

# Neighborhood Economic Risk Assessment

City of Las Vegas

Q2 2016



July 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 second 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.

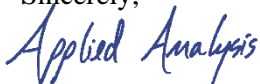
This report and index was designed by AA in response to your request. However, we make no representations as to the adequacy of these procedures for all your purposes. Generally speaking, though our findings and estimates are as of the latest data available, this report is intended to develop a methodology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

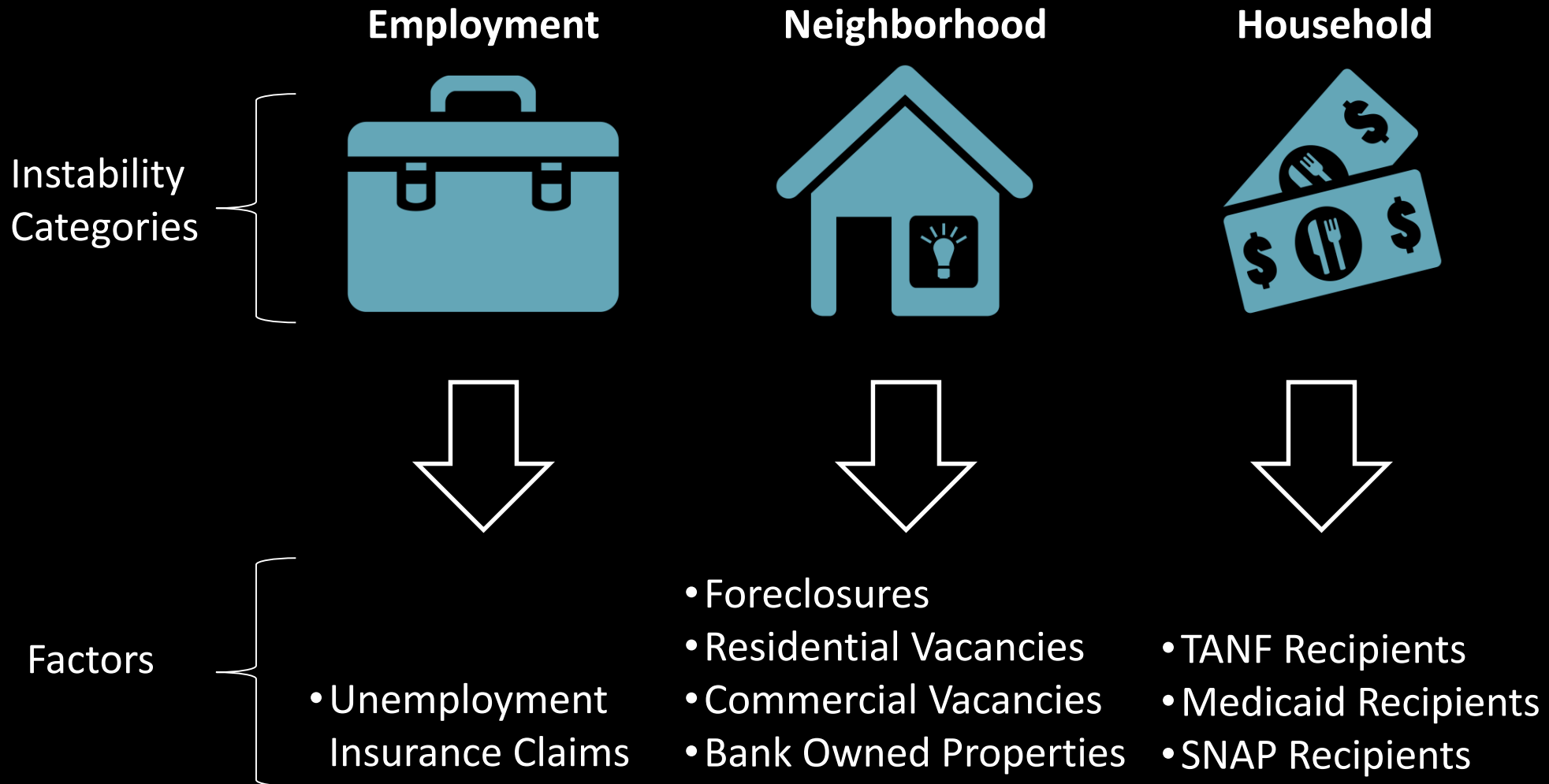
**Objective**: The City of Las Vegas is seeking to use economic and social data to identify sub-regions within the City at a heightened risk for long-term instability

**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 <sup>1</sup>	6 Month Rolling Average
	Foreclosures	6 Month Rolling Total
 Neighborhood Instability	Residential Vacancies	Varying Timeframes <sup>2</sup>
	Commercial Vacancies	
	Bank Owned Properties <sup>3</sup>	

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

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

<sup>3</sup> 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 appropriate<sup>1</sup>; 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




