is a summary of the analyses undertaken and the conclusion of our analyses. It is intended to provide an overview of the analyses conducted and a summary of our findings. AA will retain additional working papers relevant to this study. If you reproduce this report, it must be done so in its entirety.

We welcome the opportunity to discuss this report with you at any time. Should you have any questions, please contact Jeremy Aguero or Brian Gordon at (702) 967-3333.

Sincerely,


Applied Analysis

Neighborhood Risk Index (NRI)

Applied Analysis was retained by the City of Las Vegas Office of Community Services to develop an index of “neighborhood risk” that would identify focus areas for the deployment of resources under the control of the City.

This is an overview of the development of the Neighborhood Risk Index (NRI). This analysis is inherently limited to the quality of the input data as provided by the listed entities and provides a general overview of how specific geographic areas (defined as zip codes) are being impacted by a variety of social and economic factors. We anticipate that these factors, and the weights they are assigned in this analysis, will evolve over time.

This analysis contains information on eight key variables researched from:

- Nevada Division of Welfare & Supportive Services (three variables)
- Nevada Department of Employment, Training & Rehabilitation (one variable)
- Clark County Recorder (one variable)
- Clark County Assessor (one variable)
- Clark County Comprehensive Planning (one variable)
- Applied Analysis (one variable)

methodology

Methodology: a body of methods, postulates or procedures of inquiry in a particular field



Methodology of the NRI

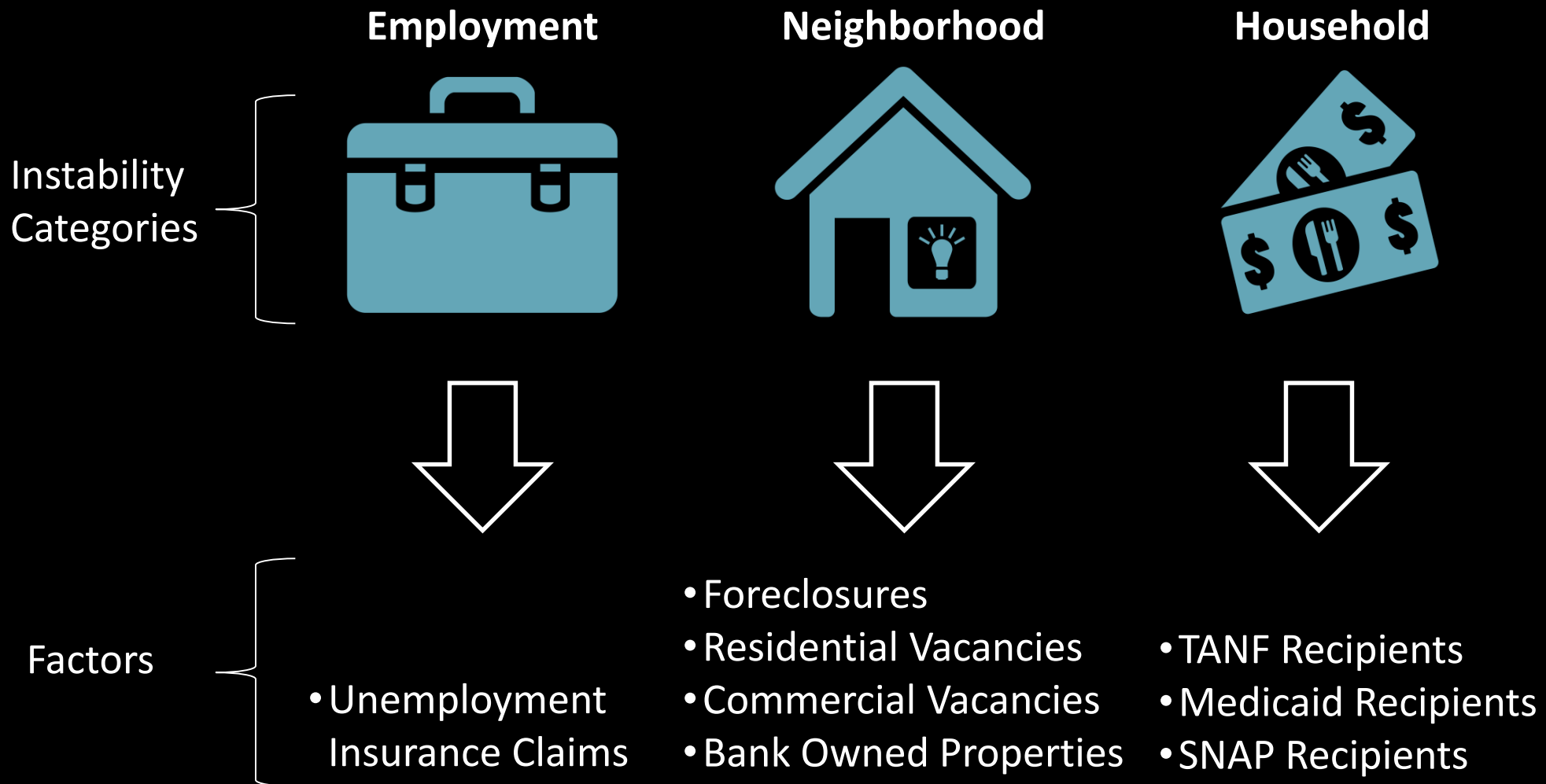
Objective: The City of Las Vegas is seeking to use economic and social data to identify sub-regions within the City at a heightened risk for long-term instability

Approach: Create a Neighborhood Risk Index (NRI) by: (1) identifying risk categories; (2) decomposing each category into factors, creating common sizing and weights for the factors; and (3) calculating a mathematical composition of the area's risk and size (the NRI)

Concept: By identifying the regions that are at the greatest and most sizable risk, the City can direct resources to areas where they can do the ***greatest good for the greatest number of people***




Methodology of the NRI

Identifying Instability - Categories and Factors



Methodology of the NRI

Identifying Instability - Categories and Factors

Category	Index Factor	Timeframe
 Household Instability	TANF: Temporary Assistance for Needy Families	6 Month Rolling Average
	Medicaid	
	SNAP: Supplemental Nutrition Assistance Program	
 Employment Instability	Unemployment Insurance Claims ¹	6 Month Rolling Average
	Foreclosures	6 Month Rolling Total
 Neighborhood Instability	Residential Vacancies	Varying Timeframes ²
	Commercial Vacancies	
	Bank Owned Properties ³	

¹ Unemployment insurance claims are a fraction of total unemployment; this variable does not represent the “unemployment rate”.

² Residential vacancies are based on annual data, commercial vacancies on quarterly data and bank owned properties on a current snapshot.

³ Bank owned properties are homes that are owned by financial institutions or acquired at foreclosure auction.

Methodology of the NRI

Common Sizing of Critical Factors

Common Sizing: All factors were expressed as per 1,000 housing units (**HU**) or per 1,000 population (**POP**) where appropriate¹; these measures were then expressed as a 100-base ratio of their valley- or city-wide average

Area	Factor	Factor Index Value
A	650	130
B	600	120
C	550	110
D	500	100
E	450	90
F	400	80
G	350	70
Valley-wide Average = 500		

Area	Factor	Factor Index Value
A	650	130




The index score of **130** means this area has this factor at a rate **1.3** times the valley-wide average

¹Commercial vacancy is expressed as the percentage of commercial space that is available.

Methodology of the NRI

Weights and Composite Risk

Not all factors are assumed to be equally important; modeling allows the City to weight factors based on their relative impact or on policy objectives




Category	Category Weight	Index Factor	Factor Weight
 Household Instability	25%	TANF	8.3%
		Medicaid	8.3%
		SNAP	8.3%
 Employment Instability	25%	Unemployment Insurance Claims	25.0%
 Neighborhood Instability	50%	Foreclosures	25.0%
		Residential Vacancies	8.3%
		Commercial Vacancies	8.3%
		Bank Owned Properties	8.3%

Initial conditions for the factor weights assumed 50% household and employment indicators and 50% real estate indicators

Methodology of the NRI

Weights and Composite Risk

Not all factors are assumed to be equally important; modeling allows the City to weight factors based on their relative impact or on policy objectives

Category	Category Weight	Index Factor	Factor Weight
 Household Instability	25%	TANF	8.3%
		Medicaid	8.3%
		SNAP	8.3%
 Employment Instability	25%	Unemployment Insurance Claims	25.0%
		Foreclosures	25.0%
 Neighborhood Instability	50%	Residential Vacancies	8.3%
		Commercial Vacancies	8.3%
		Bank Owned Properties	8.3%

Once weighted, factors were combined into a single measure...



Composite Risk

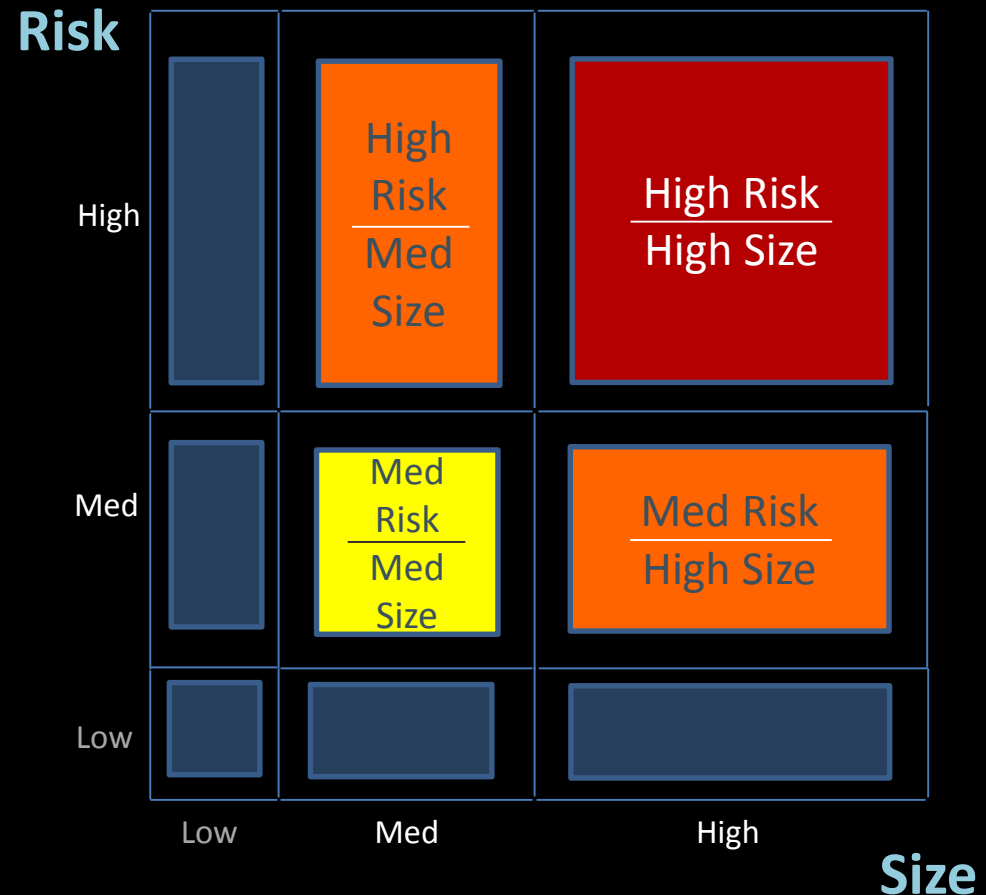
Methodology of the NRI

Relativity and Composite Risk

GOAL

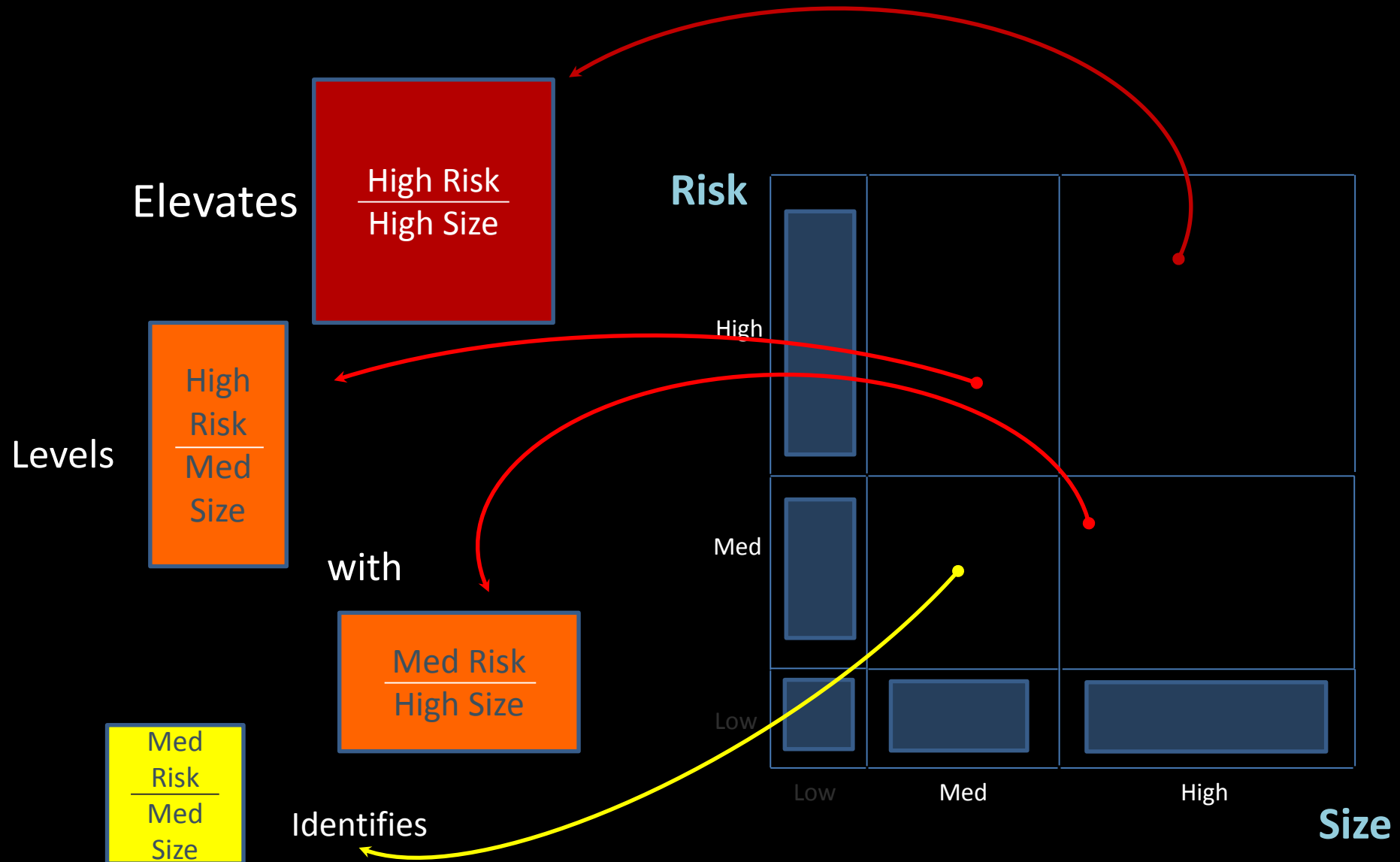
*Focus the City's efforts,
making the best use of limited
resources*

Composite risk was weighted
by the number of occupied
housing units in the zip code;
this way, the City can equalize
risk to do the greatest good for
the greatest number of people



Methodology of the NRI

Relativity and Composite Risk



summary

: an abstract, abridgment or compendium especially of a preceding discourse



What Areas in the Las Vegas Valley have the Highest Economic Risk?



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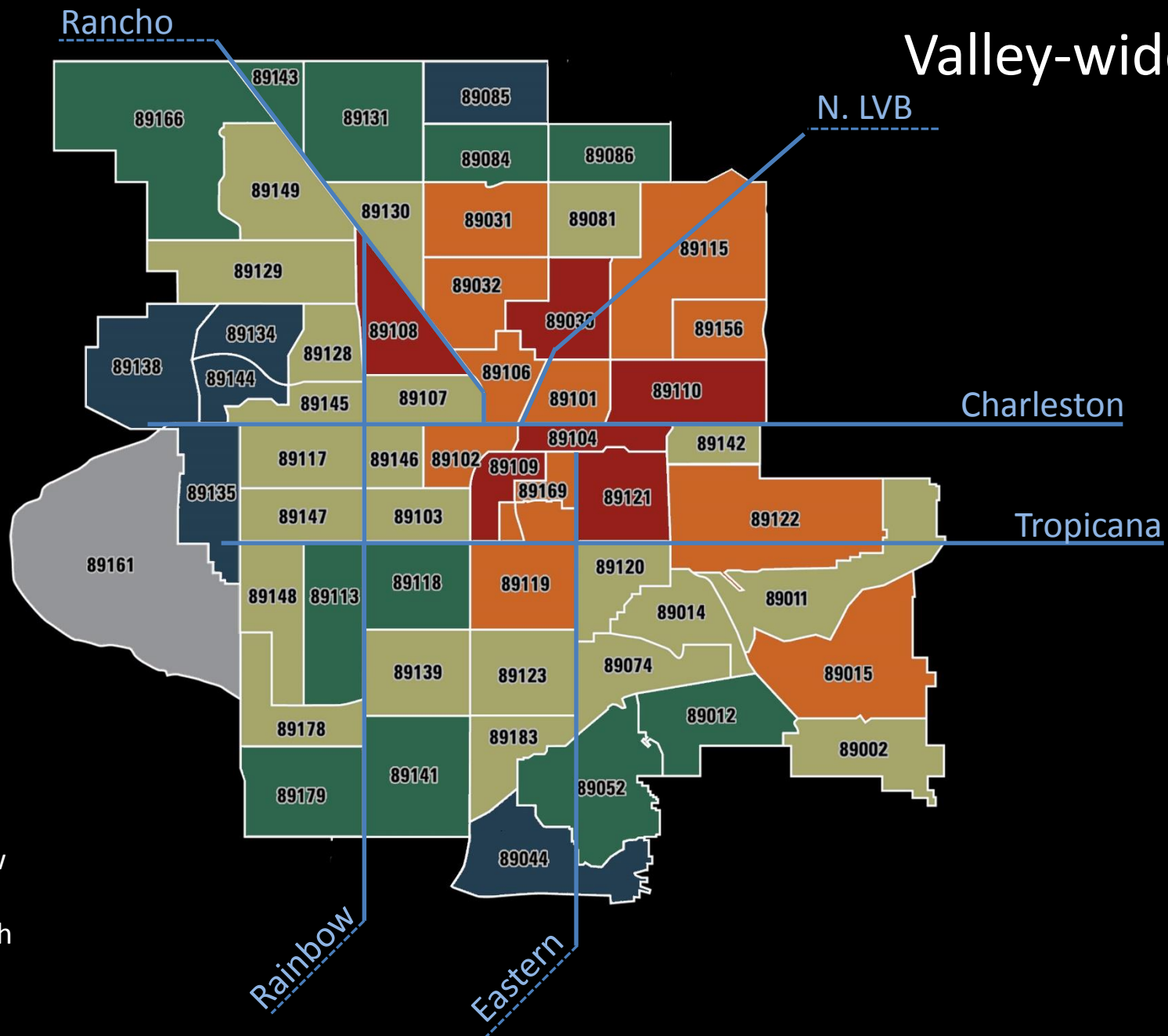