<sup>1</sup>Commercial 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**

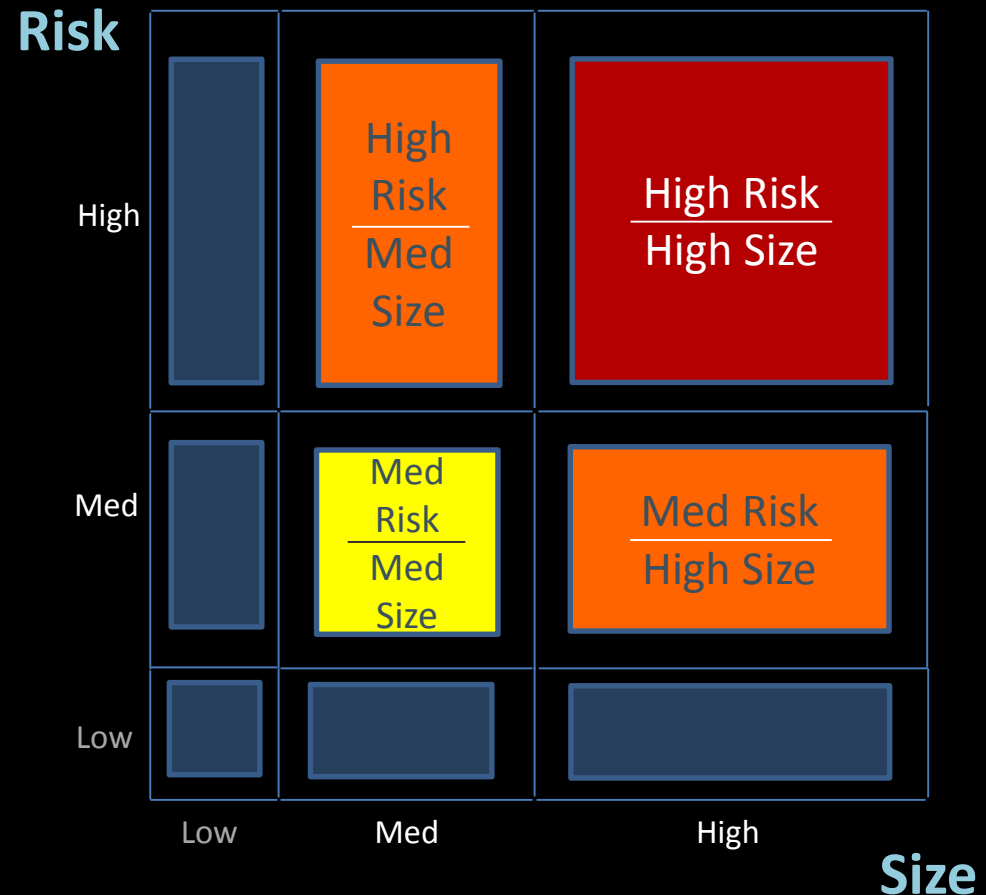
# Methodology of the NRI

## Relativity and Composite Risk

### GOAL

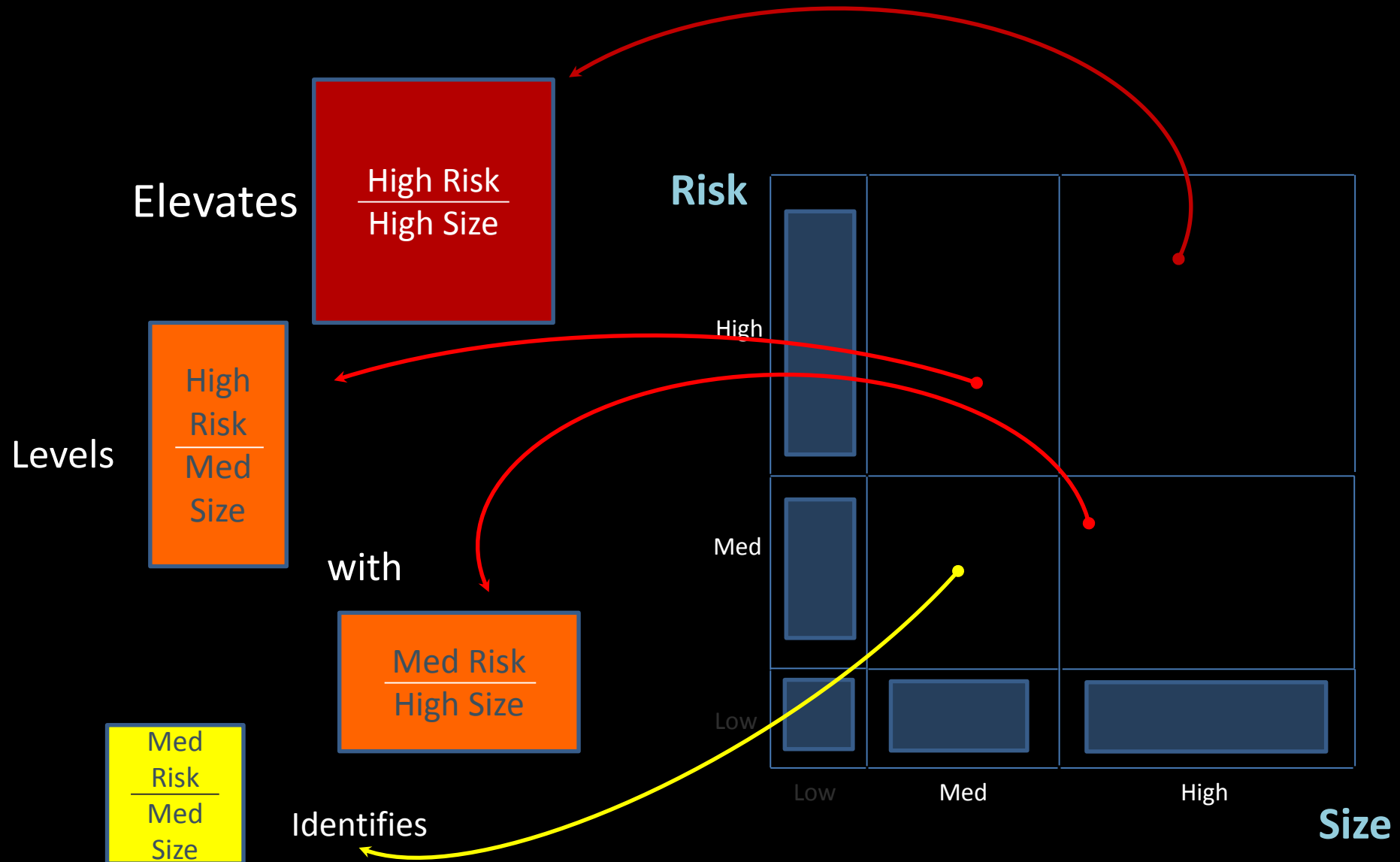
*Focus the City's efforts,  
making the best use of limited  
resources*

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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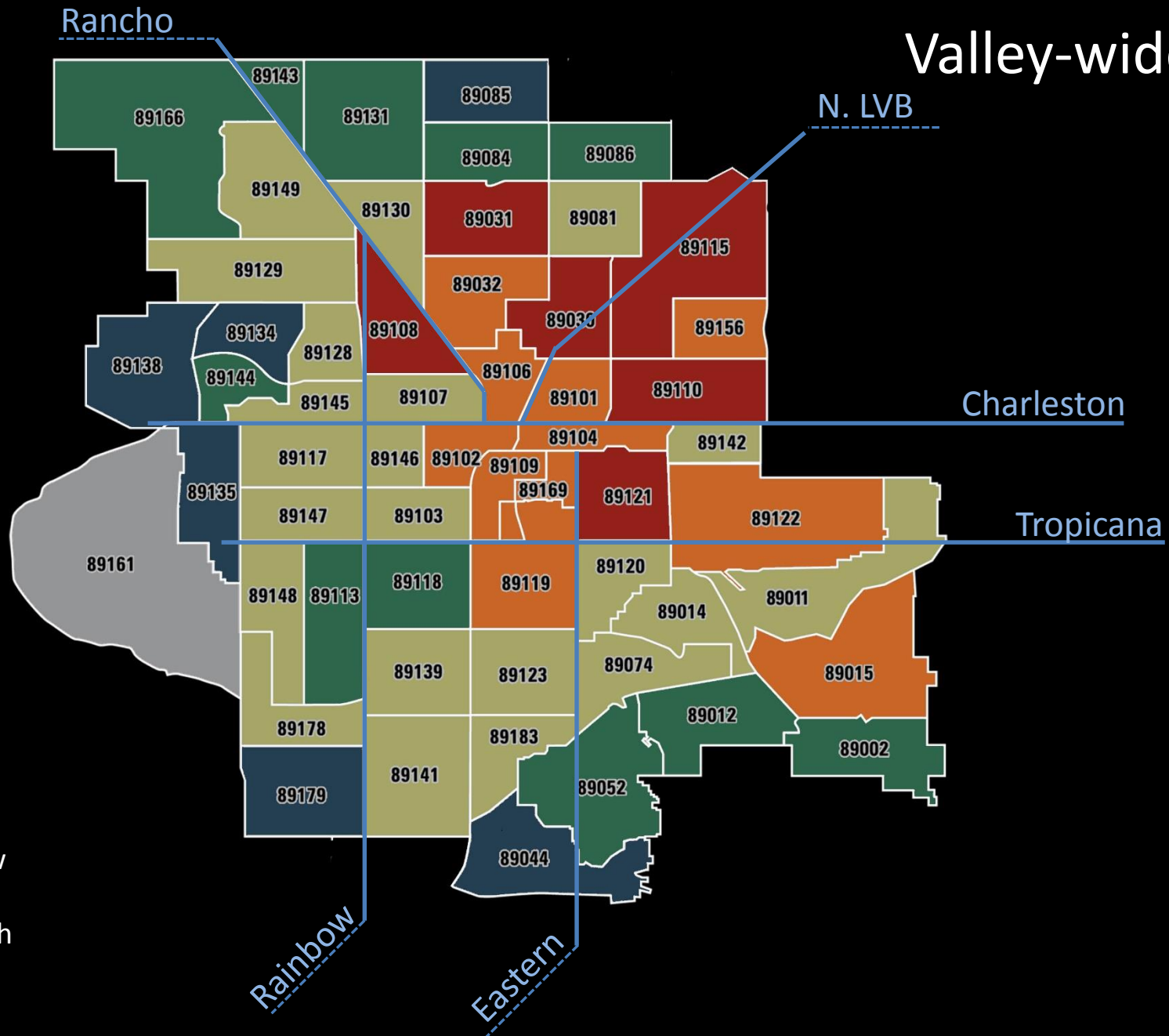


**Neighborhood Economic Risk Assessment**

Q2 2016

# Summary

## Valley-wide NRI



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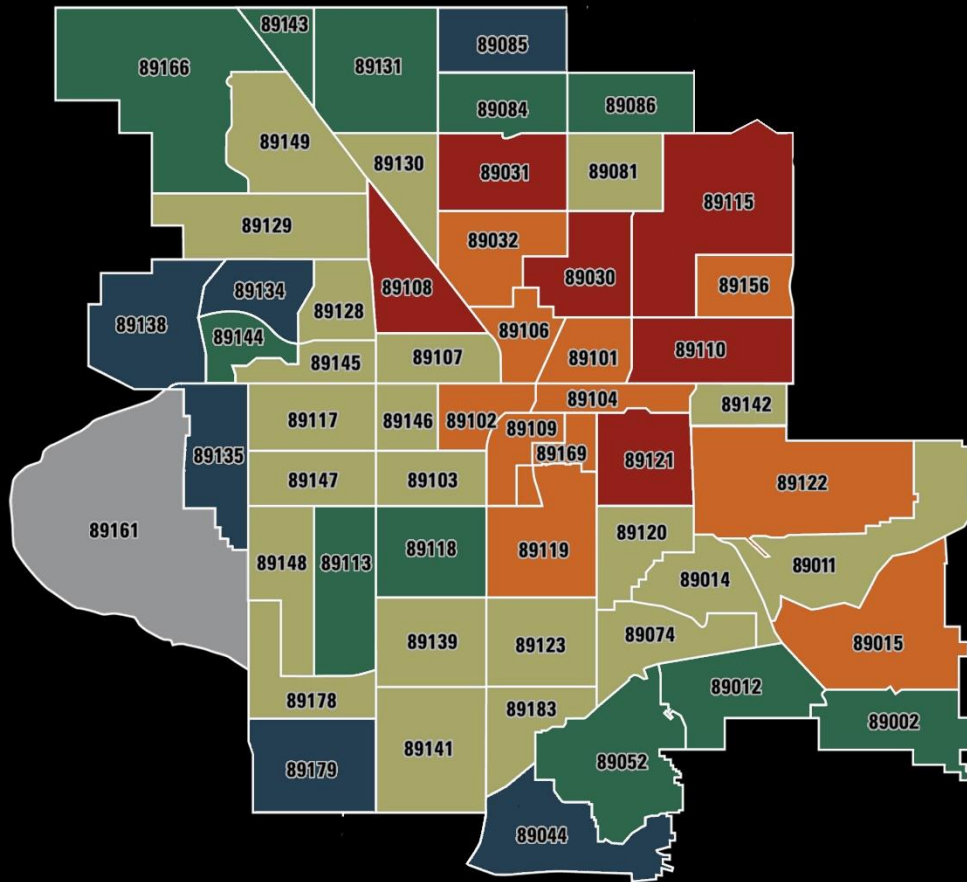