Neighborhood Economic Risk Assessment

Q1 2016

Summary

Valley-wide NRI



- Low
- Medium-Low
- Medium
- Medium-High
- High



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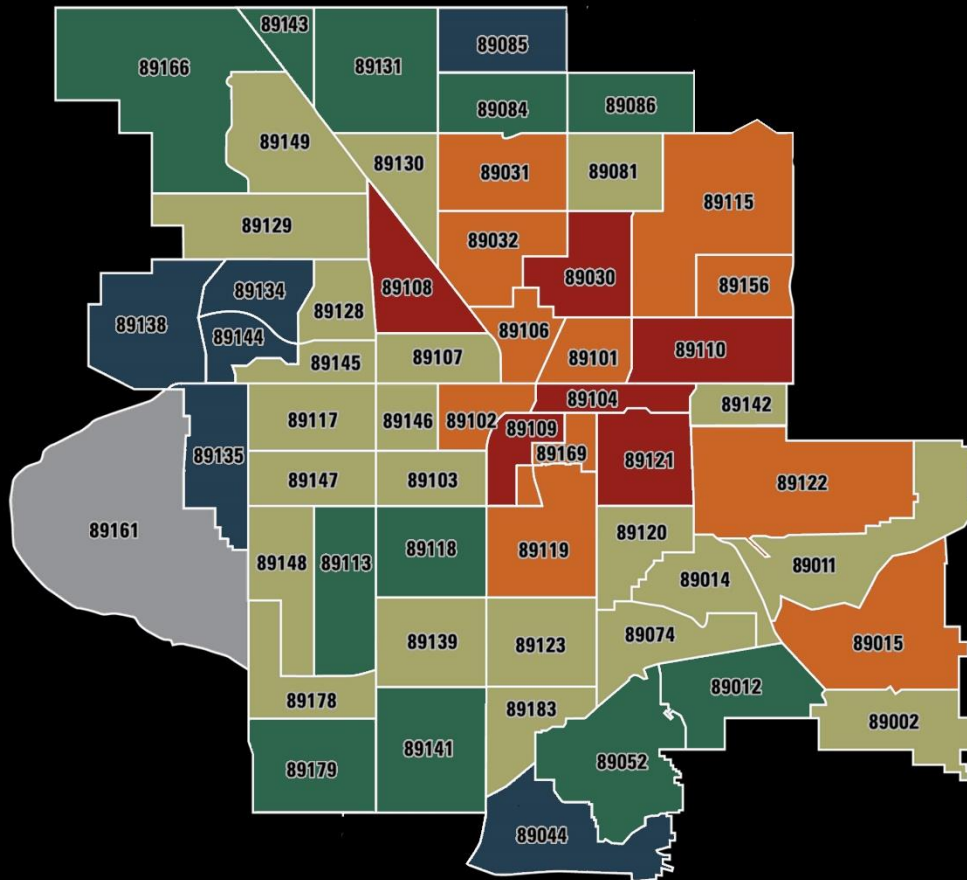


Neighborhood Economic Risk Assessment

Q1 2016

Summary

Valley-wide NRI



■ Low
■ Medium-Low
■ Medium
■ Medium-High
■ High

89002				
89011				
89014				
89074				
89081				
89103				
89107				
89117				
89120				
89123				
89128				
89015	89129	89012		
89031	89130	89052		
89032	89139	89084		
89101	89142	89086		
89102	89145	89113		
89030	89106	89146	89118	89044
89104	89115	89147	89131	89085
89108	89119	89148	89141	89134
89109	89122	89149	89143	89135
89110	89156	89178	89166	89138
89121	89169	89183	89179	89144
High	Medium-High	Medium	Medium-Low	Low



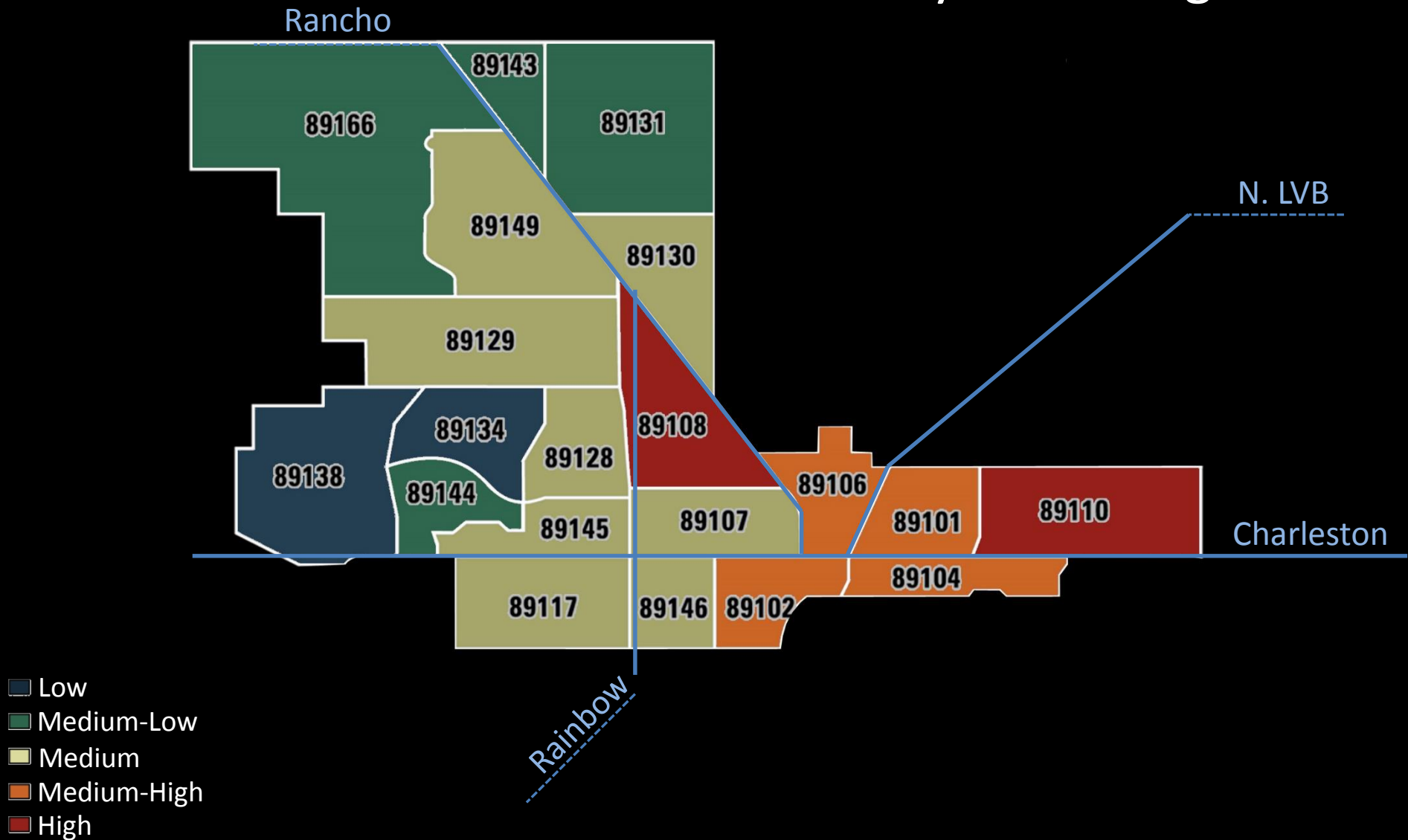
		89002		
		89011		
		89014		
		89074		
		89081		
		89103		
		<u>89107</u>		
		<u>89117</u>		
		89120		
		89123		
		<u>89128</u>		
	89015	<u>89129</u>	89012	
	89031	<u>89130</u>	89052	
	89032	89139	89084	
	<u>89101</u>	89142	89086	
	<u>89102</u>	<u>89145</u>	89113	
89030	<u>89106</u>	<u>89146</u>	89118	89044
<u>89104</u>	89115	89147	<u>89131</u>	89085
<u>89108</u>	89119	89148	89141	<u>89134</u>
89109	89122	<u>89149</u>	<u>89143</u>	89135
<u>89110</u>	89156	89178	<u>89166</u>	<u>89138</u>
89121	89169	89183	89179	<u>89144</u>
High	Medium-High	Medium	Medium-Low	Low

What Areas Within the City have the Highest Economic Risk?*

(*) **NOTE:** City of Las Vegas NRI is calculated independently from the valley-wide NRI, so areas within the City can be compared to one another.

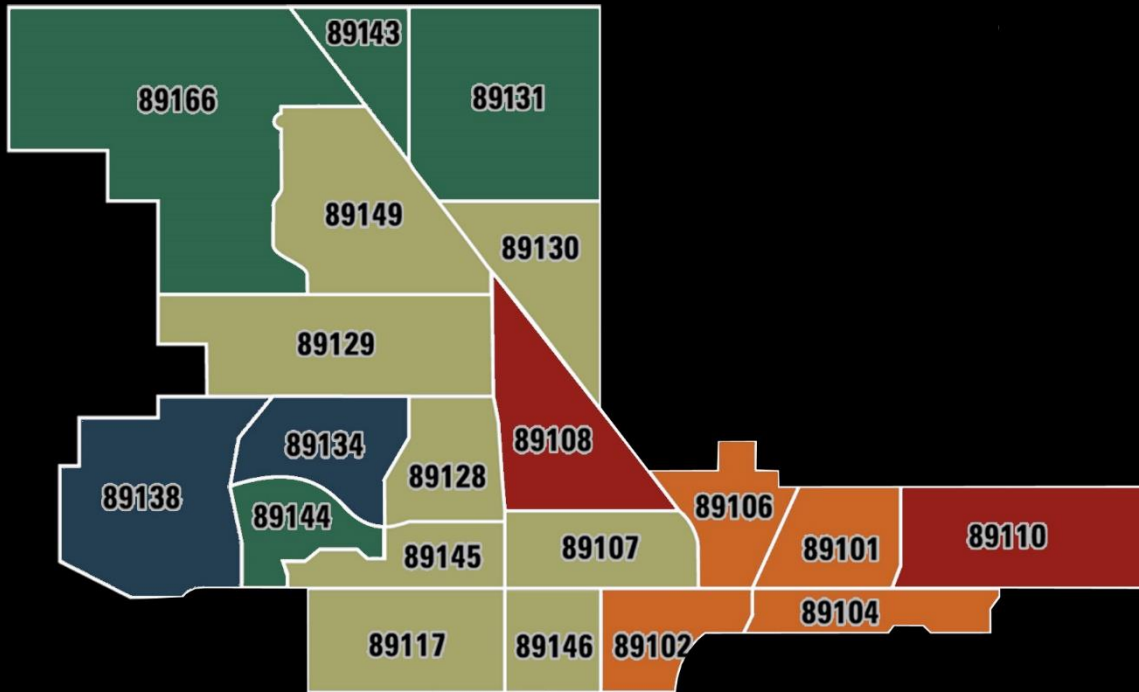
Summary

City of Las Vegas NRI



Summary

City of Las Vegas NRI

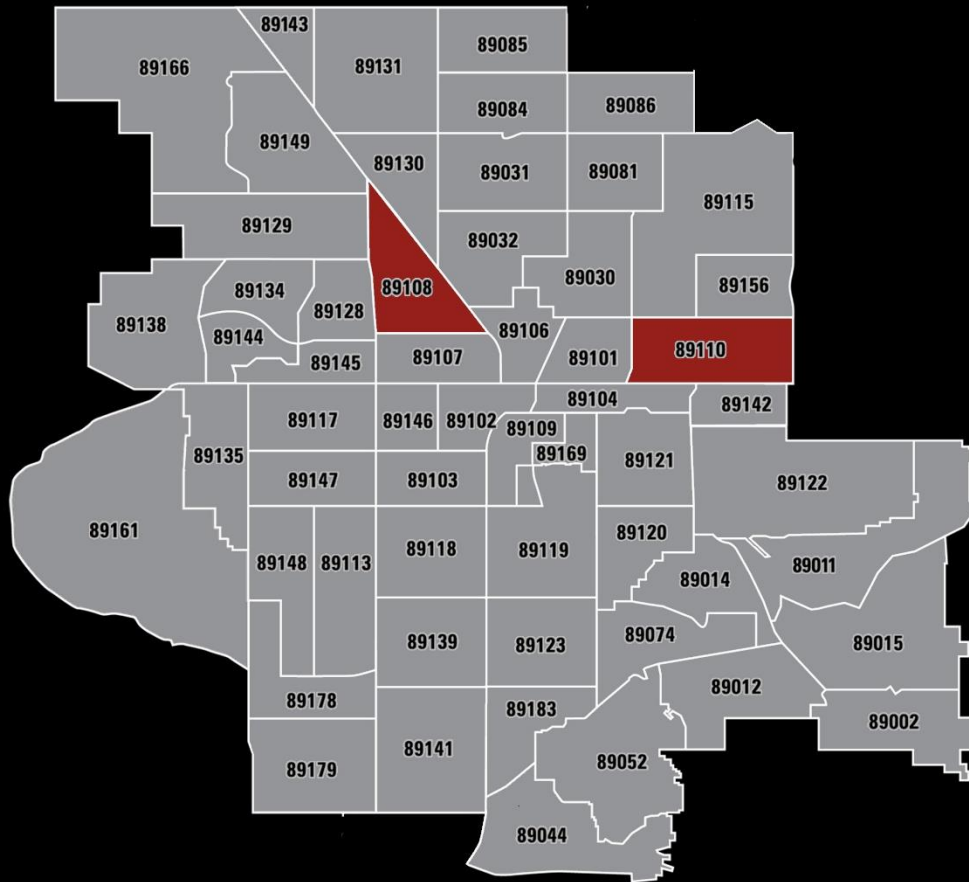


- Low
- Medium-Low
- Medium
- Medium-High
- High

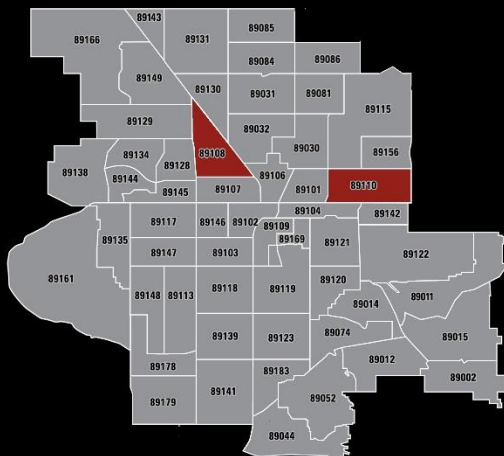
			89107	
			89117	
			89128	
			89129	
	89101	89130	89131	
	89102	89145	89143	
89108	89104	89146	89144	89134
89110	89106	89149	89166	89138
High	Medium	Medium	Medium	Low
	-High		-Low	

Summary

City of Las Vegas NRI



	89107			
	89117			
	89128			
	89129			
	89101	89130	89131	
	89102	89145	89143	
89108	89104	89146	89144	89134
89110	89106	89149	89166	89138
High	Medium	Medium	Medium	Low
	-High		-Low	



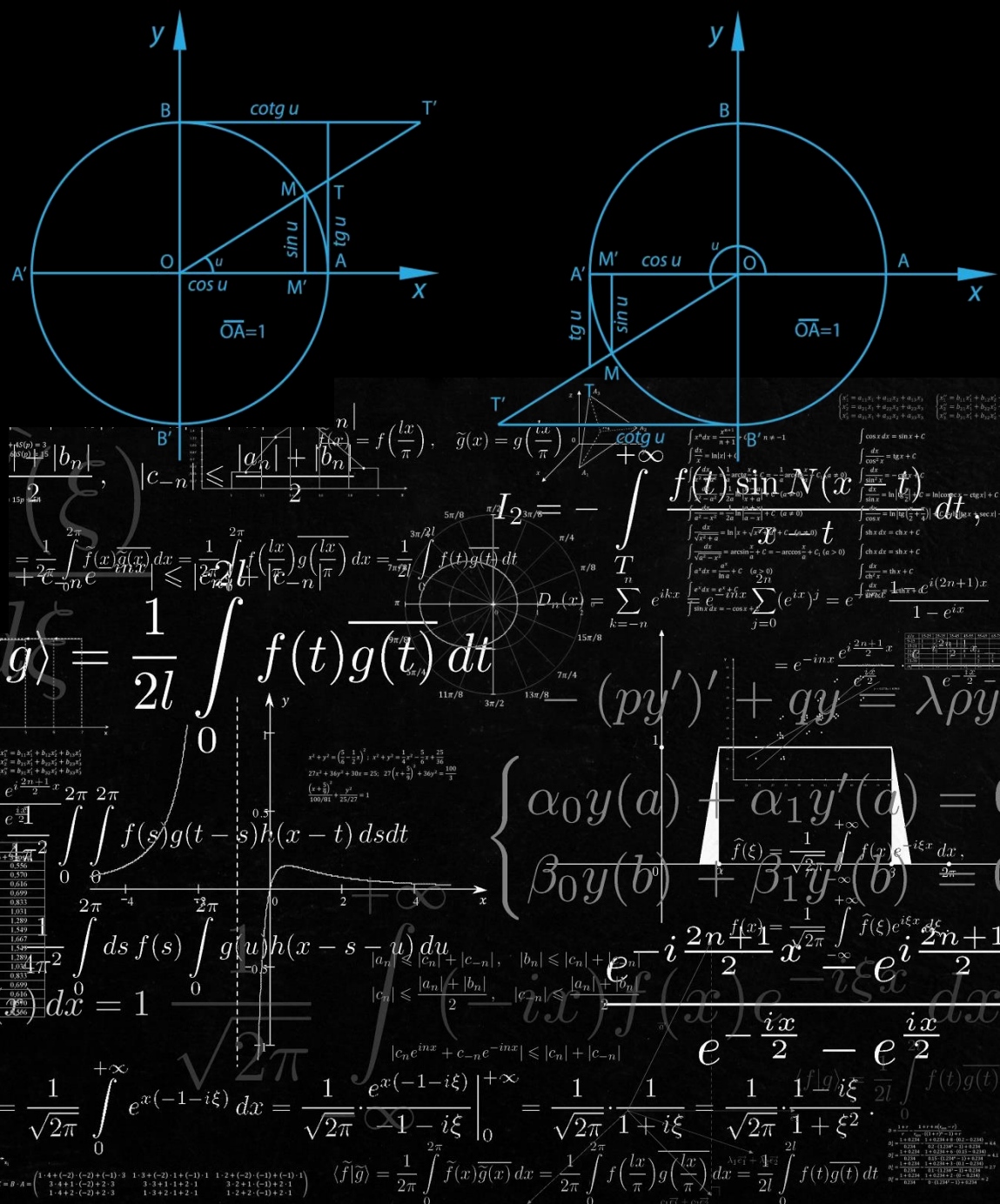
Summary

City of Las Vegas NRI

Zip Code	89108	89110	City Average	LV Valley Average
TANF Recipients Per 1,000 Population	16.2	16.0	12.1	10.6
Medicaid Recipients Per 1,000 Population	301.6	308.4	240.6	219.7
SNAP Recipients Per 1,000 Population	221.6	225.7	175.7	159.3
Unemployment Ins. Per 1,000 Population	12.3	11.3	11.2	11.5
Foreclosures Per 1,000 Total Housing Units	3.1	4.4	2.7	2.7
Residential Vacancies Per 1,000 Total Housing Units	33.0	30.8	63.5	72.4
Commercial Vacancy	16.9%	6.9%	14.7%	15.6%
Bank Owned Homes Per 1,000 Total Housing Units	17.5	22.3	14.8	14.3

elements

: a constituent part; necessary data values on which calculations or conclusions are based