## Neighborhood Economic Risk Assessment

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# Summary

## Valley-wide NRI



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

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



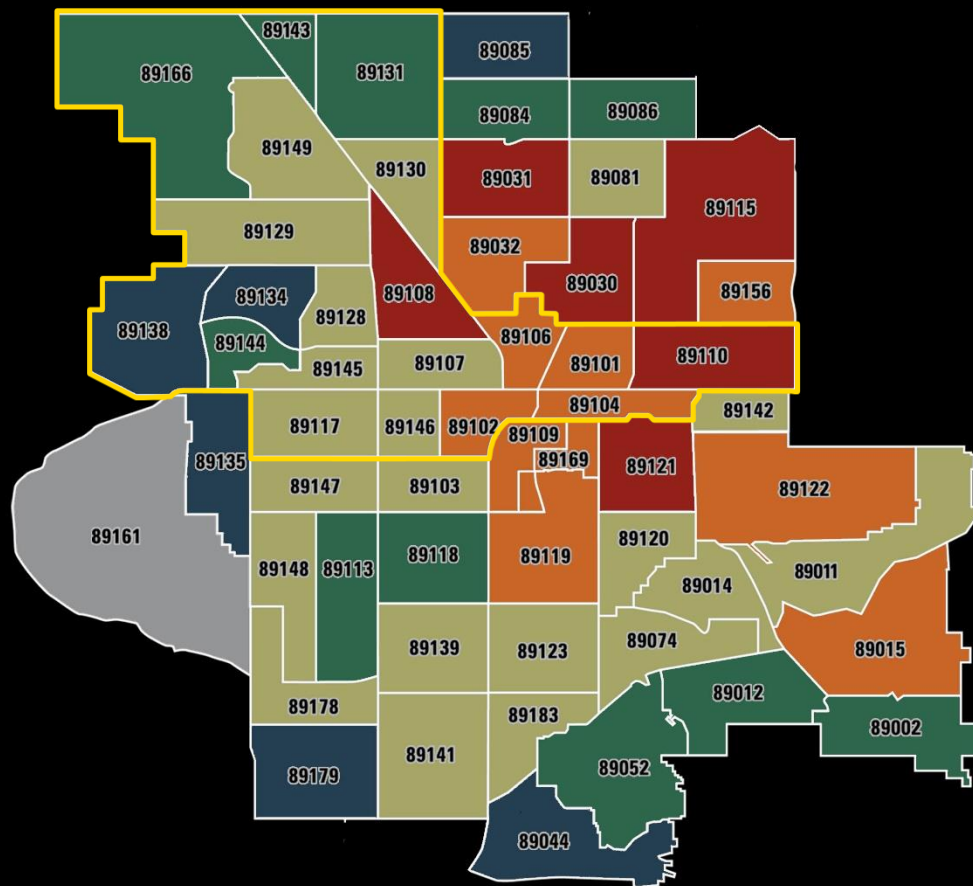
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## Neighborhood Economic Risk Assessment

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

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

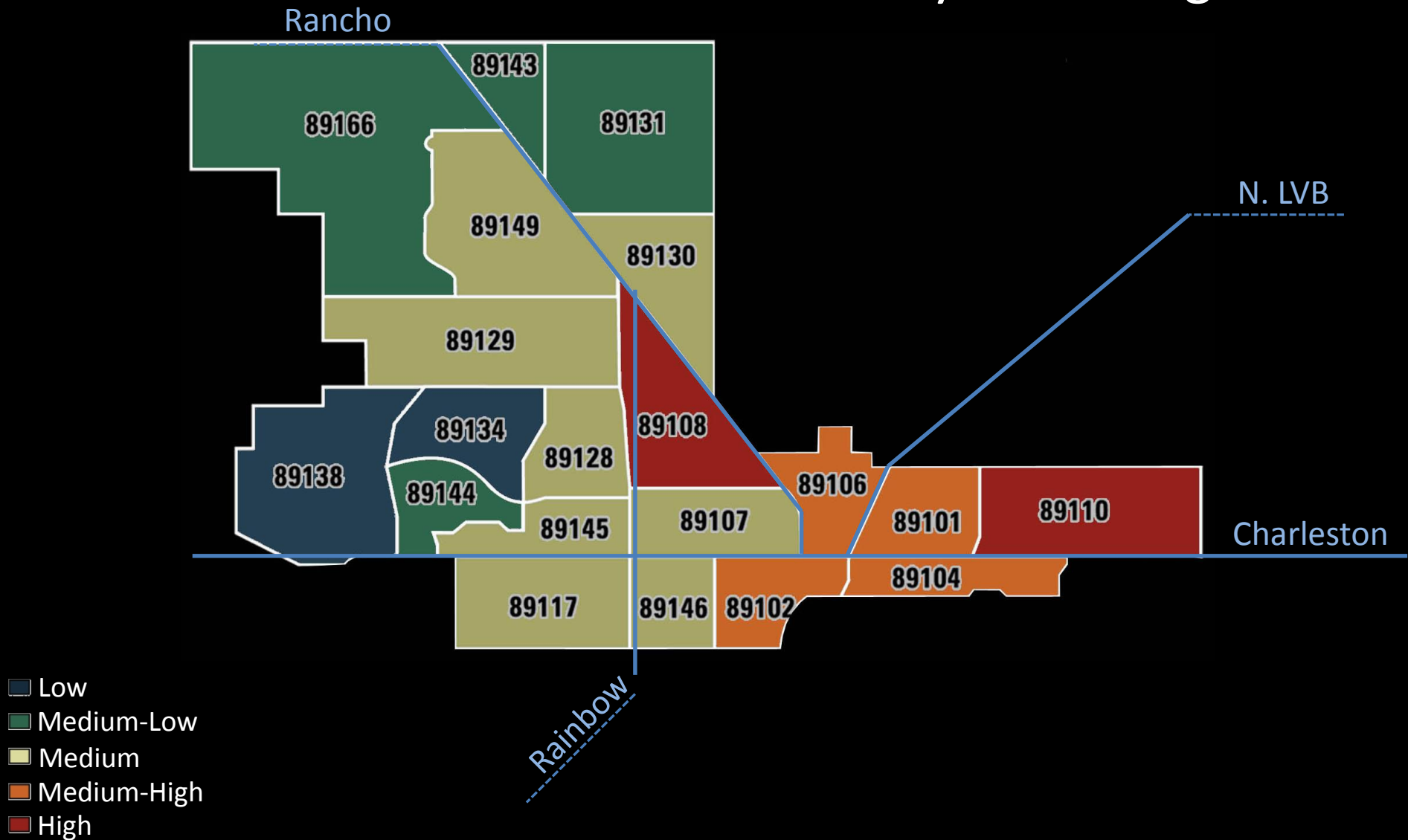
89011				
89014				
89074				
89081				
89103				
<b>89107</b>				
<b>89117</b>				
89120				
89123				
<b>89128</b>				
<b>89129</b>				
89015	<b>89130</b>	89002		
89032	89139	89012		
<b>89101</b>	89141	89052		
<b>89102</b>	89142	89084		
<b>89104</b>	<b>89145</b>	89086		
89030	<b>89106</b>	<b>89146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