Elements of the NRI



Employment Instability



Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Unemployment Insurance Claims (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	Unemployment Insurance Claims Index Value
<u>89104</u>	<u>16.7</u>	<u>11.5</u>	<u>144</u>
89120	15.4	11.5	133
89109	15.3	11.5	132
89086	15.1	11.5	131
89169	14.5	11.5	126
89121	14.1	11.5	122
89103	13.8	11.5	119
89156	13.6	11.5	118
89183	13.6	11.5	118
89032	13.5	11.5	117



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Neighborhood Economic Risk Assessment

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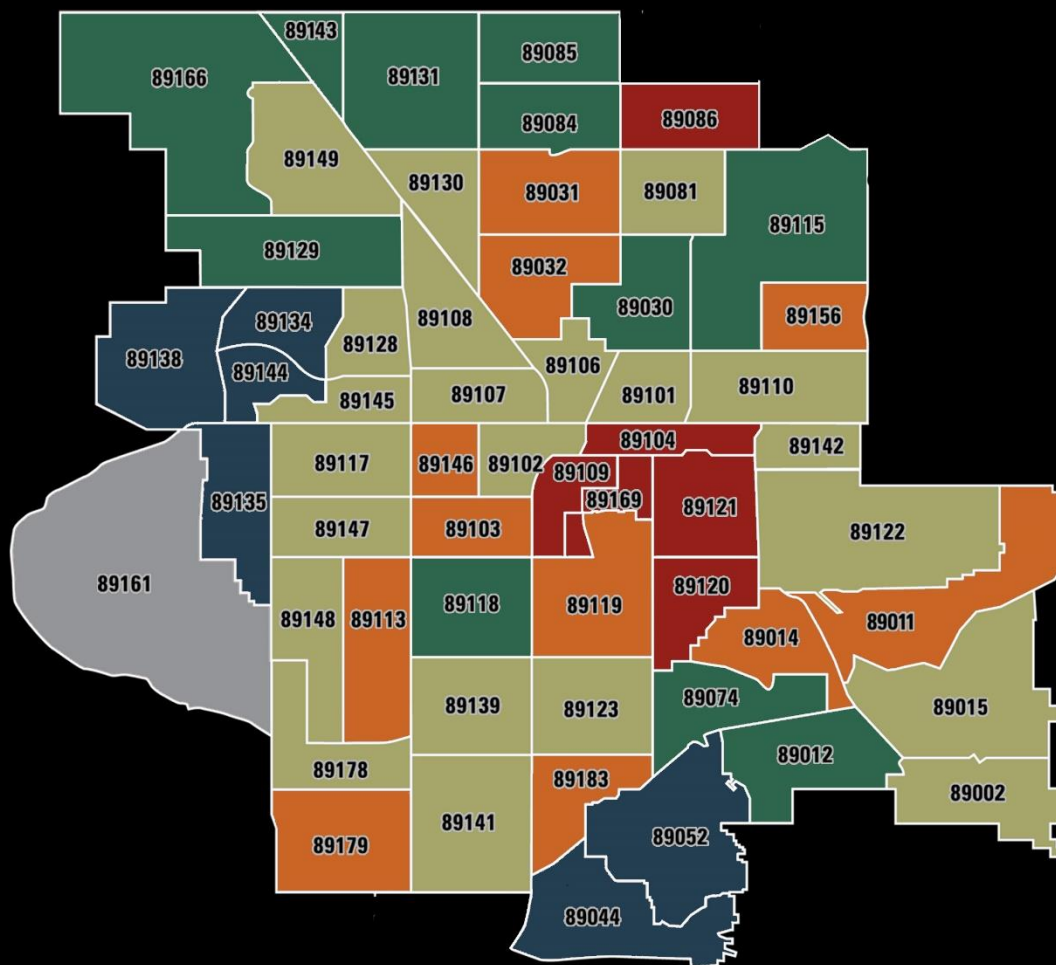


Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map

The rate of unemployment insurance claims per 1,000 residents continued to drop. The rate fell to 11.5 from 11.8 last quarter (down 2.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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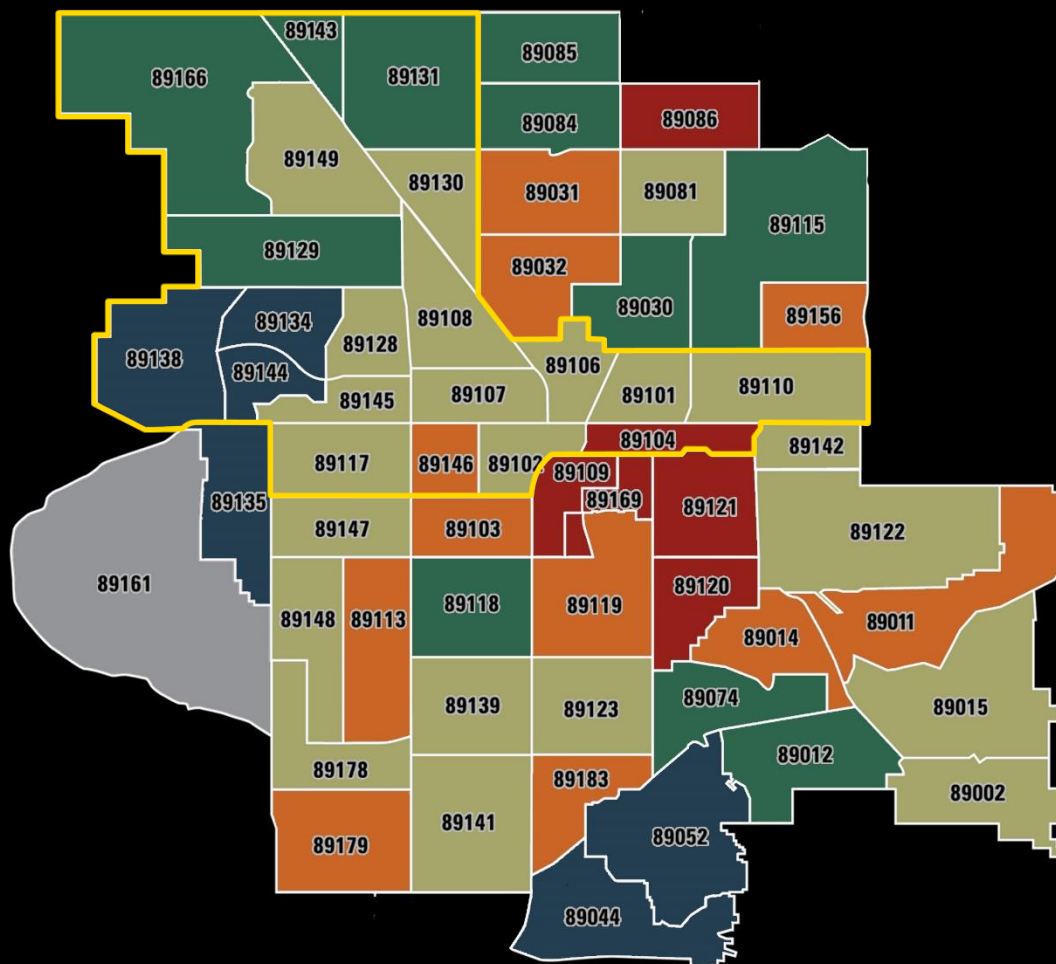
Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

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Neighborhood Economic Risk Assessment

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Employment
Instability

Elements of the NRI

Unemp. Insurance | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Unemployment Insurance Claims (per 1,000 POP)	CLV Mean (per 1,000 POP)	Unemployment Insurance Claims Index Value
89104	16.7	11.2	149
89146	13.5	11.2	121
89106	12.4	11.2	111
89108	12.3	11.2	110
89107	12.2	11.2	109

Mean unemployment insurance claims per 1,000 residents:

Valley-wide	11.5
City of Las Vegas	11.2



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Neighborhood Economic Risk Assessment

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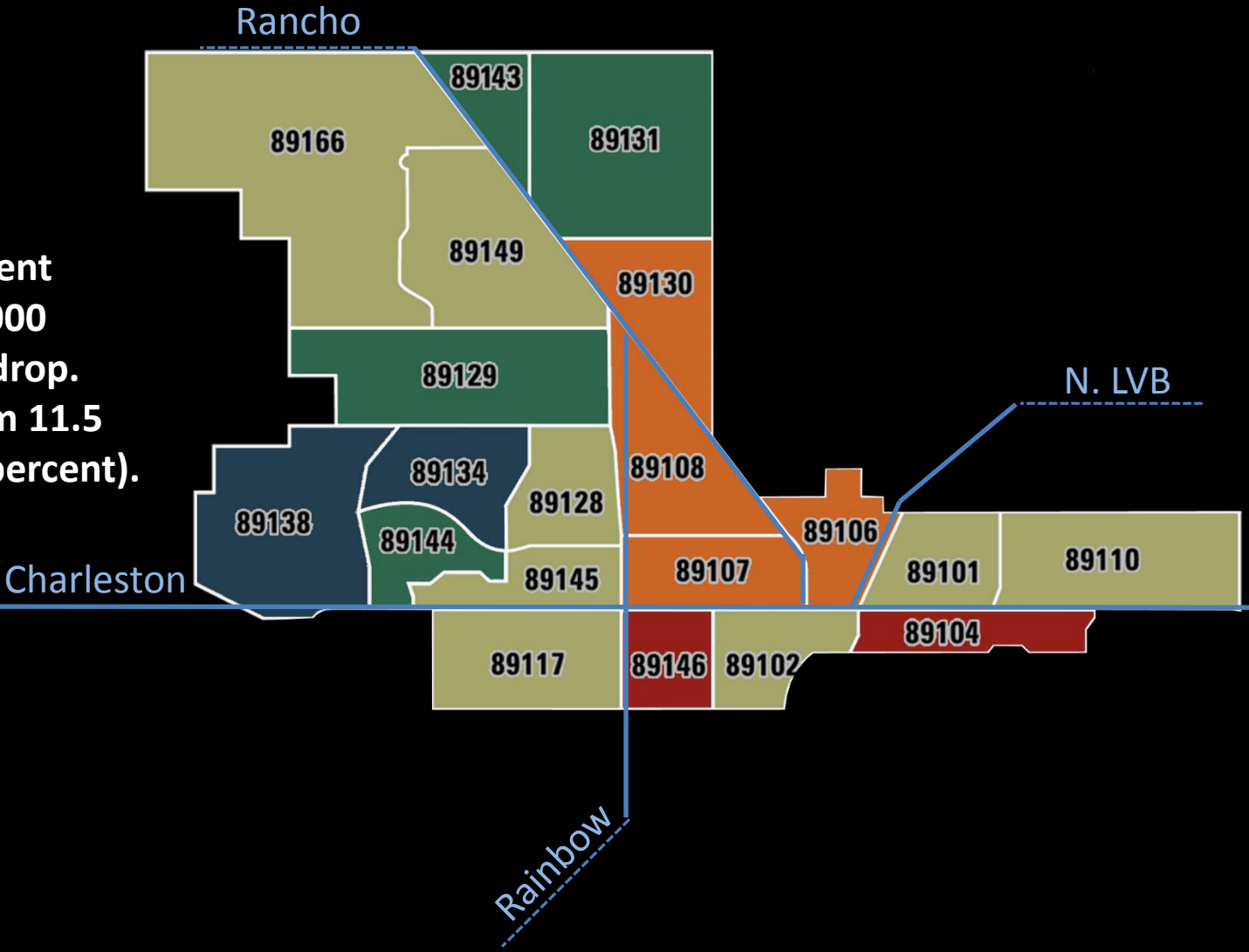


Employment
Instability

Elements of the NRI

Unemp. Insurance | CLV Distribution Map

The rate of unemployment insurance claims per 1,000 residents continued to drop. The rate fell to 11.2 from 11.5 last quarter (down 2.8 percent).





Neighborhood Instability





Elements of the NRI

Foreclosures | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Foreclosures (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Foreclosures Index Value
89142	4.7	2.7	175
89156	4.5	2.7	166
89109	4.5	2.7	165
<u>89110</u>	<u>4.4</u>	<u>2.7</u>	<u>163</u>
89179	4.4	2.7	162
<u>89143</u>	<u>4.2</u>	<u>2.7</u>	<u>155</u>
89015	4.2	2.7	155
89032	4.1	2.7	151
89011	3.9	2.7	143
<u>89130</u>	<u>3.8</u>	<u>2.7</u>	<u>140</u>

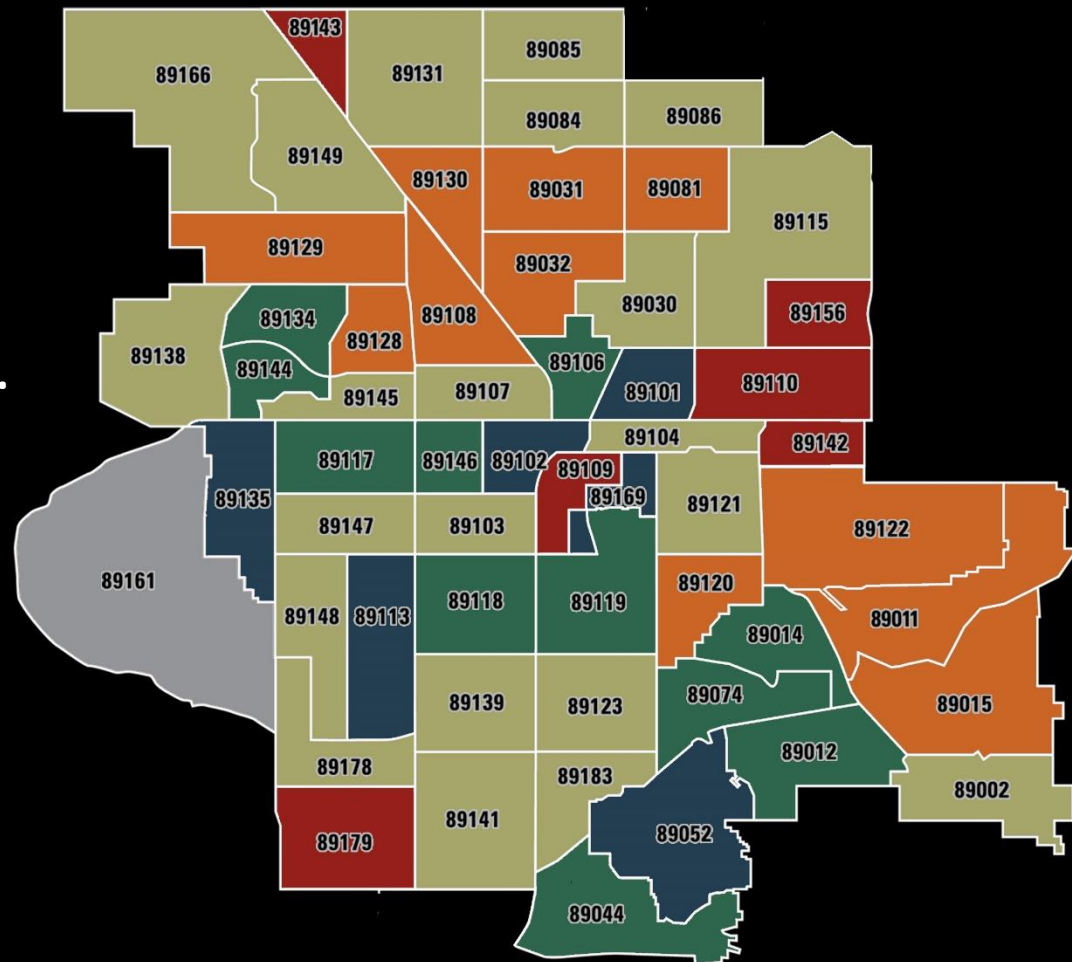


Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

The rate of foreclosures per 1,000 housing units dropped to 2.7 from 2.8 last quarter (down 4.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