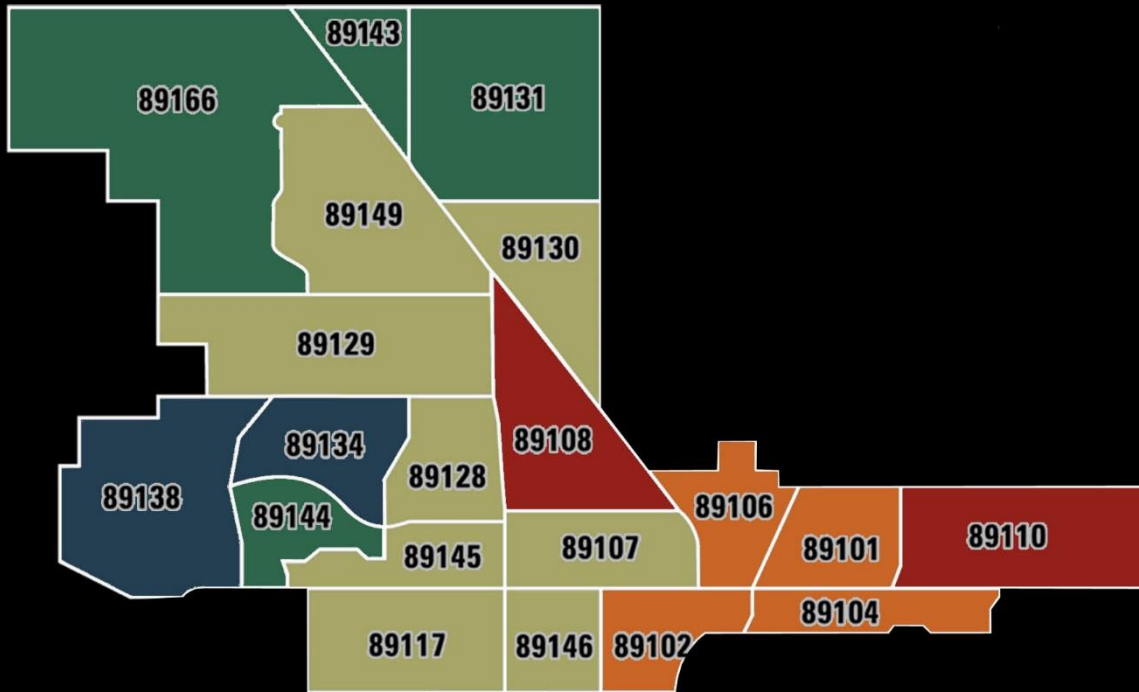
# Summary

## City of Las Vegas NRI



# Summary

## City of Las Vegas NRI



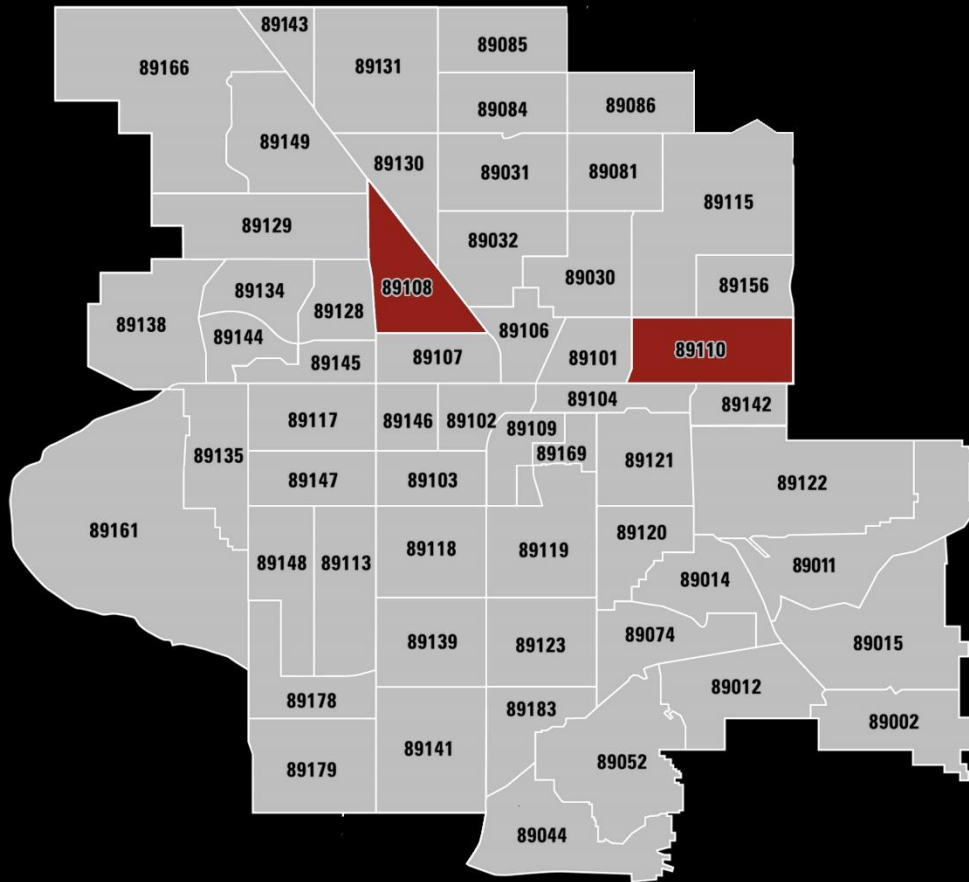
- Low
- Medium-Low
- Medium
- Medium-High
- High

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

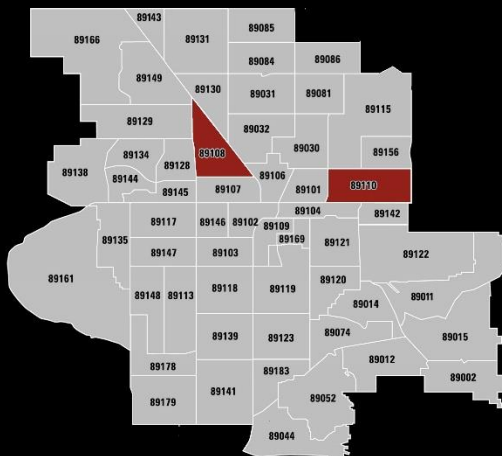


# Summary

## 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	



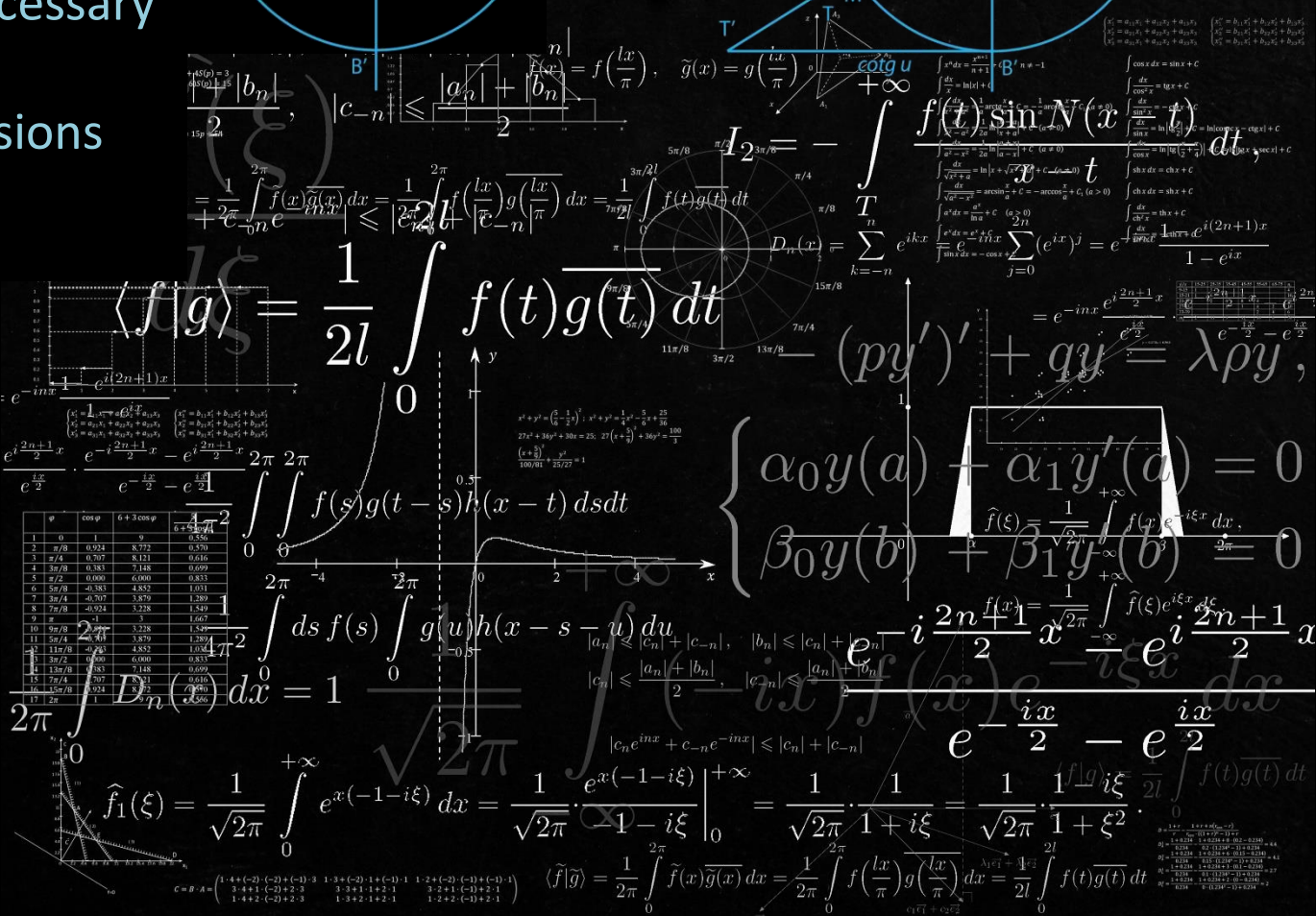
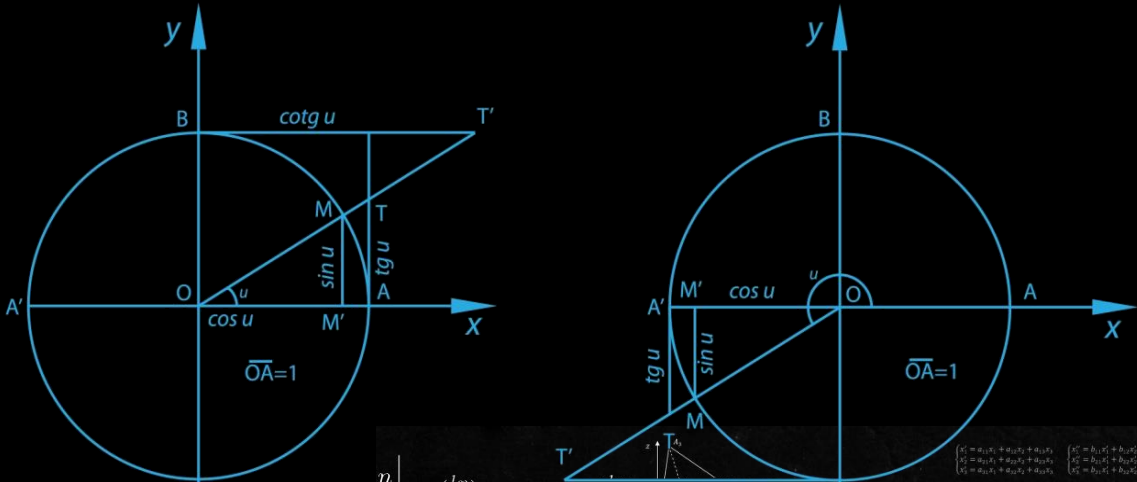
# Summary