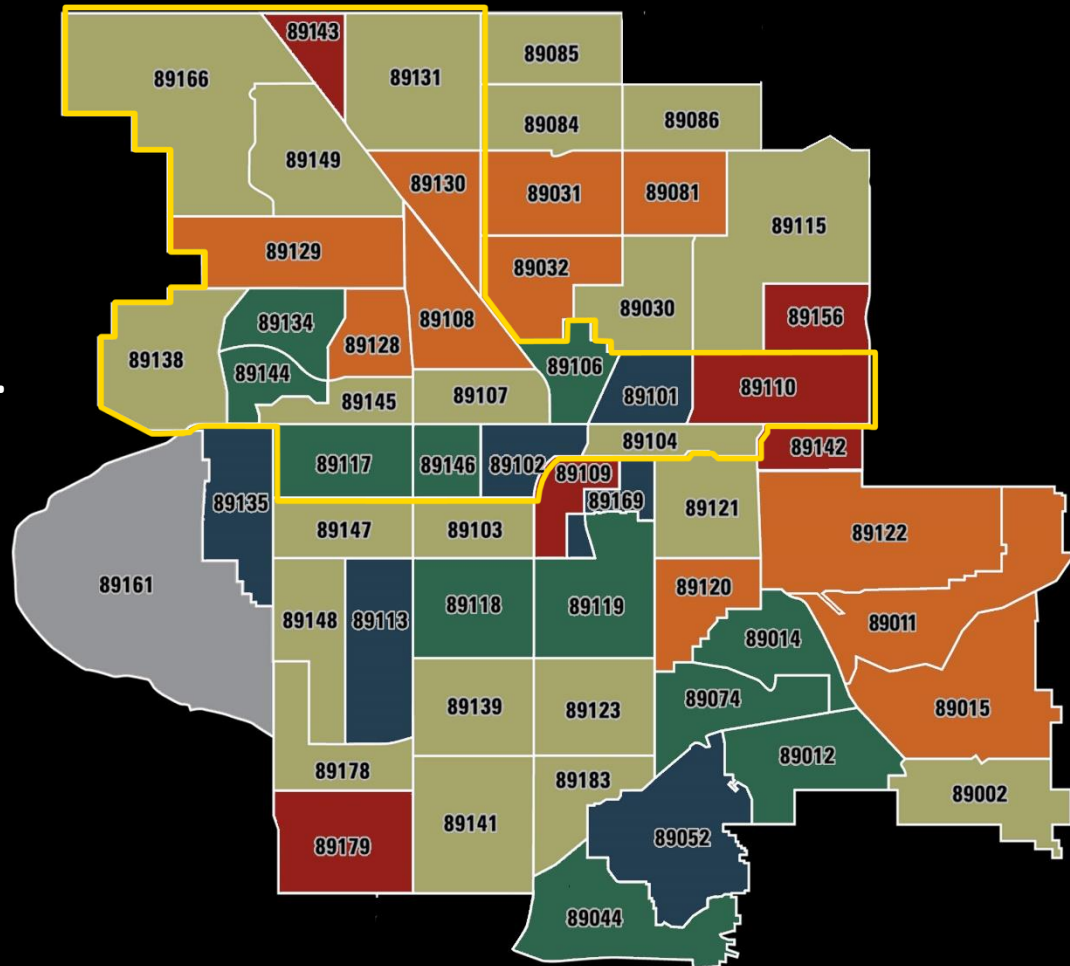
Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of foreclosures per 1,000 housing units dropped to 2.7 from 2.8 last quarter (down 4.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



Elements of the NRI

Foreclosures | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Foreclosures (per 1,000 HU)	CLV Mean (per 1,000 HU)	Foreclosures Index Value
89110	4.4	2.7	162
89143	4.2	2.7	154
89130	3.8	2.7	139
89128	3.3	2.7	120
89129	3.2	2.7	118

Mean foreclosures per 1,000 housing units:

City of Las Vegas 2.7

Valley-wide 2.7

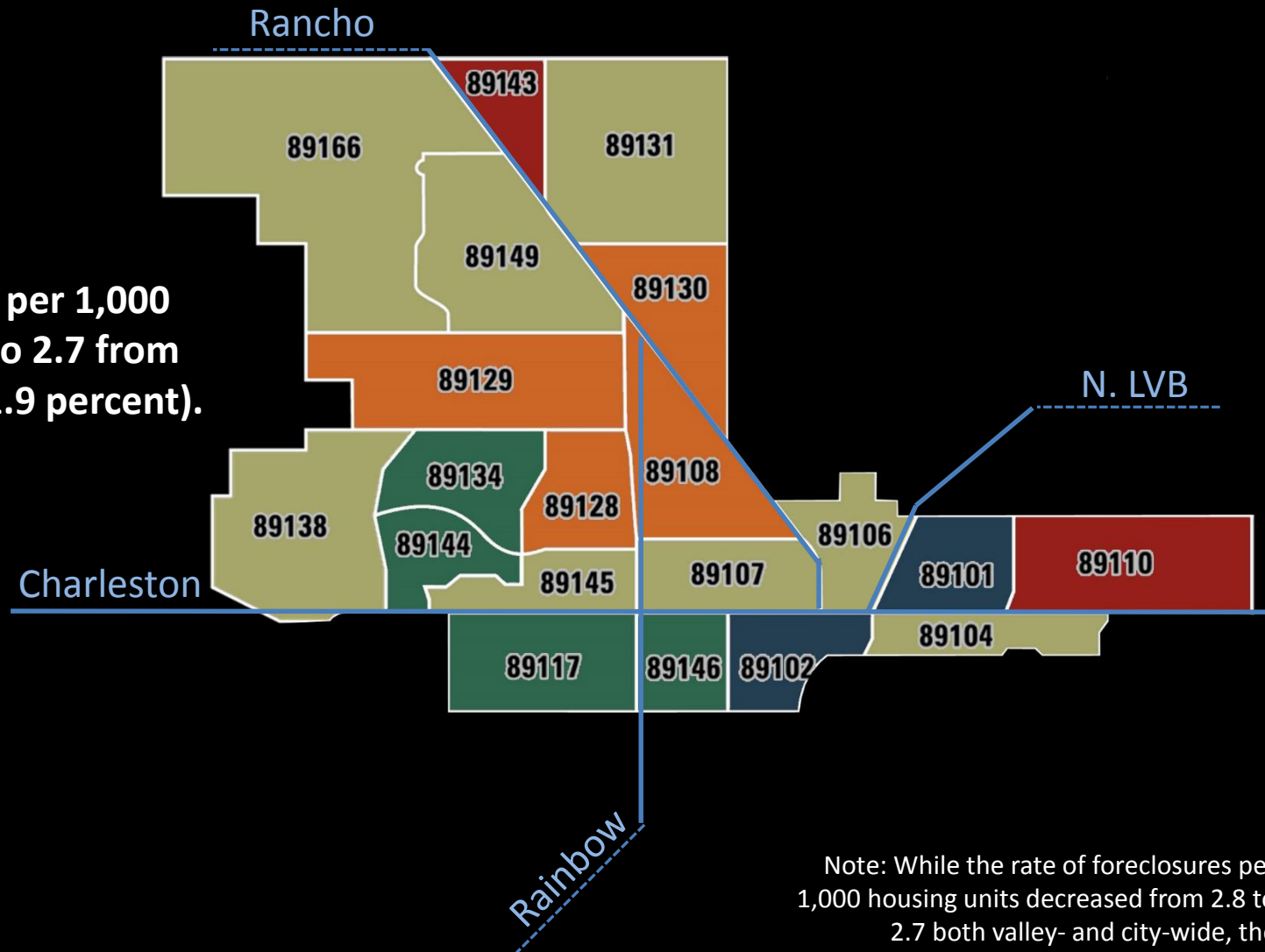


Neighborhood
Instability

Elements of the NRI

Foreclosures | CLV Distribution Map

The rate of foreclosures per 1,000 housing units dropped to 2.7 from 2.8 last quarter (down 1.9 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High

Note: While the rate of foreclosures per 1,000 housing units decreased from 2.8 to 2.7 both valley- and city-wide, the percentage changes differ due to rounding.



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Neighborhood Economic Risk Assessment

Q1 2016



Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Residential Vacancies (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Residential Vacancies Index Value
89109	686.0	72.4	948
89086	206.6	72.4	285
<u>89106</u>	<u>186.9</u>	<u>72.4</u>	<u>258</u>
89179	170.1	72.4	235
<u>89101</u>	<u>161.1</u>	<u>72.4</u>	<u>223</u>
89169	156.9	72.4	217
<u>89166</u>	<u>146.8</u>	<u>72.4</u>	<u>203</u>
89011	129.8	72.4	179
<u>89102</u>	<u>124.9</u>	<u>72.4</u>	<u>173</u>
89178	124.1	72.4	171



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Neighborhood Economic Risk Assessment

Q1 2016

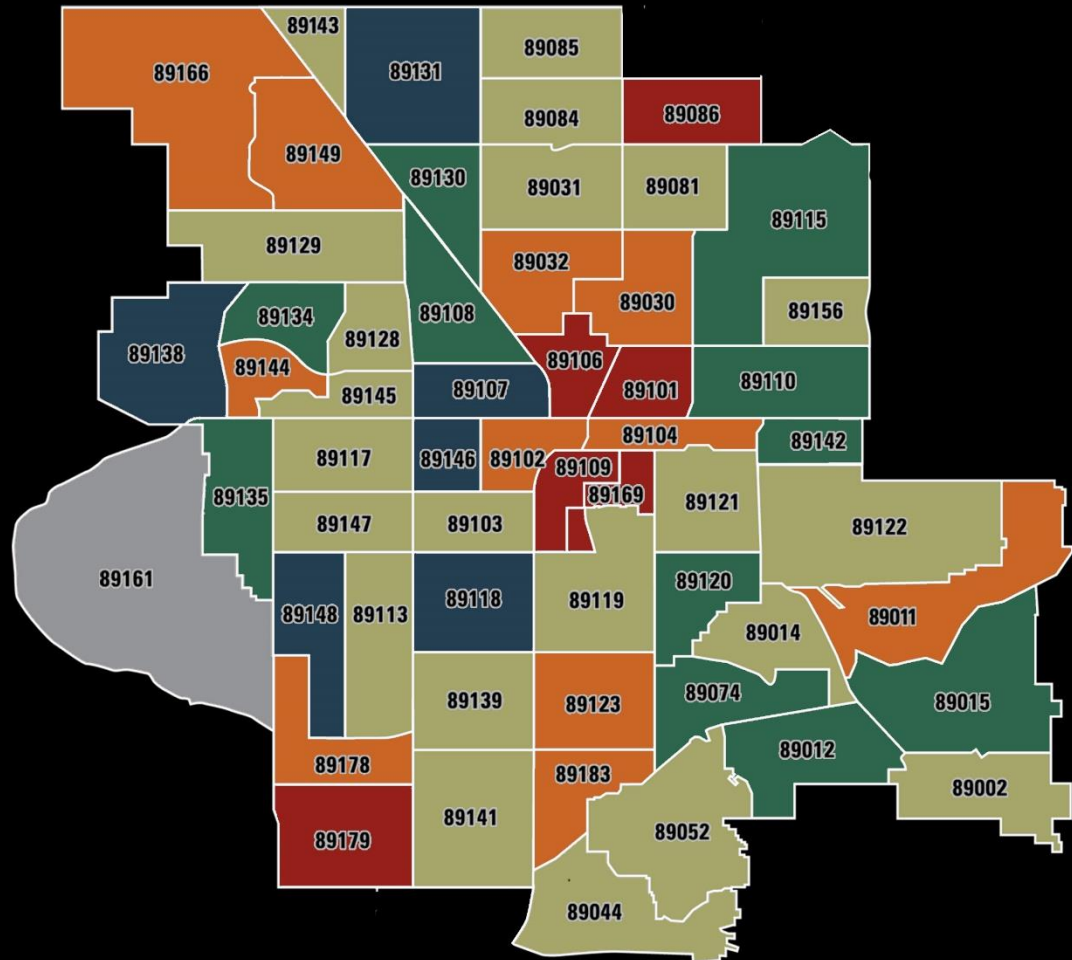


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

Residential vacancies per
1,000 housing units dropped
slightly to 72.4 from 72.6
(down 0.4 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



APPLIED
ANALYSIS



Neighborhood Economic Risk Assessment

Q1 2016



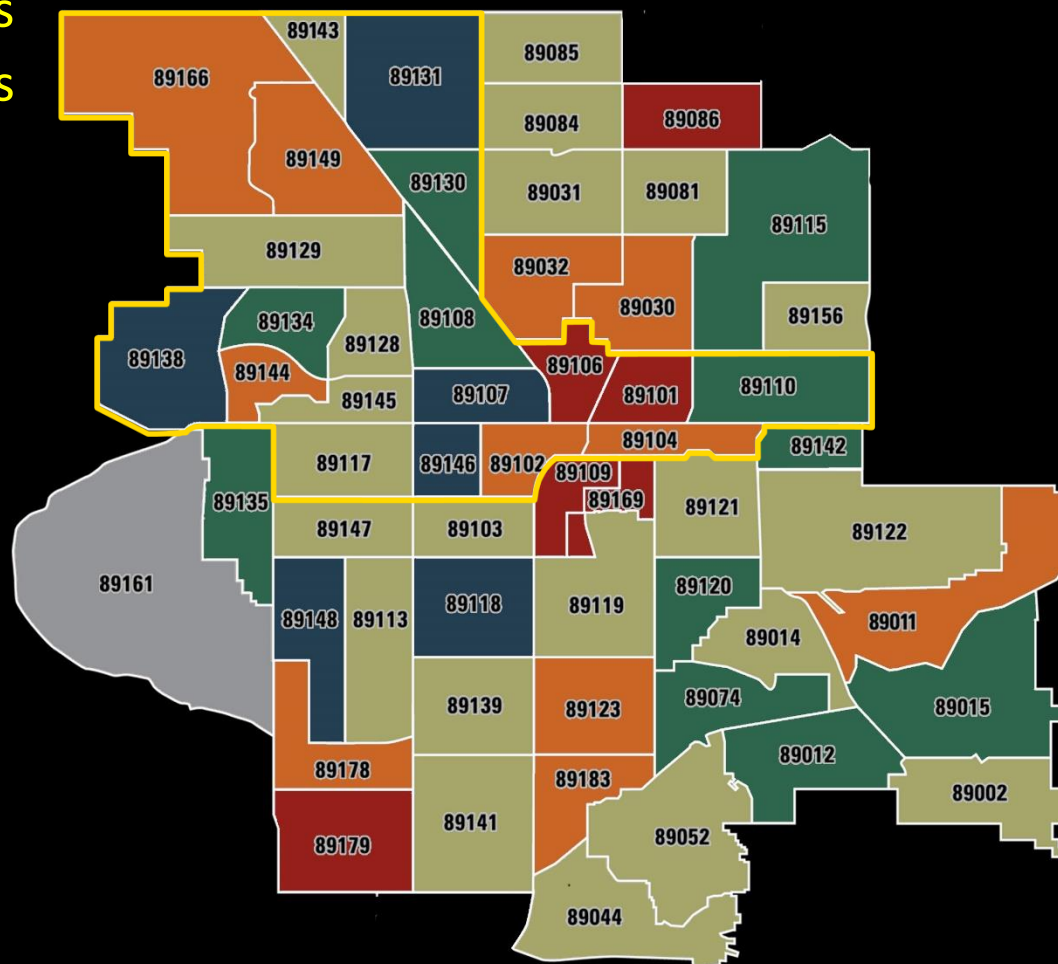
Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

Residential vacancies per
1,000 housing units dropped
slightly to 72.4 from 72.6
(down 0.4 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q1 2016



Elements of the NRI

Residential Vacancy | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Residential Vacancies (per 1,000 HU)	CLV Mean (per 1,000 HU)	Residential Vacancies Index Value
89106	186.9	63.5	294
89101	161.1	63.5	254
89166	146.8	63.5	231
89102	124.9	63.5	197
89104	100.8	63.5	159

Mean residential vacancies per 1,000
housing units:

Valley-wide 72.4

City of Las Vegas 63.5

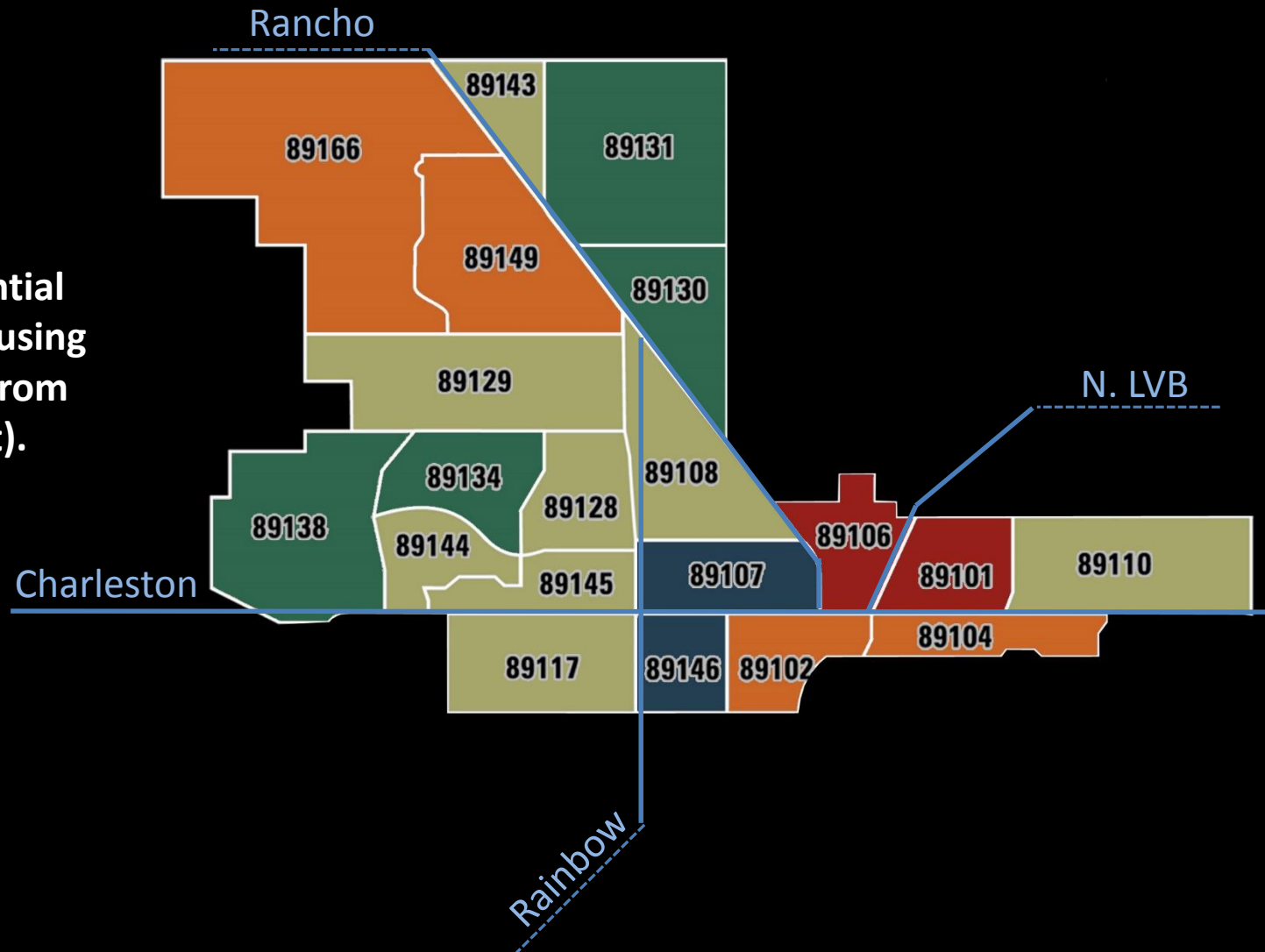


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | CLV Distribution Map

Within the City, residential vacancies per 1,000 housing units dropped to 63.5 from 64.7 (down 1.9 percent).