## City of Las Vegas NRI

Zip Code	89108	89110	City Average	LV Valley Average
TANF Recipients Per 1,000 Population	15.1	15.6	11.7	10.3
Medicaid Recipients Per 1,000 Population	308.1	314.5	246.0	225.7
SNAP Recipients Per 1,000 Population	222.3	226.9	176.1	160.6
Unemployment Ins. Per 1,000 Population	12.0	10.9	10.9	11.3
Foreclosures Per 1,000 Total Housing Units	3.3	4.1	2.6	2.6
Residential Vacancies Per 1,000 Total Housing Units	33.0	30.8	63.5	72.4
Commercial Vacancy	17.2%	6.7%	13.9%	15.1%
Bank Owned Homes Per 1,000 Total Housing Units	17.5	22.2	14.7	14.1

# 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
<b><u>89104</u></b>	<b><u>16.4</u></b>	<b><u>11.3</u></b>	<b><u>145</u></b>
89121	14.2	11.3	125
89086	14.1	11.3	125
89183	14.0	11.3	124
89120	13.8	11.3	122
89179	13.8	11.3	122
89169	13.4	11.3	119
89032	13.3	11.3	118
89156	13.3	11.3	117
89113	13.2	11.3	117



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## Neighborhood Economic Risk Assessment

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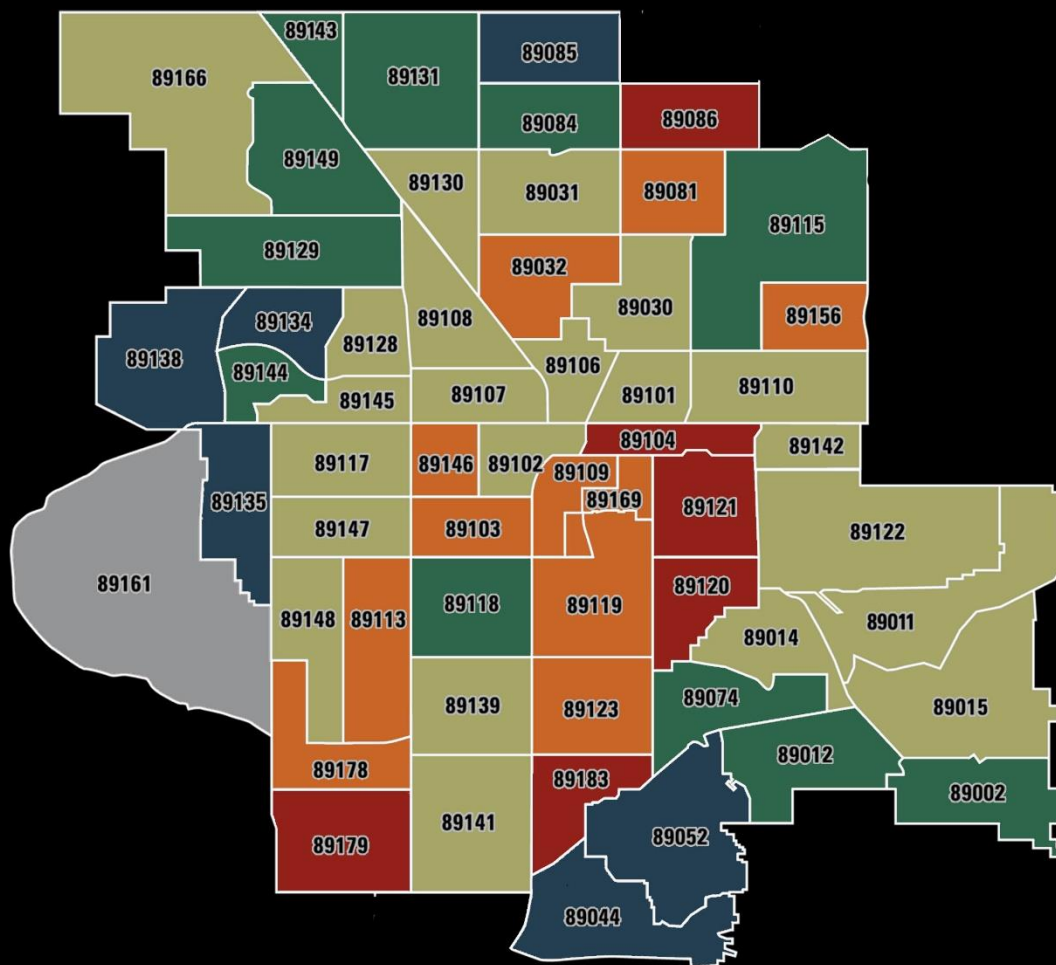


Employment  
Instability

# 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 11.3 from 11.5 last quarter (down 2.1 percent).



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



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## Neighborhood Economic Risk Assessment

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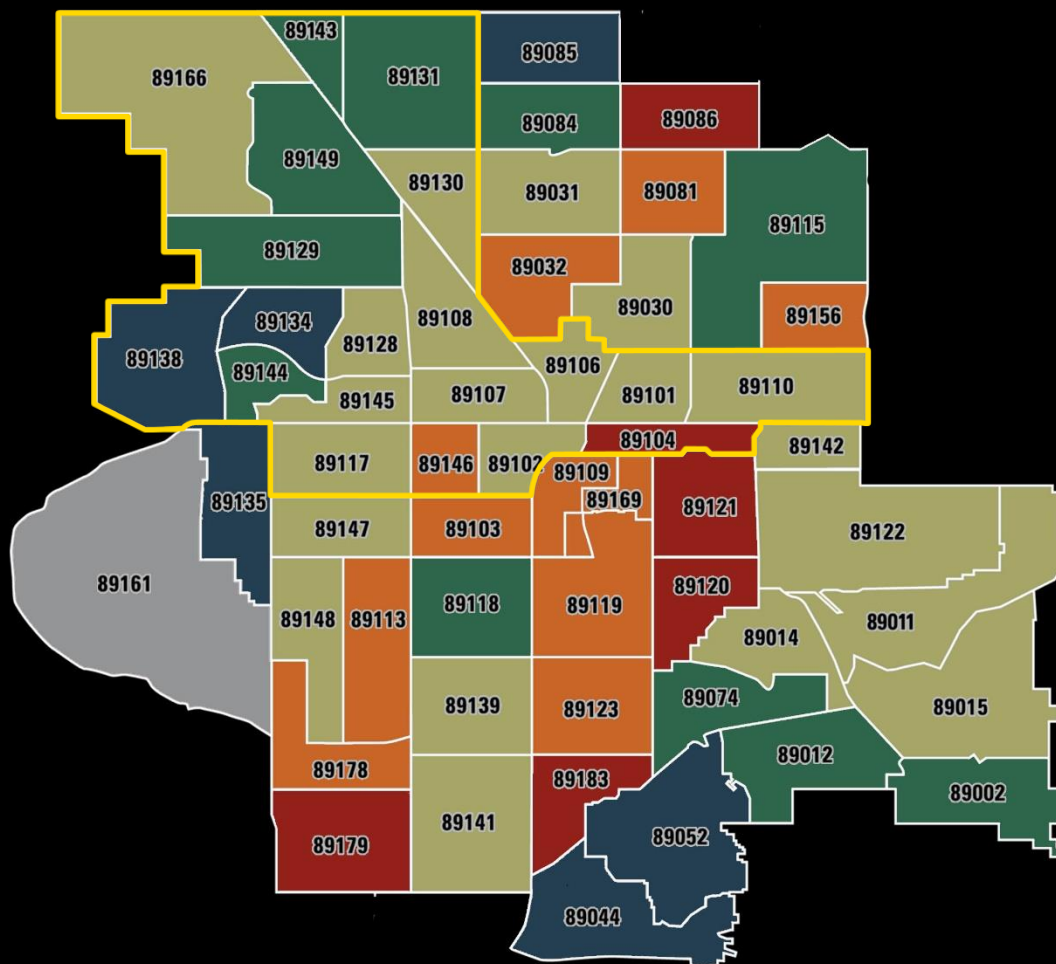
Employment  
Instability

# Elements of the NRI

## Unemp. Insurance | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of unemployment insurance claims per 1,000 residents continued to drop. The rate fell to 11.3 from 11.5 last quarter (down 2.1 percent).