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ANALYSIS



Neighborhood Economic Risk Assessment

Q1 2016



Elements of the NRI

Commercial Vacancy | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Commercial Vacancy Rate	Valley-wide Mean	Commercial Vacancy Rate Index Value
89011	33.2%	15.6%	213
89109	25.8%	15.6%	166
<u>89143</u>	<u>22.7%</u>	<u>15.6%</u>	<u>146</u>
89118	22.3%	15.6%	143
89169	22.2%	15.6%	143
89002	21.1%	15.6%	136
<u>89102</u>	<u>21.0%</u>	<u>15.6%</u>	<u>135</u>
89113	20.2%	15.6%	130
89120	19.9%	15.6%	128
89119	19.9%	15.6%	128



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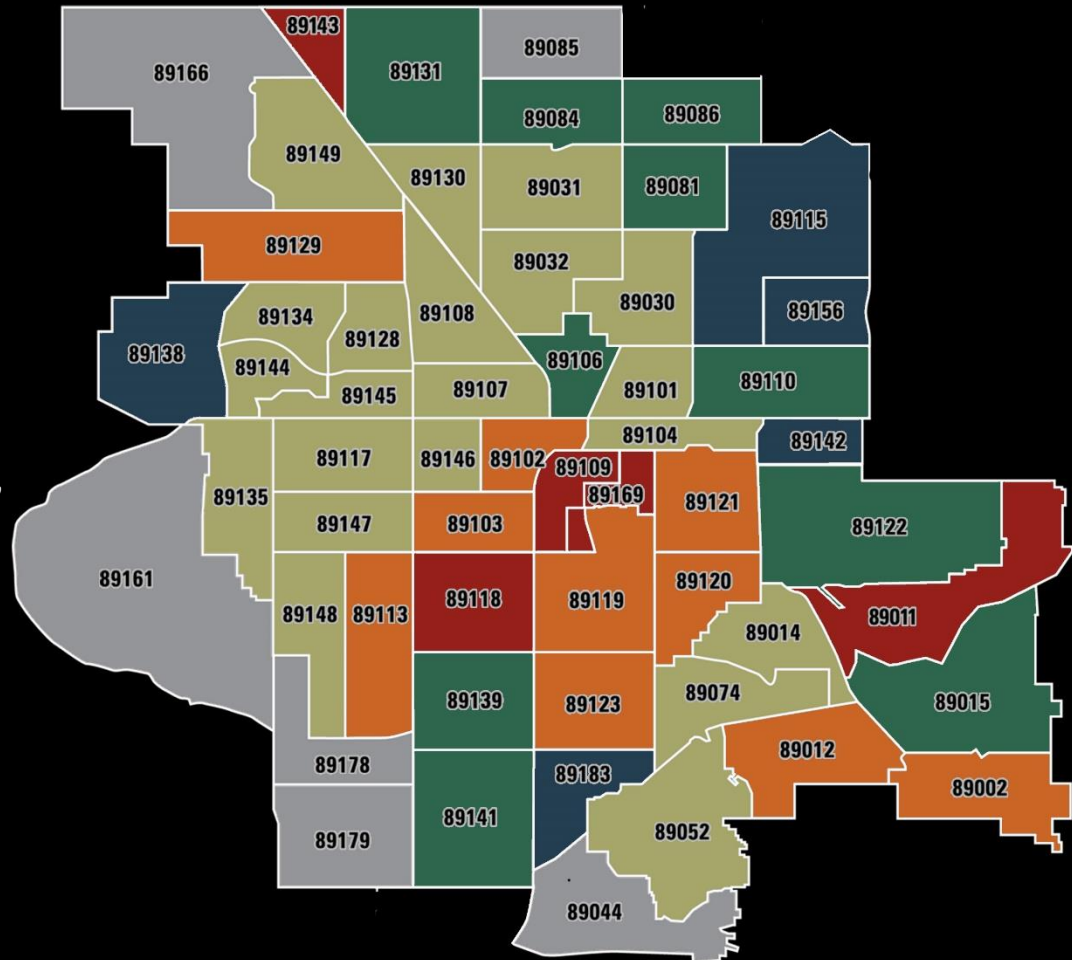
Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 15.6 percent from 16.1 percent last quarter (down 0.5 percentage point). 89011 continued to have the highest vacancy rate in the valley, though the rate dropped significantly, falling from 42.0 percent last quarter to 33.2 percent this quarter. Within the urban valley, 89109 had the highest vacancy rate at 25.8 percent (up from 25.6 percent last quarter).

- Low
- Medium-Low
- Medium
- Medium-High
- High



Note: Zip codes in grey (excluding 89161 which is not part of the index) have no material commercial space.



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Neighborhood Economic Risk Assessment

Q1 2016



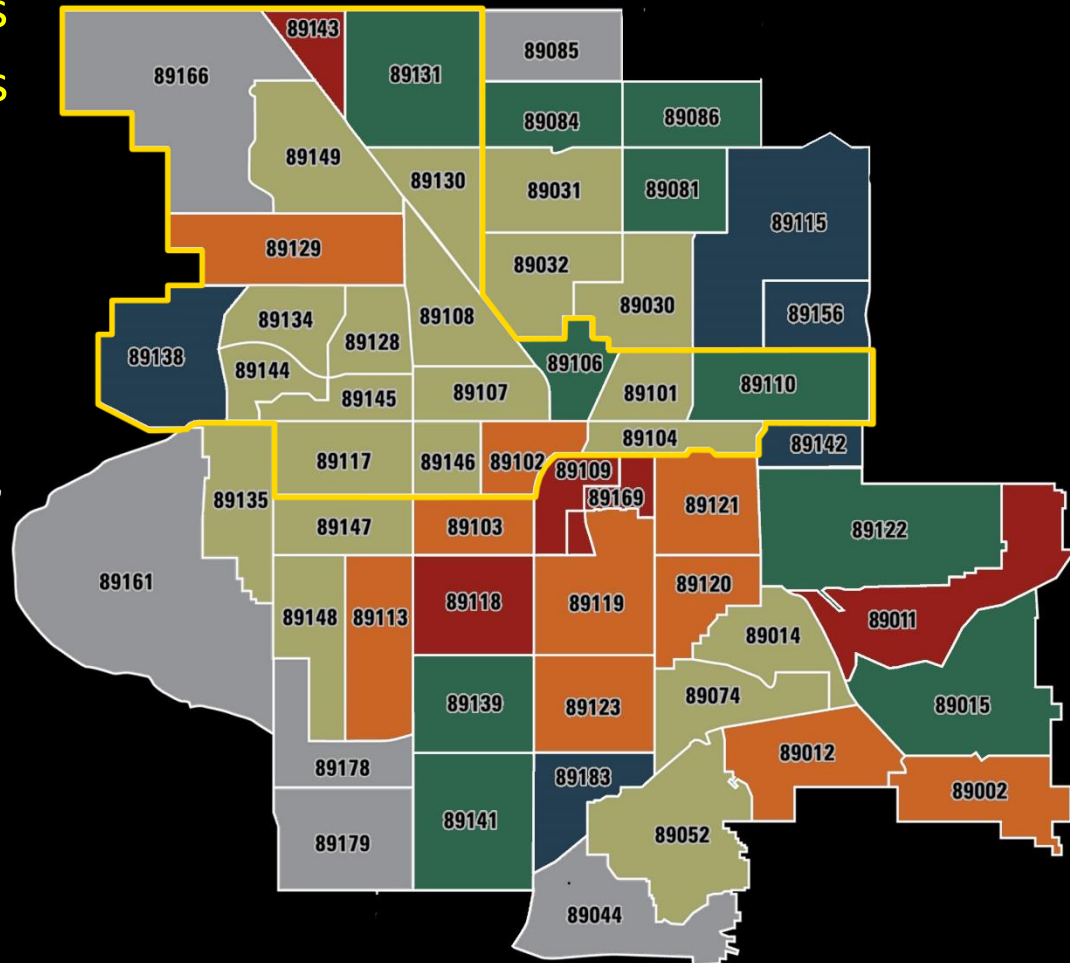
Neighborhood
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Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 15.6 percent from 16.1 percent last quarter (down 0.5 percentage point). 89011 continued to have the highest vacancy rate in the valley, though the rate dropped significantly, falling from 42.0 percent last quarter to 33.2 percent this quarter. Within the urban valley, 89109 had the highest vacancy rate at 25.8 percent (up from 25.6 percent last quarter).



- Low
- Medium-Low
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- High

Note: Zip codes in grey (excluding 89161 which is not part of the index) have no material commercial space.



Elements of the NRI

Commercial Vacancy | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Commercial Vacancy Rate	CLV Mean	Commercial Vacancy Rate Index Value
89143	22.7%	14.7%	155
89102	21.0%	14.7%	143
89129	17.7%	14.7%	120
89128	17.3%	14.7%	118
89146	17.1%	14.7%	116

Mean commercial vacancy rate:

Valley-wide 15.6%

City of Las Vegas 14.7%

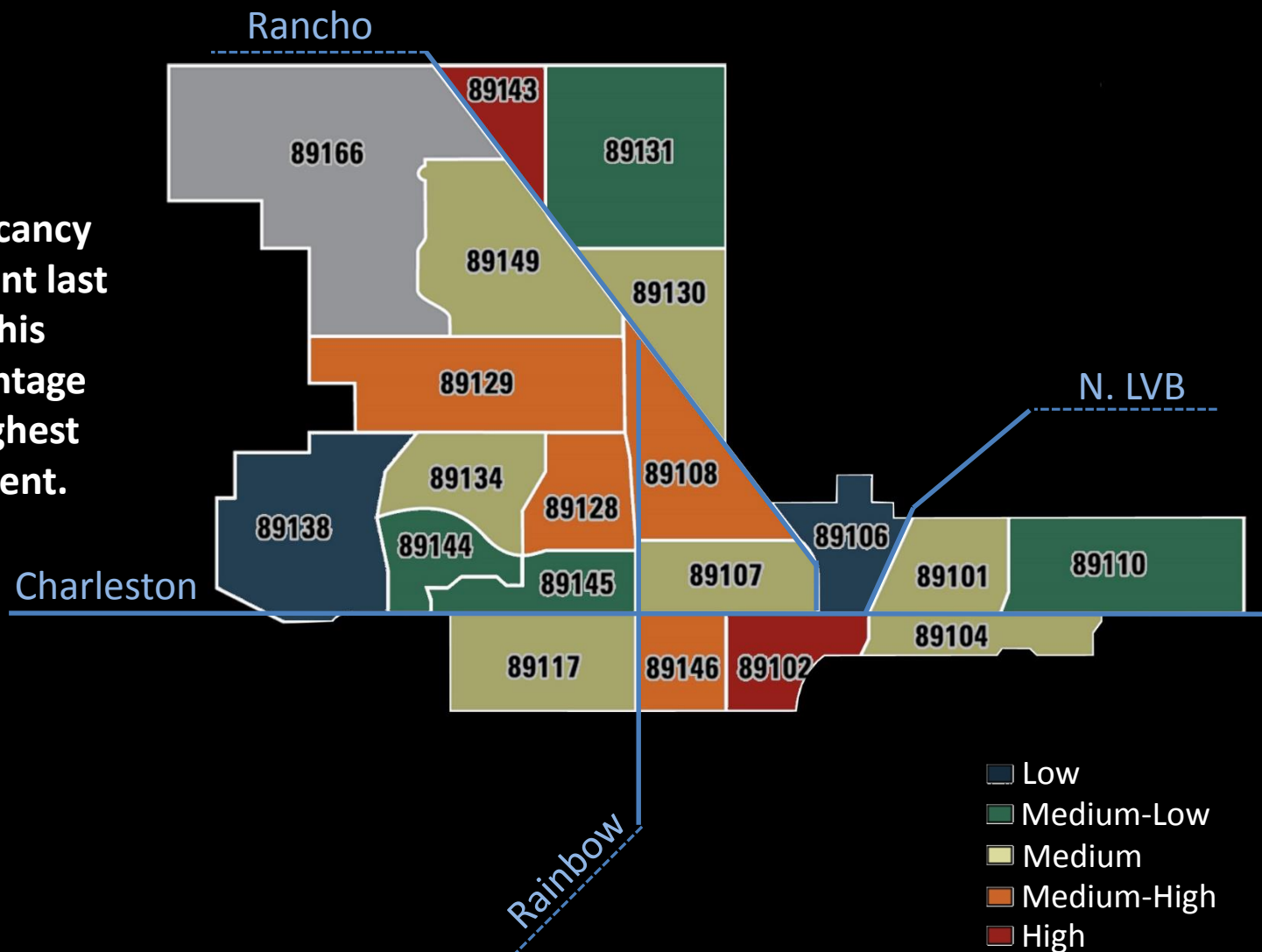


Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | CLV Distribution Map

City-wide commercial vacancy dropped from 15.3 percent last quarter to 14.7 percent this quarter (down 0.5 percentage point). 89143 had the highest vacancy rate at 22.7 percent.



Note: Zip codes in grey have no material commercial space.



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Neighborhood Economic Risk Assessment

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Elements of the NRI

Bank Owned Homes | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Bank Owned Homes (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Bank Owned Homes Index Value
<u>89143</u>	<u>25.1</u>	<u>14.3</u>	<u>176</u>
89142	24.6	14.3	173
89156	24.3	14.3	171
89031	23.9	14.3	168
89030	22.5	14.3	158
<u>89110</u>	<u>22.3</u>	<u>14.3</u>	<u>156</u>
89032	21.5	14.3	150
89141	21.1	14.3	148
<u>89107</u>	<u>20.5</u>	<u>14.3</u>	<u>144</u>
89081	20.1	14.3	141



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Neighborhood Economic Risk Assessment

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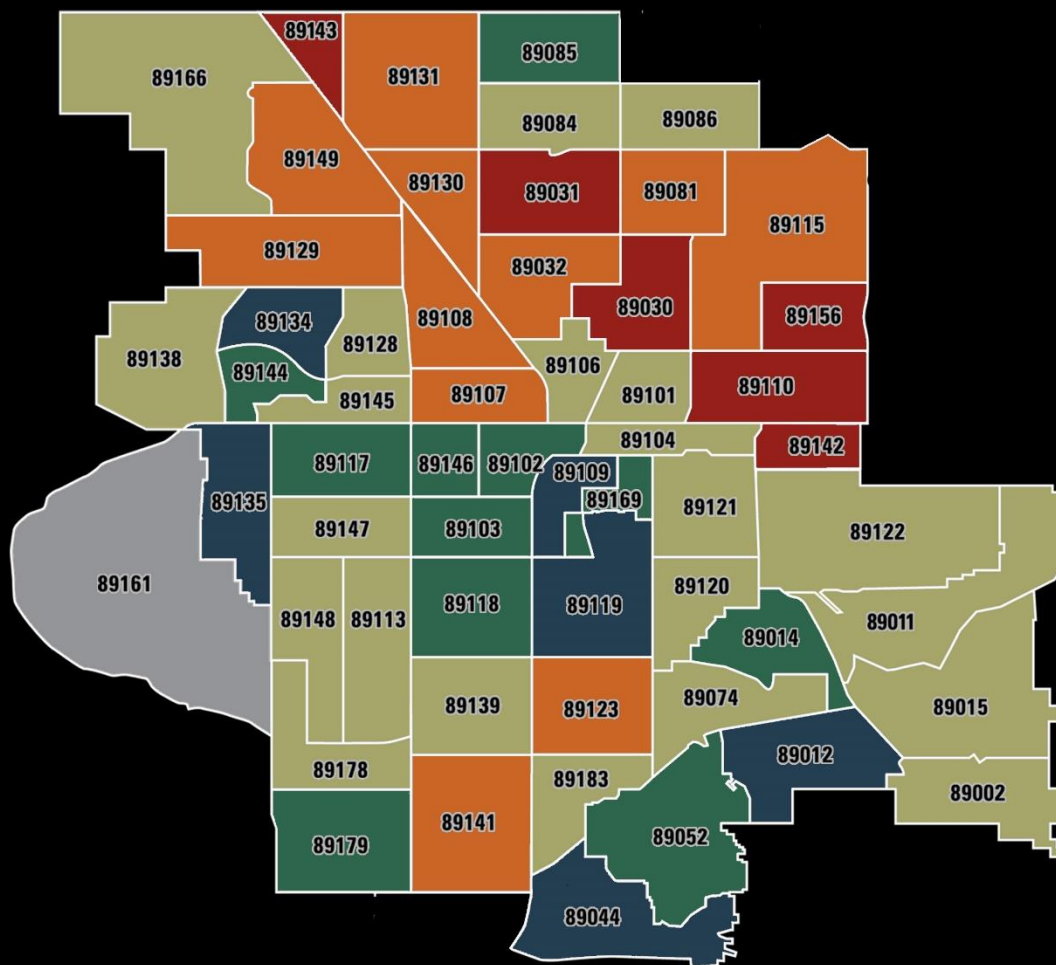


Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | Valley-wide Distribution Map

The rate of bank owned homes per 1,000 housing units continued to drop. The rate fell to 14.3 from 14.5 last quarter (down 1.5 percent).