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



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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	16.4	10.9	150
89146	12.9	10.9	118
89108	12.0	10.9	110
89107	11.8	10.9	108
89128	11.7	10.9	107

Mean unemployment insurance claims per 1,000 residents:

Valley-wide	11.3
City of Las Vegas	10.9

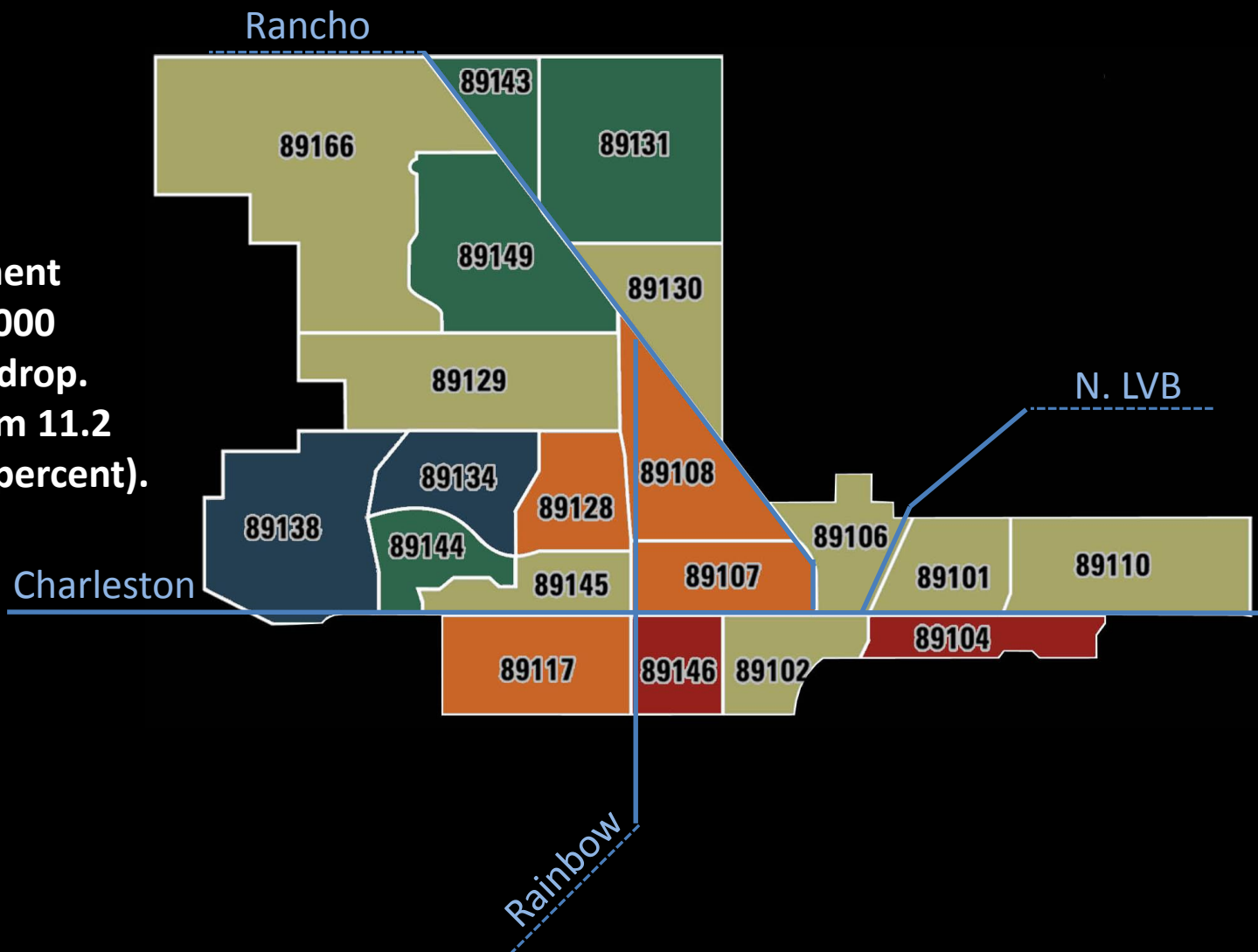


Employment  
Instability

# 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 10.9 from 11.2 last quarter (down 2.4 percent).



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



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## Neighborhood Economic Risk Assessment

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# Elements of the NRI



## 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
89156	4.5	2.6	176
<b><u>89130</u></b>	<b><u>4.2</u></b>	<b><u>2.6</u></b>	<b><u>165</u></b>
<b><u>89110</u></b>	<b><u>4.1</u></b>	<b><u>2.6</u></b>	<b><u>159</u></b>
89179	4.0	2.6	158
89142	4.0	2.6	156
<b><u>89143</u></b>	<b><u>4.0</u></b>	<b><u>2.6</u></b>	<b><u>155</u></b>
89120	3.9	2.6	155
89032	3.9	2.6	154
89086	3.8	2.6	149
89015	3.8	2.6	149

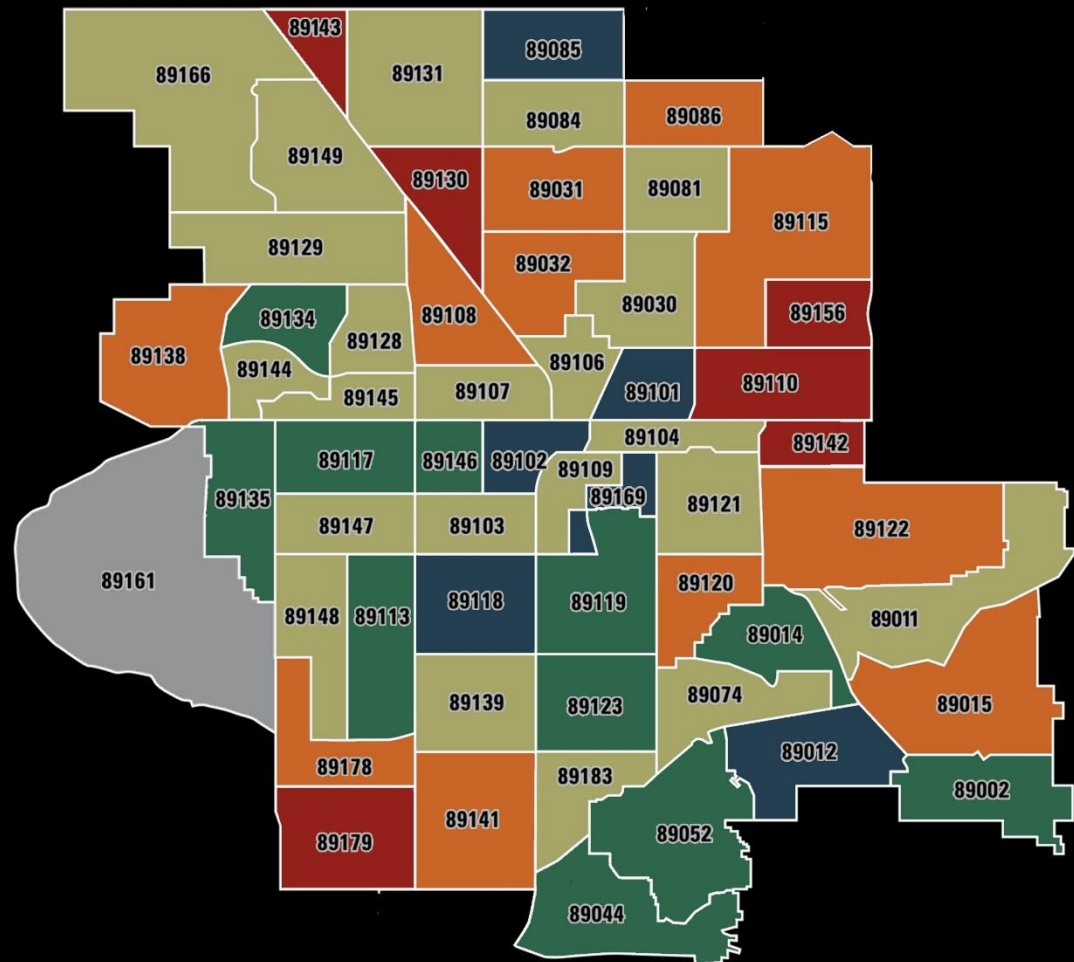


Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | Valley-wide Distribution Map

The rate of foreclosures per 1,000 housing units continued to decline. The rate fell to 2.6 from 2.7 last quarter (down 5.4 percent).