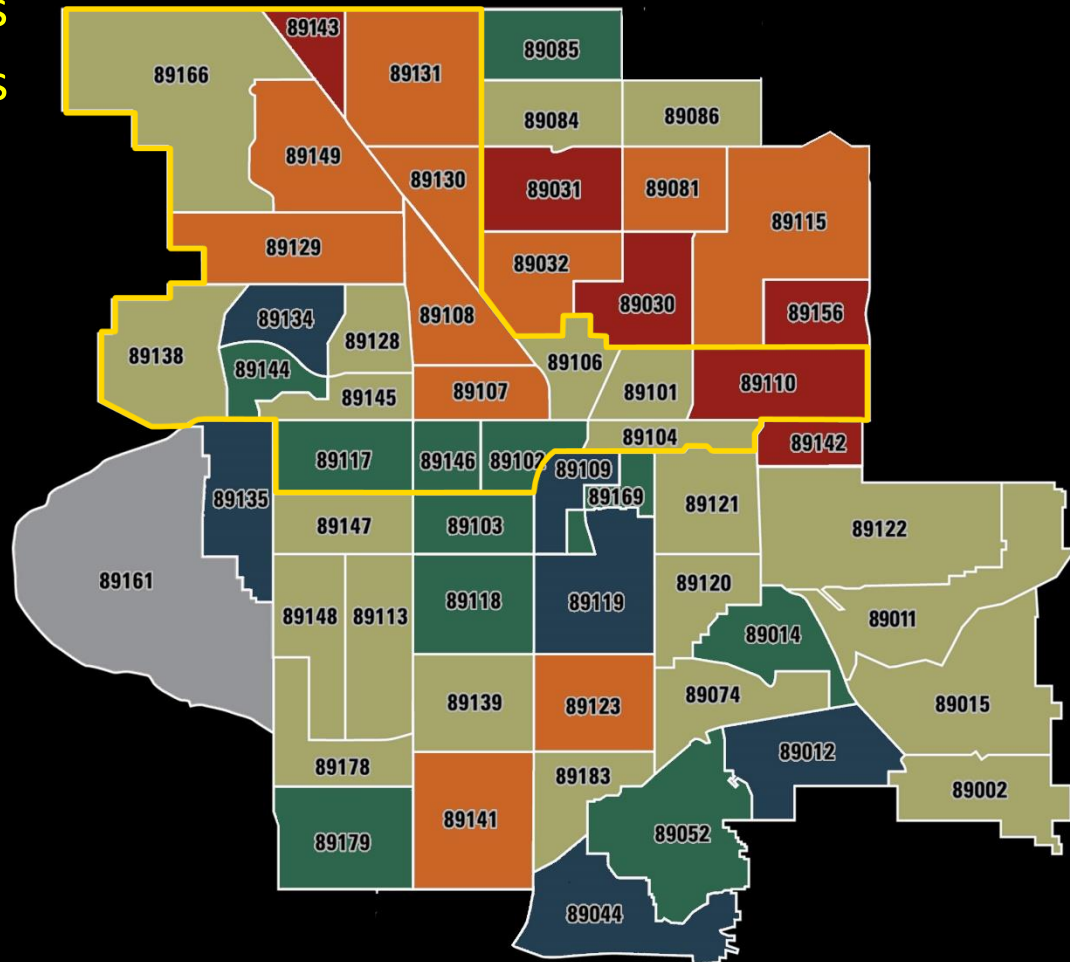
Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of bank owned homes per 1,000 housing units continued to drop. The rate fell to 14.3 from 14.5 last quarter (down 1.5 percent).





Elements of the NRI

Bank Owned Homes | CLV Summary Data

Top 5 Zip Codes

In the City of Las Vegas

Zip Codes	Bank Owned Homes (per 1,000 HU)	CLV Mean (per 1,000 HU)	Bank Owned Homes Index Value
89143	25.1	14.8	170
89110	22.3	14.8	151
89107	20.5	14.8	139
89131	17.9	14.8	121
89130	17.7	14.8	120

Mean bank owned homes per 1,000
housing units:

City of Las Vegas 14.8

Valley-wide 14.3

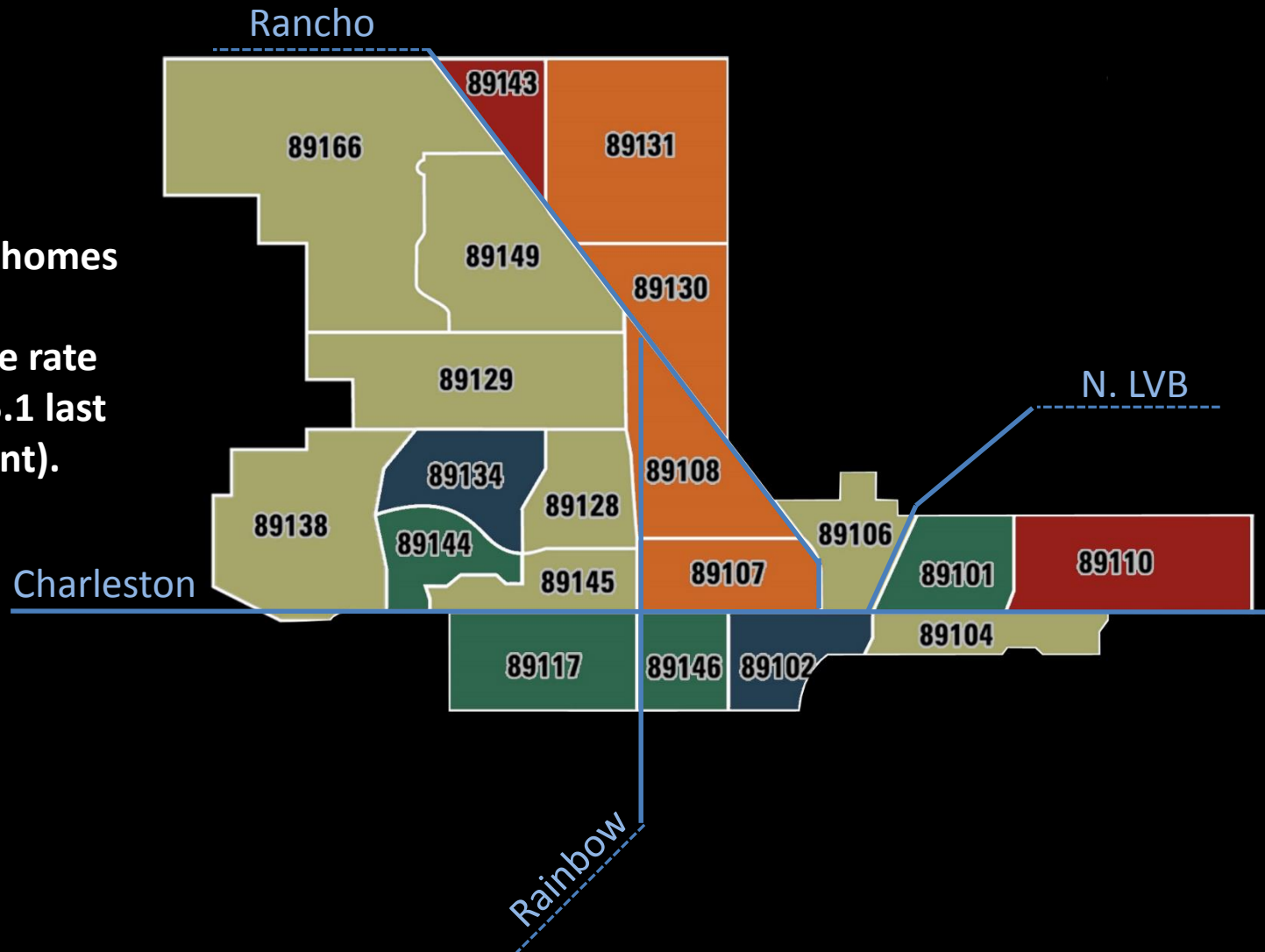


Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | CLV Distribution Map

The rate of bank owned homes per 1,000 housing units continued to decline. The rate dropped to 14.8 from 15.1 last quarter (down 1.8 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q1 2016

Elements of the NRI



Household Instability



Household
Instability

Elements of the NRI

TANF | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	TANF Recipients (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	TANF Recipients Index Value
89030	34.4	10.6	323
<u>89106</u>	<u>34.4</u>	<u>10.6</u>	<u>323</u>
<u>89101</u>	<u>29.5</u>	<u>10.6</u>	<u>278</u>
89115	25.7	10.6	242
89169	24.7	10.6	232
<u>89104</u>	<u>22.0</u>	<u>10.6</u>	<u>207</u>
<u>89102</u>	<u>21.8</u>	<u>10.6</u>	<u>205</u>
89109	16.5	10.6	155
89156	16.5	10.6	155
<u>89108</u>	<u>16.2</u>	<u>10.6</u>	<u>152</u>



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Neighborhood Economic Risk Assessment

Q1 2016

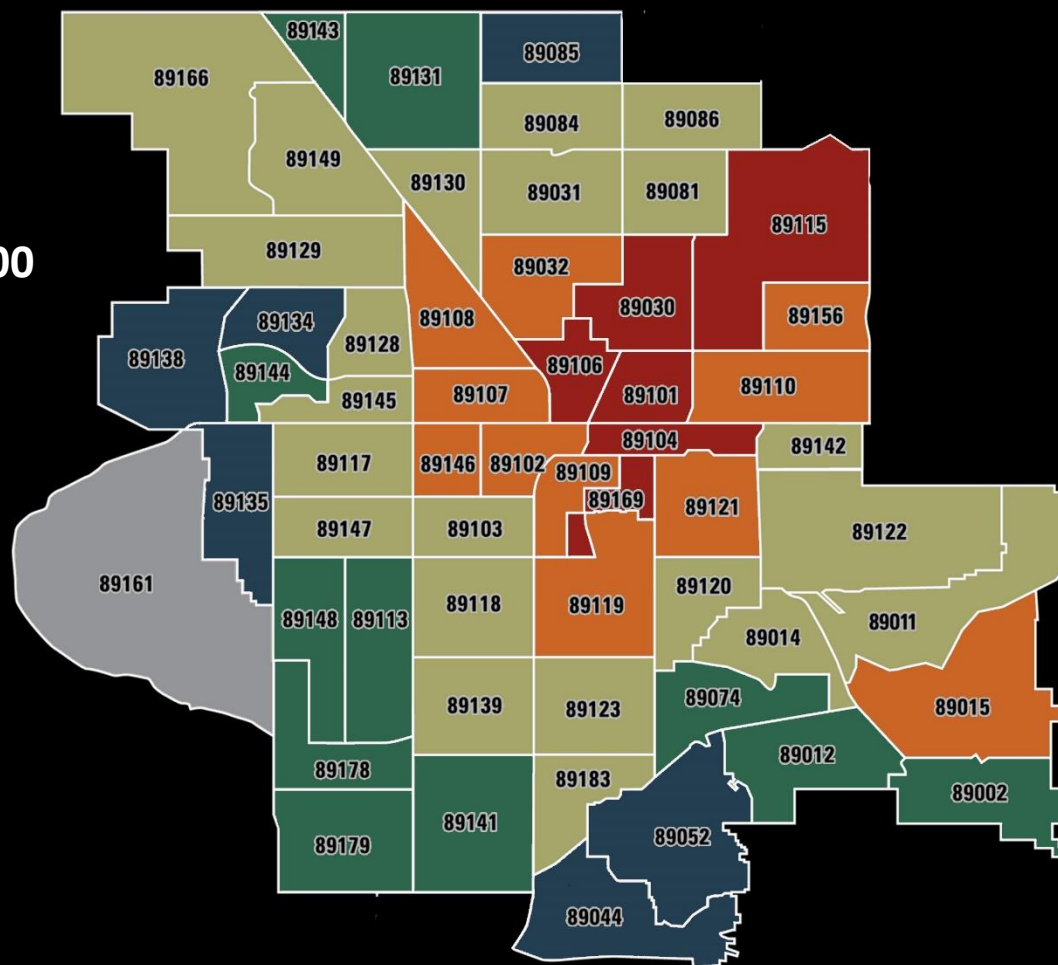


Household
Instability

Elements of the NRI

TANF | Valley-wide Distribution Map

The rate of TANF recipients per 1,000 residents continued to decline. The rate dropped to 10.6 from 10.8 last quarter (down 1.6 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

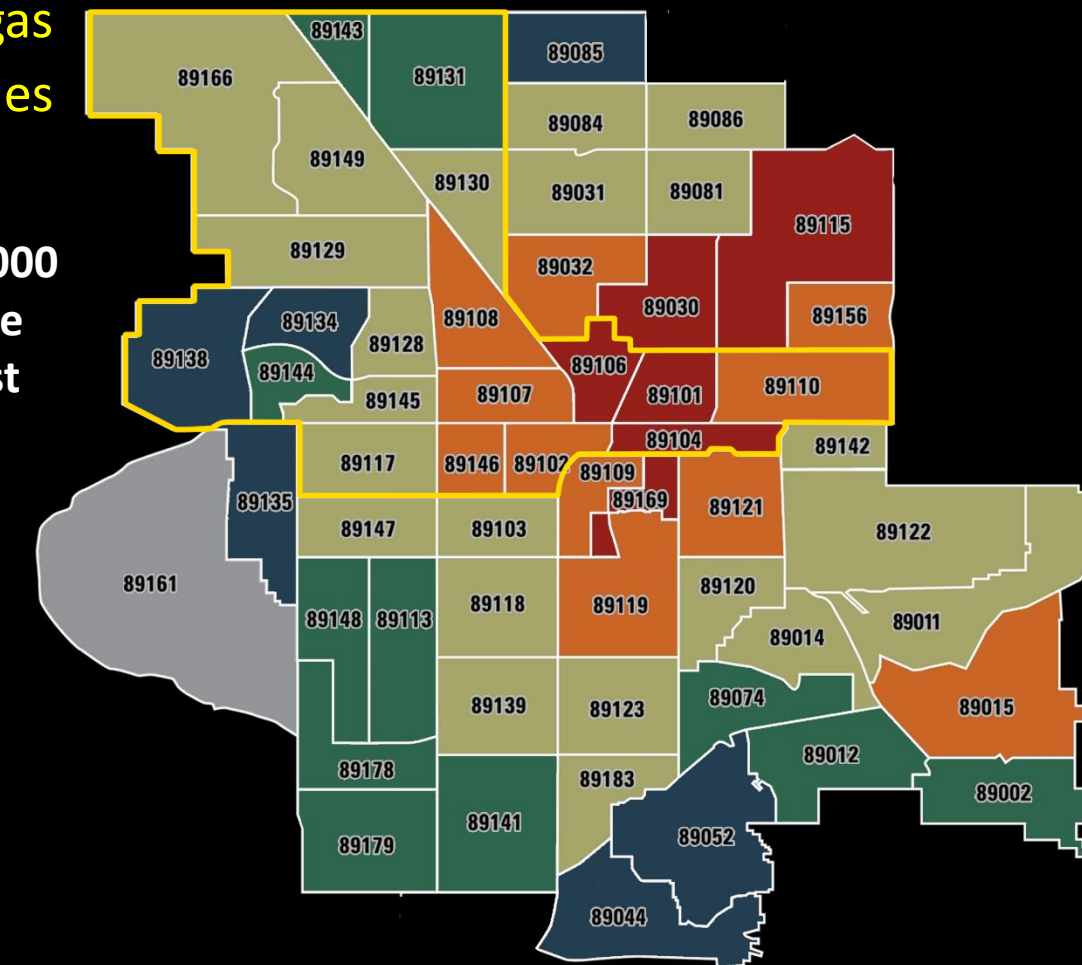
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Household
Instability

City of Las Vegas Zip Codes

The rate of TANF recipients per 1,000 residents continued to decline. The rate dropped to 10.6 from 10.8 last quarter (down 1.6 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q1 2016



Household
Instability

Elements of the NRI

TANF | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	TANF Recipients (per 1,000 POP)	CLV Mean (per 1,000 POP)	TANF Recipients Index Value
89106	34.4	12.1	285
89101	29.5	12.1	245
89104	22.0	12.1	182
89102	21.8	12.1	181
89108	16.2	12.1	134

Mean TANF recipients per 1,000 residents:

City of Las Vegas	12.1
Valley-wide	10.6

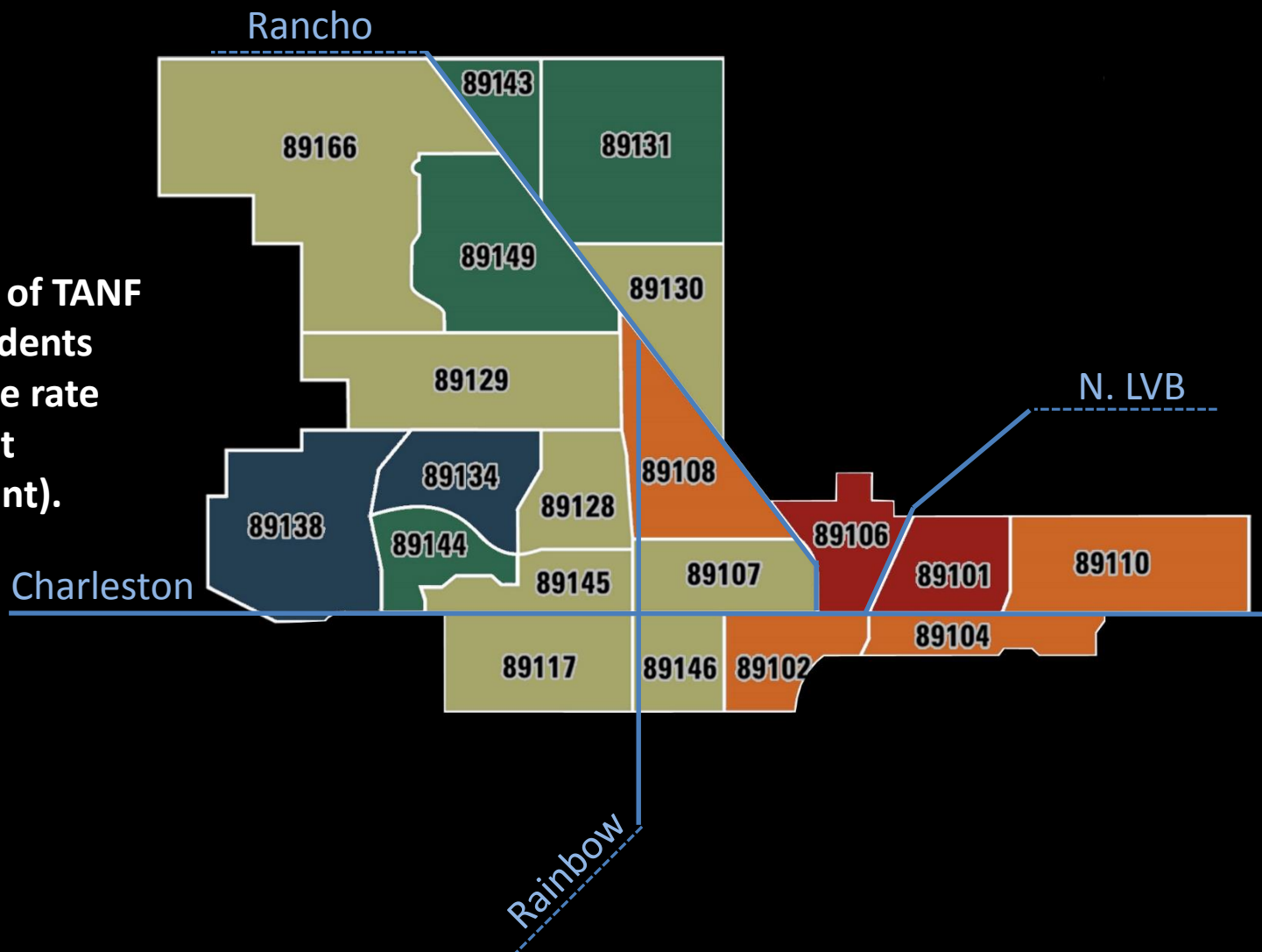


Household
Instability

Elements of the NRI

TANF | CLV Distribution Map

Within the City, the rate of TANF recipients per 1,000 residents continued to decline. The rate fell to 12.1 from 12.2 last quarter (down 0.8 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q1 2016