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



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## Neighborhood Economic Risk Assessment

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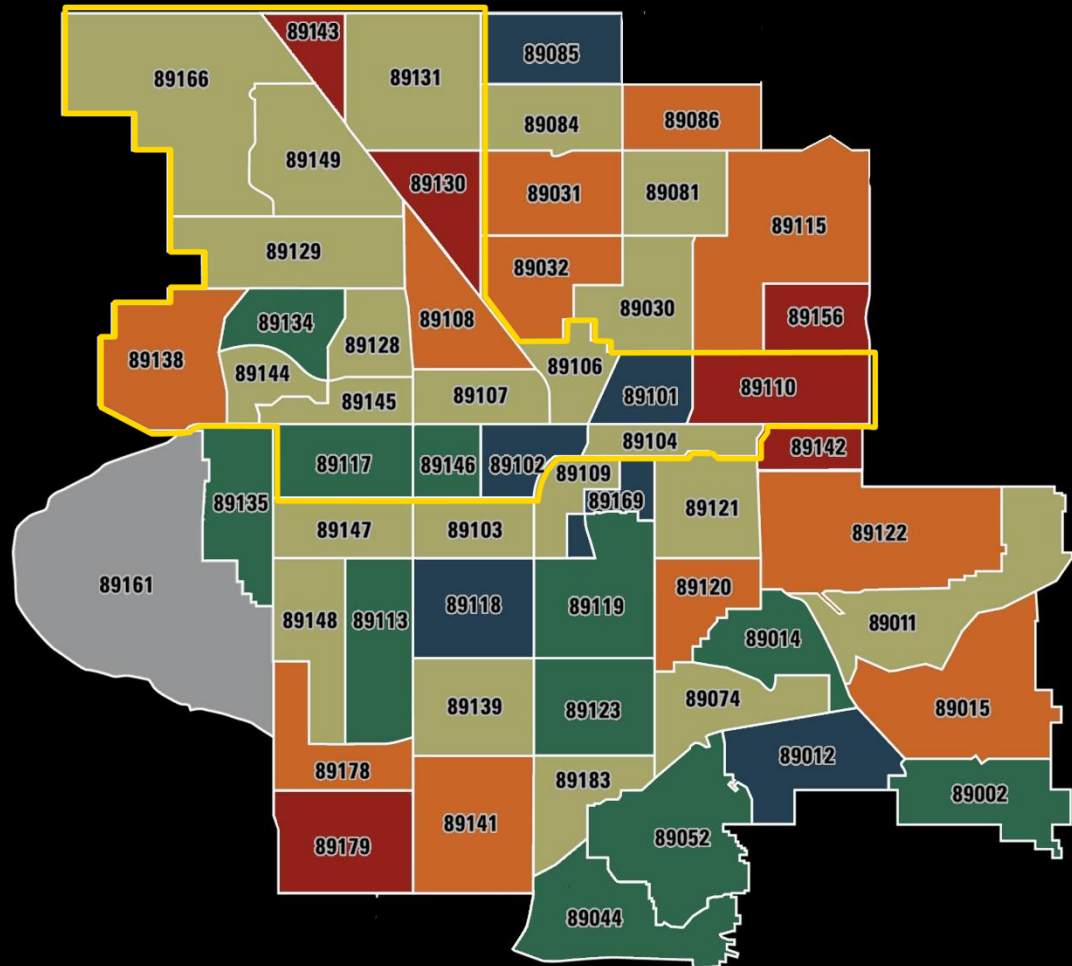
Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of foreclosures per 1,000 housing units continued to decline. The rate fell to 2.6 from 2.7 last quarter (down 5.4 percent).



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



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## Neighborhood Economic Risk Assessment

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# 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
89130	4.2	2.6	163
89110	4.1	2.6	157
89143	4.0	2.6	153
89138	3.4	2.6	130
89108	3.3	2.6	128

Mean foreclosures per 1,000 housing units:

City of Las Vegas 2.6

Valley-wide 2.6

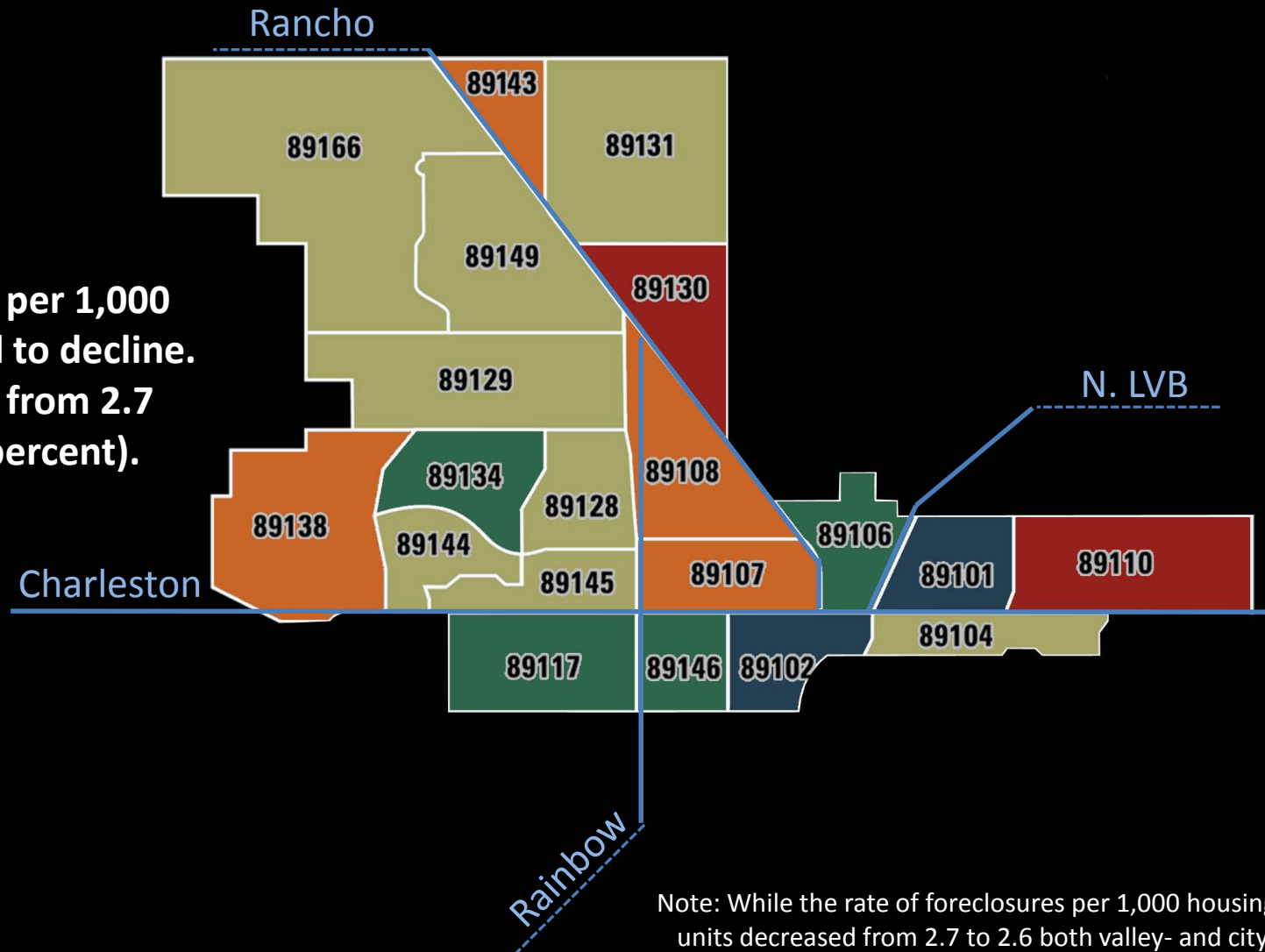


Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | CLV Distribution Map

The rate of foreclosures per 1,000 housing units continued to decline. The rate dropped to 2.6 from 2.7 last quarter (down 5.2 percent).



Note: While the rate of foreclosures per 1,000 housing units decreased from 2.7 to 2.6 both valley- and city-wide, the percentage changes differ due to rounding.