Household
Instability

Elements of the NRI

SNAP | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	SNAP Recipients (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	SNAP Recipients Index Value
<u>89106</u>	<u>438.2</u>	<u>159.3</u>	<u>275</u>
<u>89101</u>	<u>397.3</u>	<u>159.3</u>	<u>249</u>
89030	362.4	159.3	228
<u>89104</u>	<u>319.7</u>	<u>159.3</u>	<u>201</u>
89169	299.4	159.3	188
89115	290.0	159.3	182
<u>89102</u>	<u>280.8</u>	<u>159.3</u>	<u>176</u>
89119	249.2	159.3	156
89109	245.0	159.3	154
89121	238.2	159.3	150



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Neighborhood Economic Risk Assessment

Q1 2016

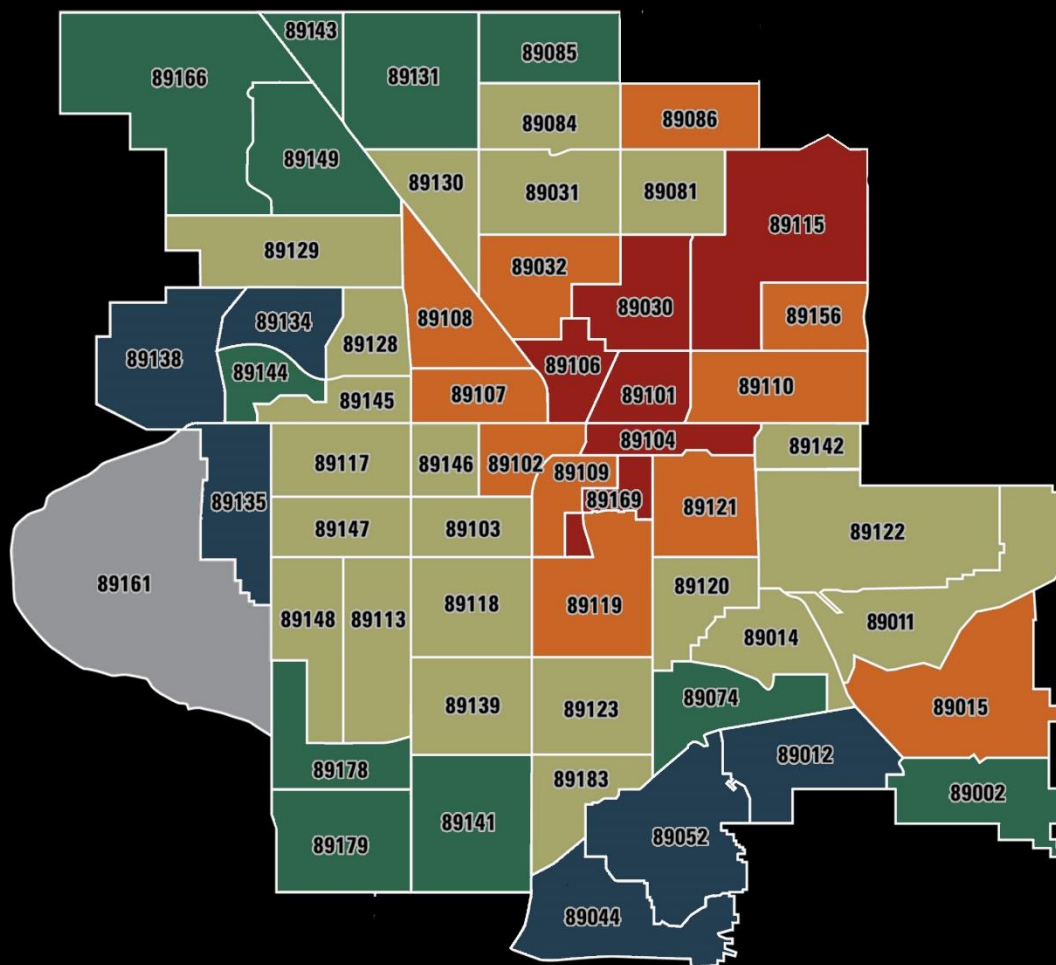


Household
Instability

Elements of the NRI

SNAP | Valley-wide Distribution Map

The rate of SNAP recipients per 1,000 residents continued to increase. The rate rose to 159.3 from 159.0 last quarter (up 0.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

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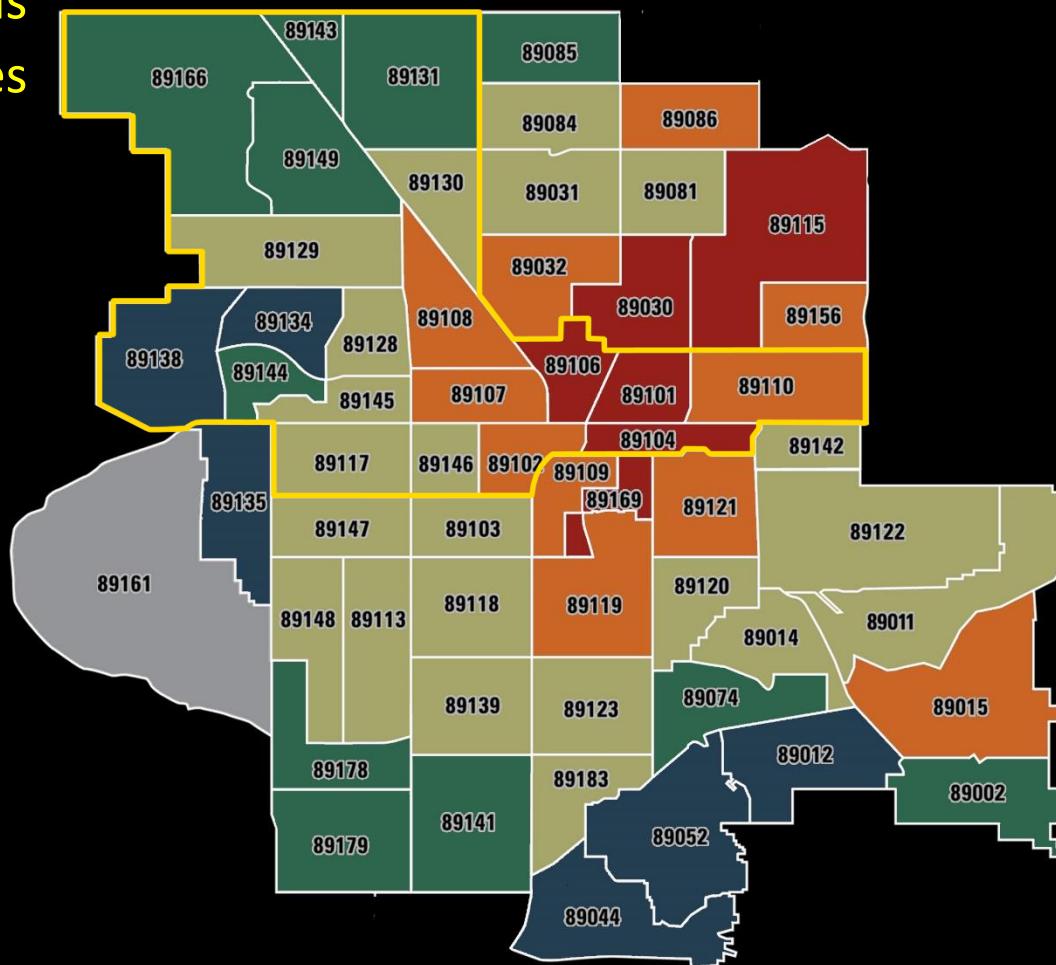
Household
Instability

Elements of the NRI

SNAP | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of SNAP recipients per 1,000 residents continued to increase. The rate rose to 159.3 from 159.0 last quarter (up 0.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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ANALYSIS



Neighborhood Economic Risk Assessment

Q1 2016



Household
Instability

Elements of the NRI

SNAP | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	SNAP Recipients (per 1,000 POP)	CLV Mean (per 1,000 POP)	SNAP Recipients Index Value
89106	438.2	175.7	249
89101	397.3	175.7	226
89104	319.7	175.7	182
89102	280.8	175.7	160
89107	227.1	175.7	129

Mean SNAP recipients per 1,000 residents:

City of Las Vegas 175.7

Valley-wide 159.3



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Neighborhood Economic Risk Assessment

Q1 2016

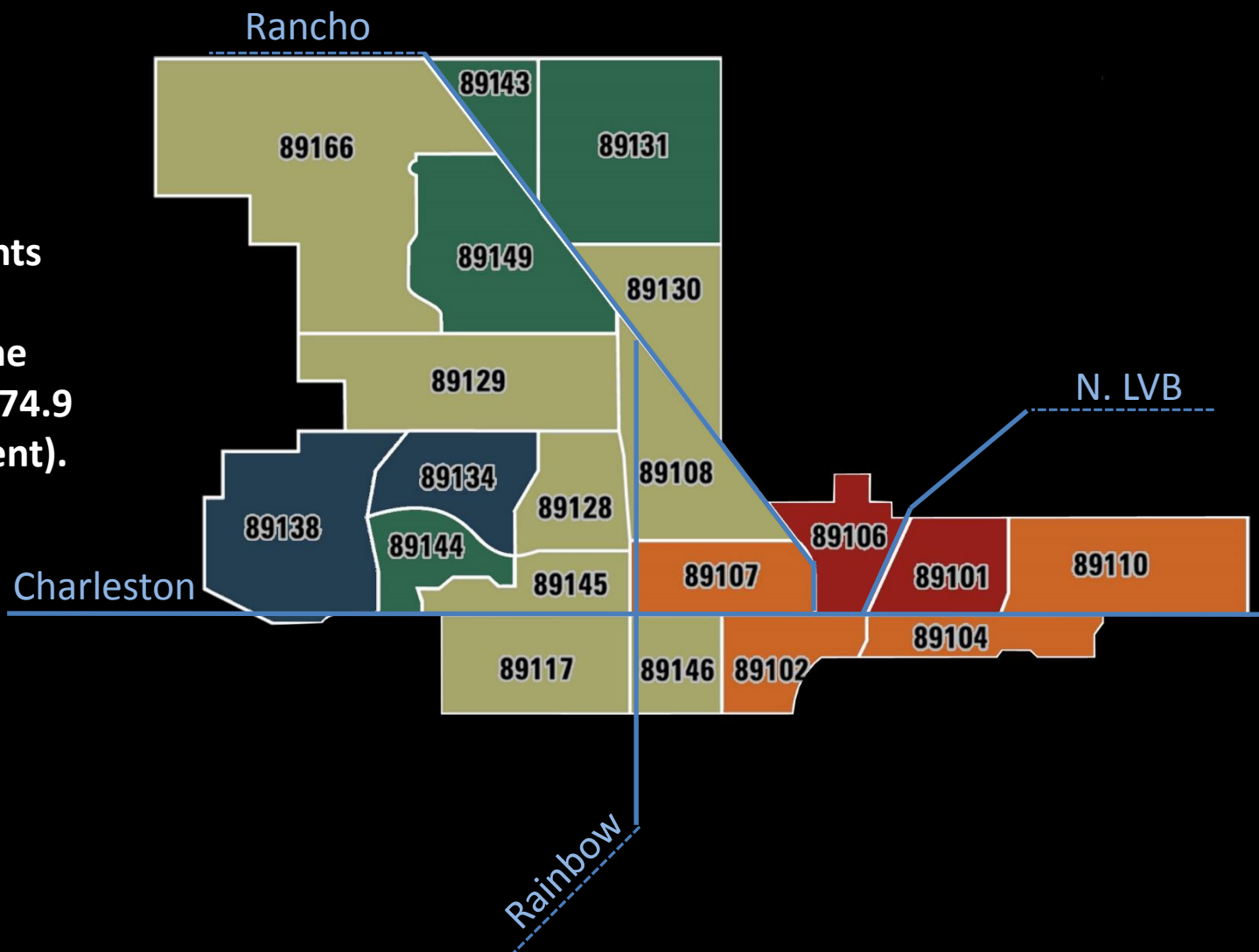


Household
Instability

Elements of the NRI

SNAP | CLV Distribution Map

The rate of SNAP recipients per 1,000 residents continued to increase. The rate rose to 175.7 from 174.9 last quarter (up 0.4 percent).





Household
Instability

Elements of the NRI

Medicaid | Valley-wide Summary Data

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Medicaid Recipients (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	Medicaid Recipients Index Value
<u>89106</u>	<u>532.9</u>	<u>219.7</u>	<u>243</u>
<u>89101</u>	<u>483.9</u>	<u>219.7</u>	<u>220</u>
89030	475.9	219.7	217
<u>89104</u>	<u>410.6</u>	<u>219.7</u>	<u>187</u>
89115	365.1	219.7	166
<u>89102</u>	<u>357.9</u>	<u>219.7</u>	<u>163</u>
89169	347.4	219.7	158
89109	331.6	219.7	151
<u>89107</u>	<u>314.5</u>	<u>219.7</u>	<u>143</u>
89156	309.5	219.7	141

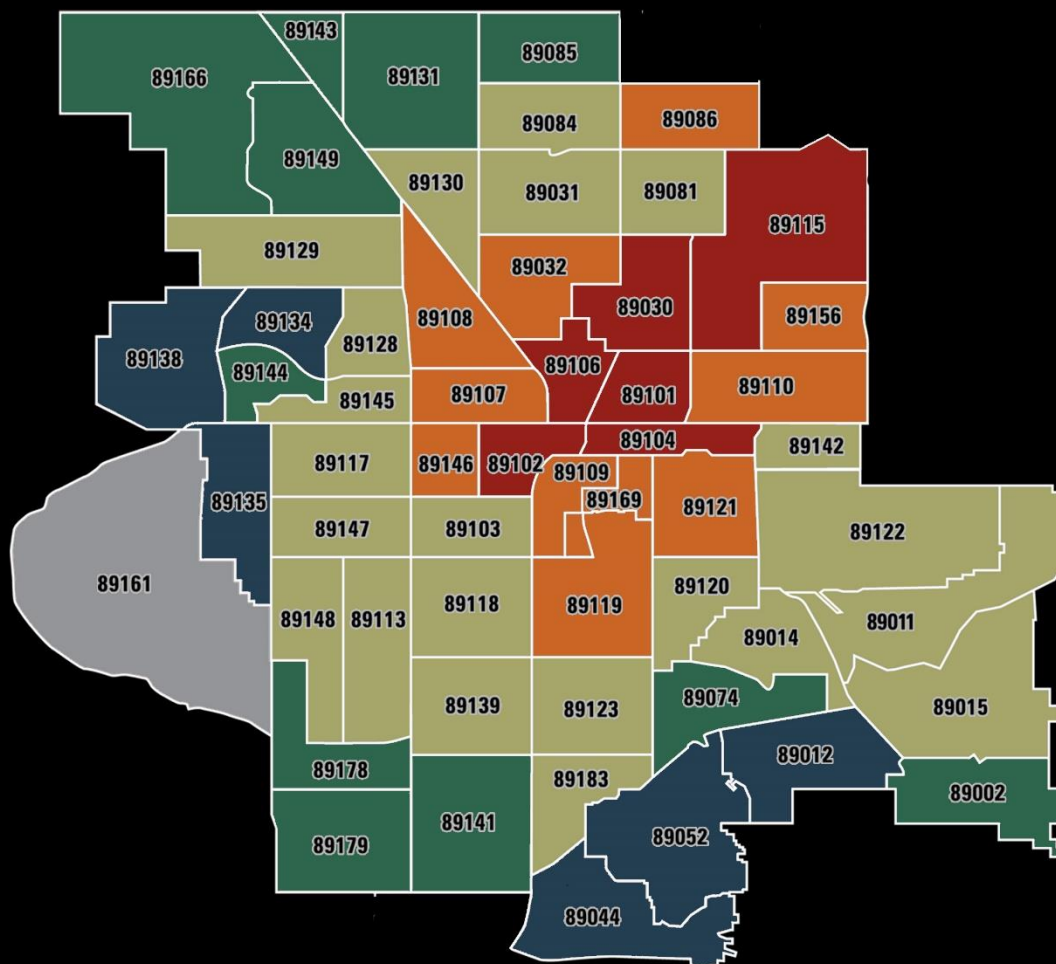


Household
Instability

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 219.7 from 217.9 last quarter (up 0.8 percent).

Elements of the NRI

Medicaid | Valley-wide Distribution Map



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q1 2016

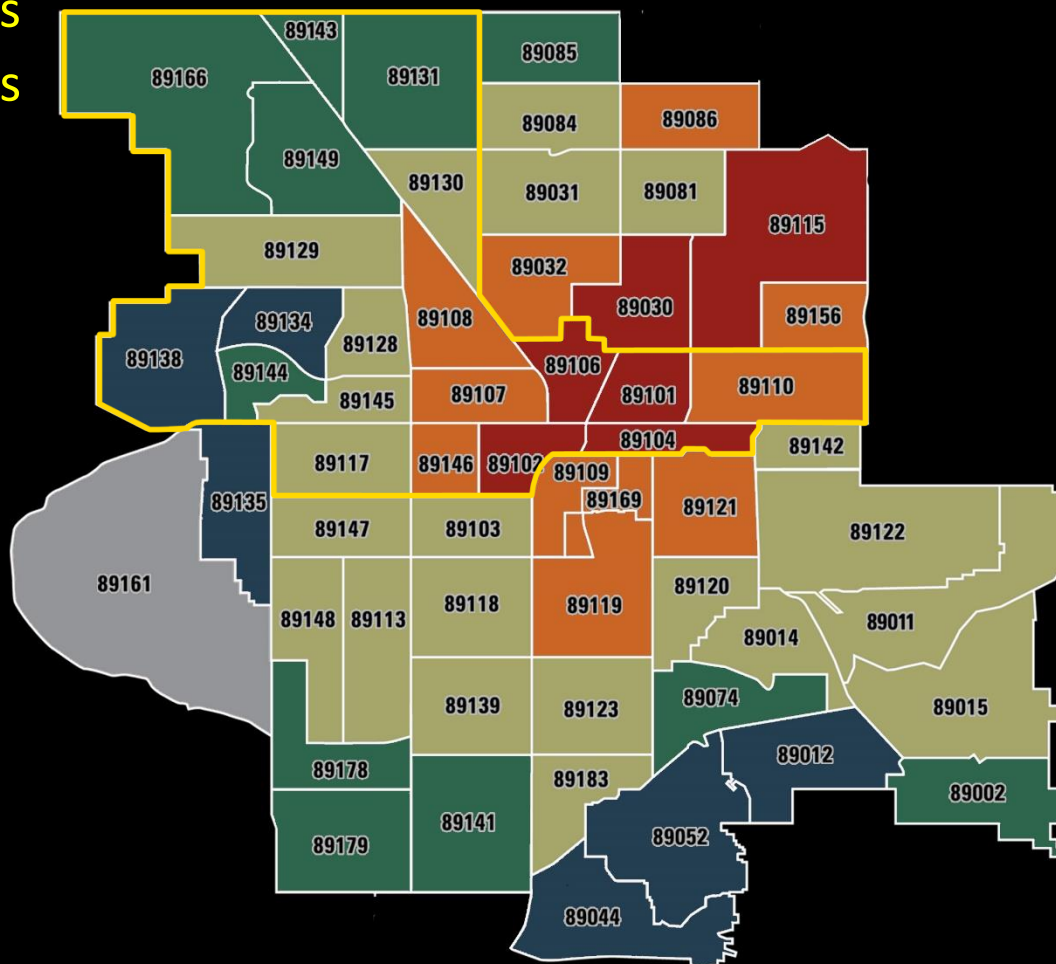


Medicaid | Valley-wide Distribution Map

City of Las Vegas

Zip Codes

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 219.7 from 217.9 last quarter (up 0.8 percent).



-  Low
-  Medium-Low
-  Medium
-  Medium-High
-  High



Elements of the NRI

Medicaid | CLV Summary Data

Top 5 Zip Codes

In the City of Las Vegas

Zip Codes	Medicaid Recipients (per 1,000 POP)	CLV Mean (per 1,000 POP)	Medicaid Recipients Index Value
89106	532.9	240.6	222
89101	483.9	240.6	201
89104	410.6	240.6	171
89102	357.9	240.6	149
89107	314.5	240.6	131

Mean Medicaid recipients per 1,000 residents:

City of Las Vegas 240.6

Valley-wide 219.7

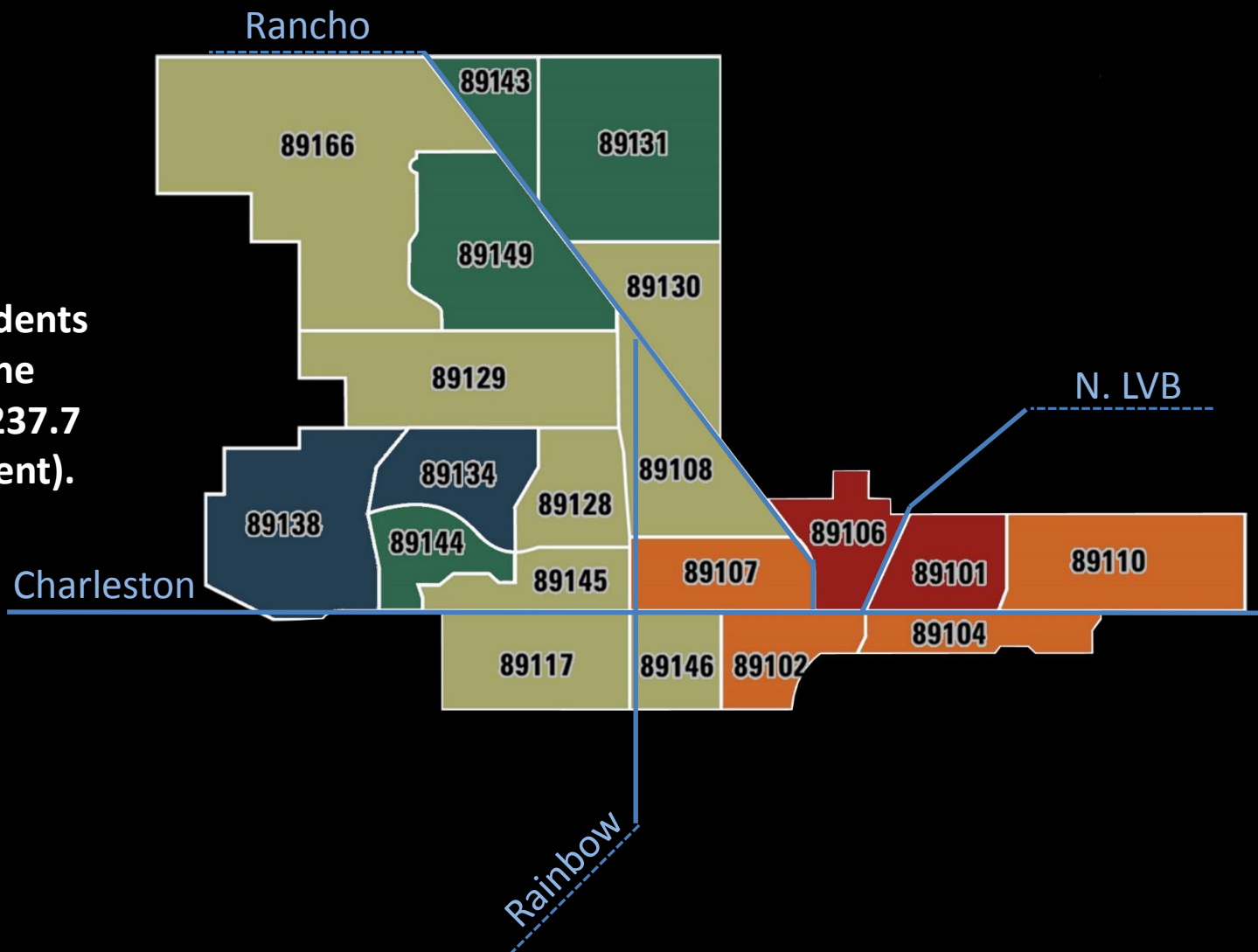


Household
Instability

Elements of the NRI

Medicaid | CLV Distribution Map

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 240.6 from 237.7 last quarter (up 1.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

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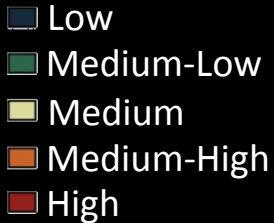
Elements of the NRI



Composite Risk



Composite Risk | Valley-wide Distribution Map



High

LOW

89030	89108	89147	89117	89044
89032	89110	89149	89118	89052
89101	89121	89166	89131	89085
89104	89142	89178	89141	89134
89106	89156	89179	89144	89135
89109	89169	89183	89148	89138
High	Medium-High	Medium	Medium-Low	Low

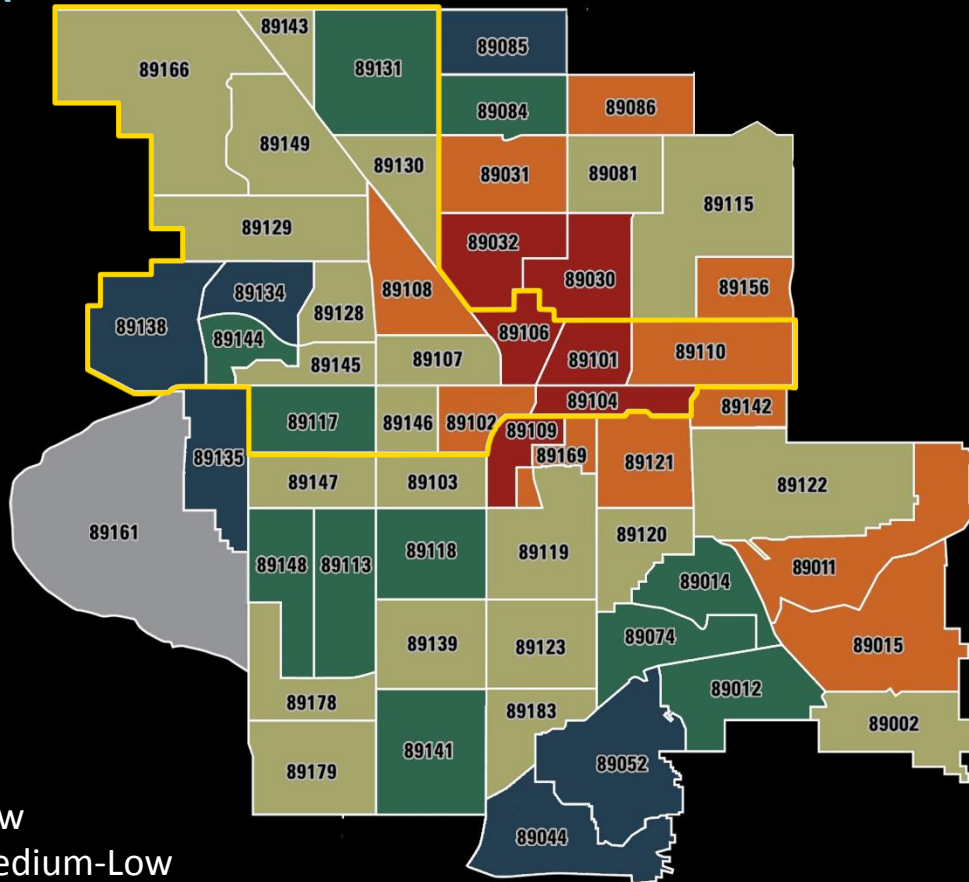


Composite
Risk

Elements of the NRI

Composite Risk | Valley-wide Distribution Map

City of Las Vegas



- Low
- Medium-Low
- Medium
- Medium-High
- High

City of Las Vegas zip codes in **bold**

		89002		
		89081		
		89103		
		89107		
		89115		
		89119		
		89120		
		89122		
		89123		
		89128		
		89129		
		89130	89012	
	89011	89139	89014	
	89015	89143	89074	
	89031	89145	89084	
	89086	89146	89113	
	89102	89147	89117	89044
89030	89108	89149	89118	89052
89032	89110	89166	89131	89085
89101	89121	89178	89141	89134
89104	89142	89179	89144	89135
89106	89156	89183	89148	89138
89109	89169			
High	Medium-High	Medium	Medium-Low	Low



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Neighborhood Economic Risk Assessment

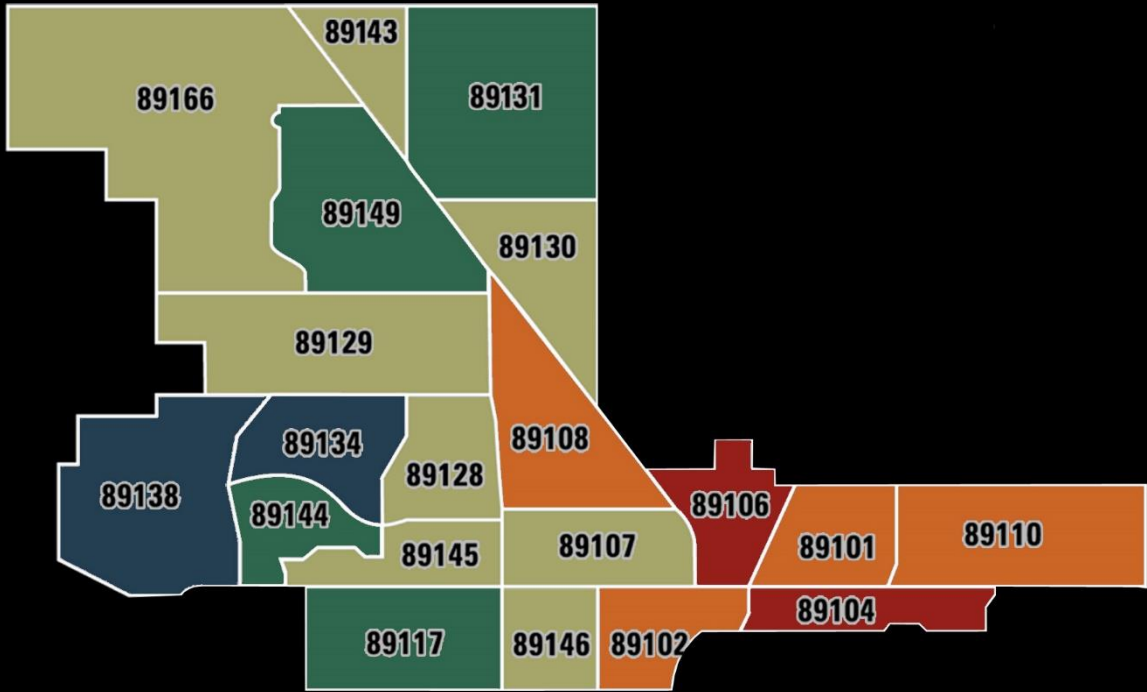
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Composite
Risk

Elements of the NRI

Composite Risk | CLV Distribution Map



- Low
- Medium-Low
- Medium
- Medium-High
- High

		89107		
		89128		
		89129		
		89130		
	89101	89143	89117	
	89102	89145	89131	
89104	89108	89146	89144	89134
89106	89110	89166	89149	89138
High	Medium -High	Medium	Medium -Low	Low

How does the Composite Risk Index differ from the Neighborhood Risk Index?



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Neighborhood Economic Risk Assessment

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Review of the NRI Methodology

- 1) A relative level of risk was assigned to each zip code for all risk factors (as shown in the elements of the NRI series).
- 2) Risk factors are combined to create a Composite Risk Index. The Composite Risk Index assigns a weight to each risk factor.
- 3) To create the Neighborhood Risk Index, the Composite Risk Index is weighted by occupied housing units. Zip codes with the highest risk and highest number of occupied housing units can be found and targeted.

Risk factors are assigned a weight of the total 100 percent distribution. TANF recipients, for example, are assigned a weight of 8.3 percent.

 UNEMPLOYMENT	 FORECLOSURE	 RESIDENTIAL VACANCIES
 COMMERCIAL VACANCIES	 BANK-OWNED	 TANF
 SNAP	 MEDICAID	

The Composite Risk Index is weighted by occupied housing units to find and target zip codes with the highest risk and highest number of occupied housing units, creating the NRI.



This implies that two zip codes with equally high composite risk may be ranked differently based on their number of occupied housing units.



NRI | Valley-wide Summary Data

Zip codes with high Composite Risk may not always have equally high Neighborhood Risk once occupied housing units are factored in.

Top 10 Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk
			Index (NRI)
89030	13,638	143.6	100
<u>89108</u>	<u>27,449</u>	<u>114.5</u>	<u>98</u>
<u>89110</u>	<u>22,487</u>	<u>121.5</u>	<u>98</u>
89121	24,777	116.1	96
<u>89104</u>	<u>12,466</u>	<u>141.9</u>	<u>95</u>
89109	3,942	209.4	95
89031	21,613	118.3	94
89032	14,547	131.5	92
<u>89101</u>	<u>14,548</u>	<u>131.5</u>	<u>92</u>
<u>89106</u>	<u>8,989</u>	<u>149.2</u>	<u>89</u>



NRI | CLV Summary Data

Zip codes with high Composite Risk may not always have equally high Neighborhood Risk once occupied housing units are factored in.

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk Index (NRI)
89108	27,449	112.3	100
89110	22,487	118.6	99
89104	12,466	139.7	97
89101	14,548	128.6	93
89106	8,989	145.7	89



Additional Considerations



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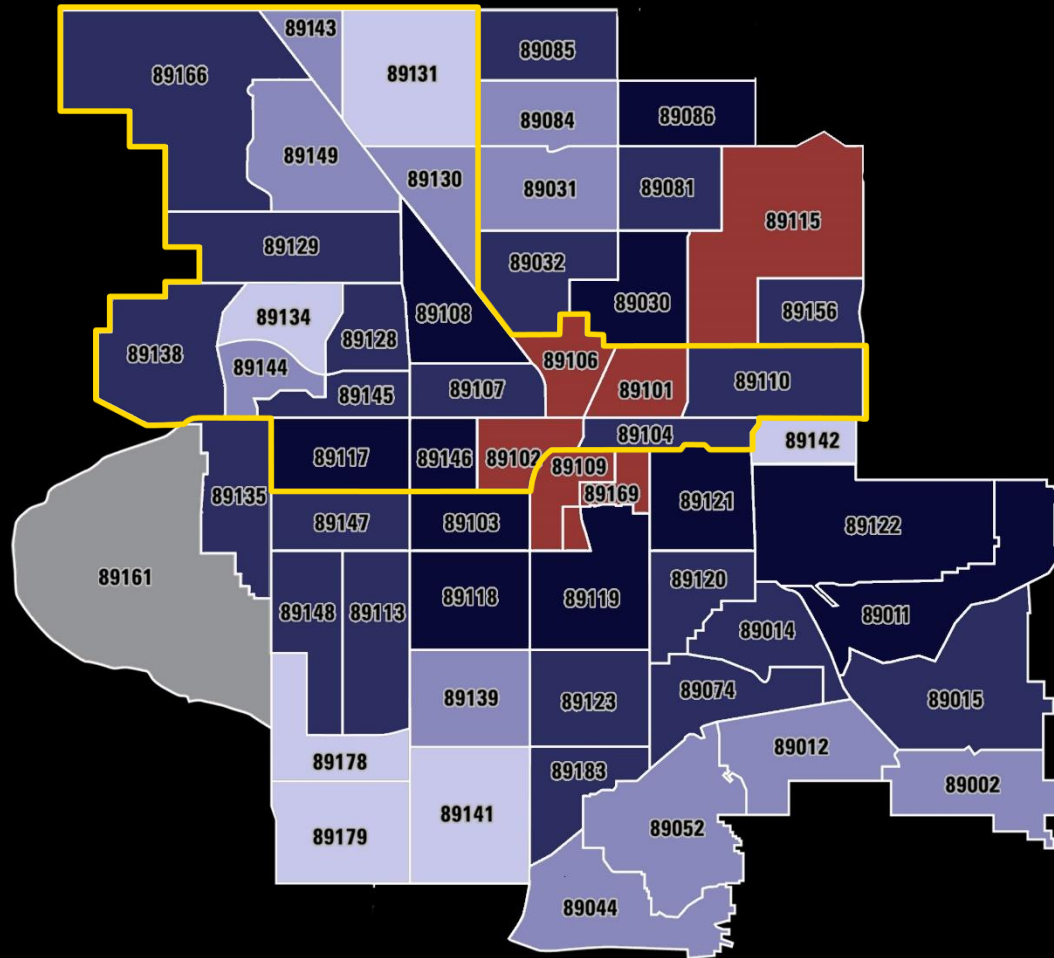


Neighborhood Economic Risk Assessment

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Alternative Measures of Risk

Food Insecurity



Food insecurity remained unchanged due to annual data.



→ Increasing Severity →

Note: Data is unchanged from last quarter due to annual data.



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Neighborhood Economic Risk Assessment

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Neighborhood Economic Risk Assessment

City of Las Vegas

Q1 2016