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## Neighborhood Economic Risk Assessment

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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
<b><u>89106</u></b>	<b><u>186.9</u></b>	<b><u>72.4</u></b>	<b><u>258</u></b>
89179	170.1	72.4	235
<b><u>89101</u></b>	<b><u>161.1</u></b>	<b><u>72.4</u></b>	<b><u>223</u></b>
89169	156.9	72.4	217
<b><u>89166</u></b>	<b><u>146.8</u></b>	<b><u>72.4</u></b>	<b><u>203</u></b>
89011	129.8	72.4	179
<b><u>89102</u></b>	<b><u>124.9</u></b>	<b><u>72.4</u></b>	<b><u>173</u></b>
89178	124.1	72.4	171



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## Neighborhood Economic Risk Assessment

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# Residential Vacancy | Valley-wide Distribution Map

-  Low  
 Medium-Low  
 Medium  
 Medium-High  
 High



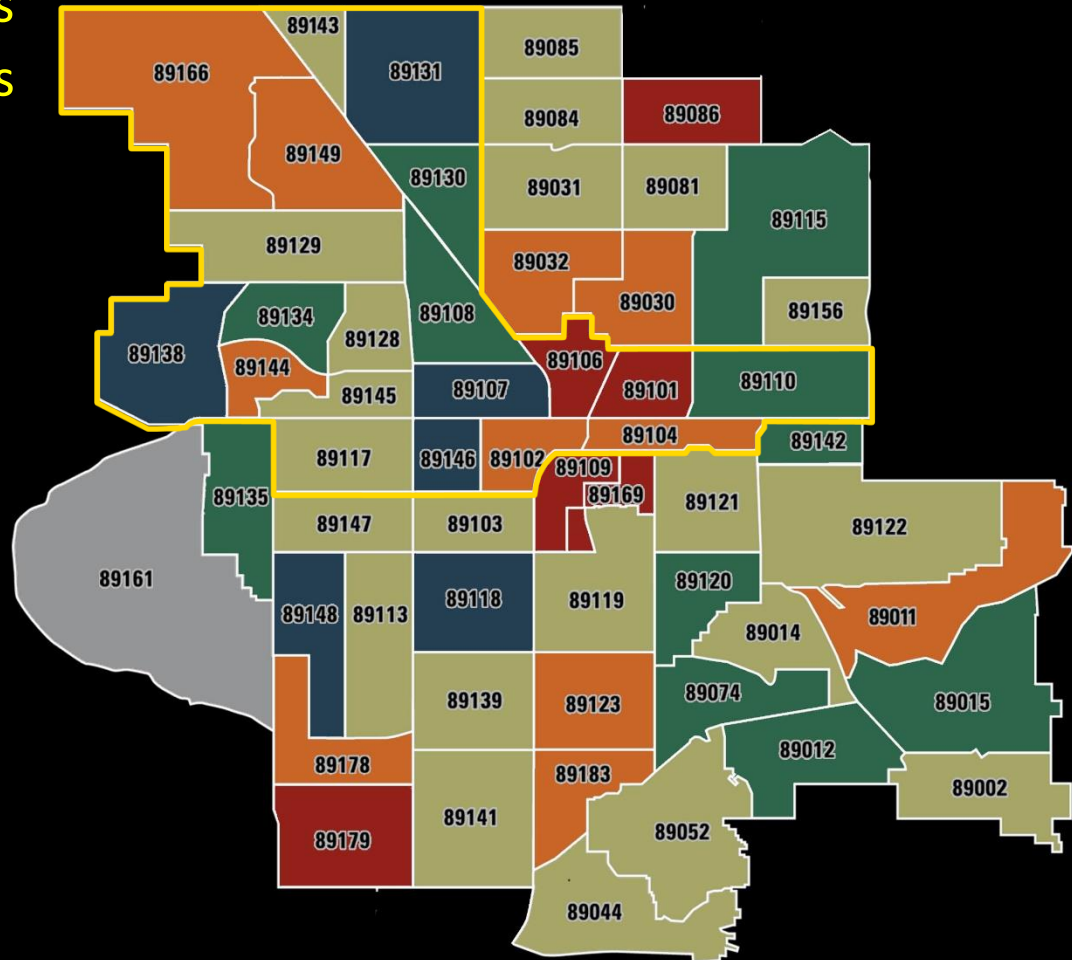
Neighborhood  
Instability

# Elements of the NRI

## Residential Vacancy | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

Residential vacancies  
per 1,000 housing units  
remained unchanged at  
72.4 due to annual data.



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



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## Neighborhood Economic Risk Assessment

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# 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

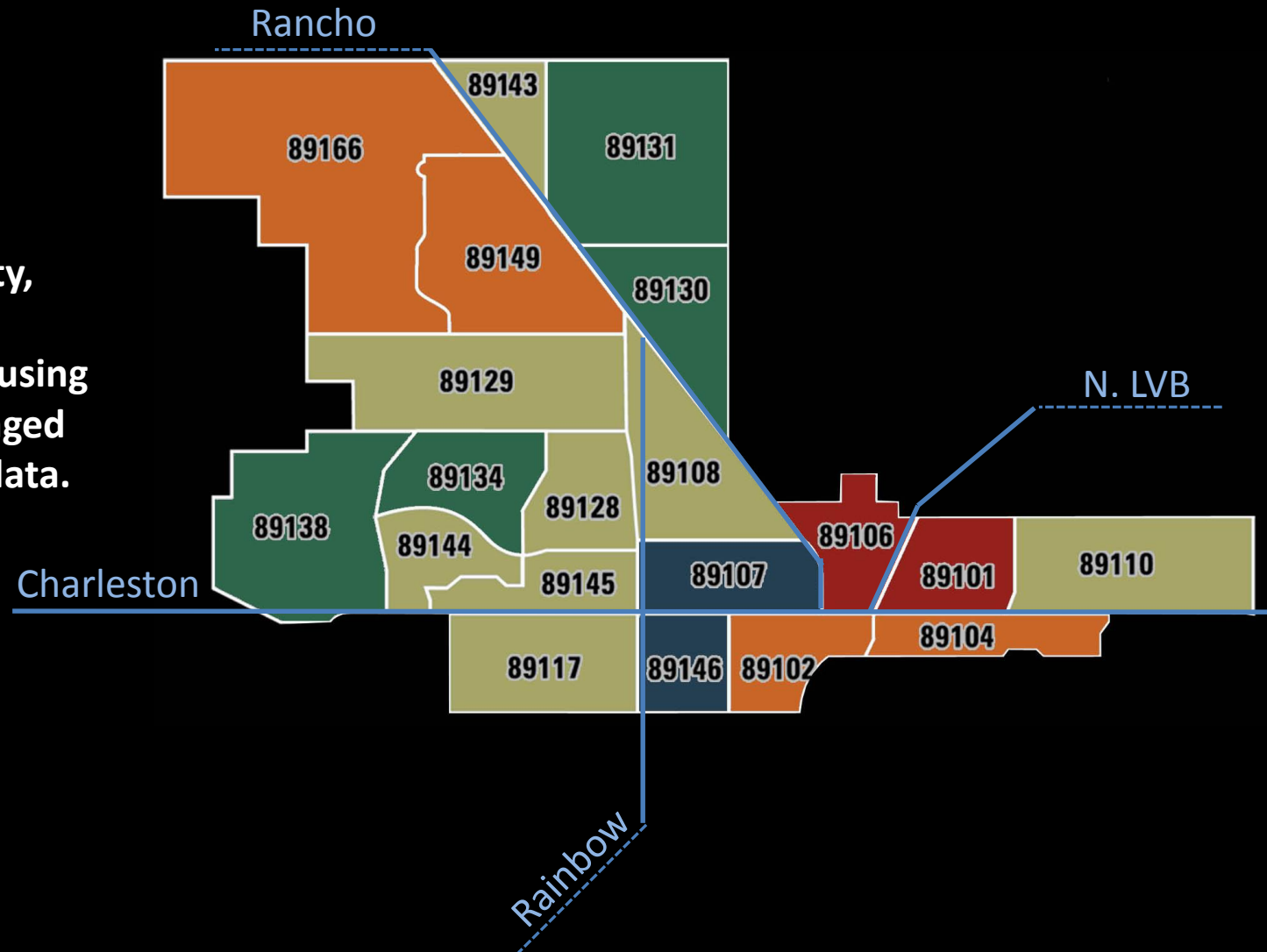


Neighborhood  
Instability

# Elements of the NRI

## Residential Vacancy | CLV Distribution Map

Similarly, within the City,  
the rate of residential  
vacancies per 1,000 housing  
units remained unchanged  
at 63.5 due to annual data.



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## Neighborhood Economic Risk Assessment

Q2 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
89115	40.6%	15.1%	269
89011	33.2%	15.1%	220
89109	25.3%	15.1%	168
89118	22.4%	15.1%	148
89169	21.0%	15.1%	139
89119	19.7%	15.1%	130
89113	19.4%	15.1%	129
89012	19.3%	15.1%	128
89103	19.1%	15.1%	127
<b>89102</b>	<b>19.1%</b>	<b>15.1%</b>	<b>127</b>



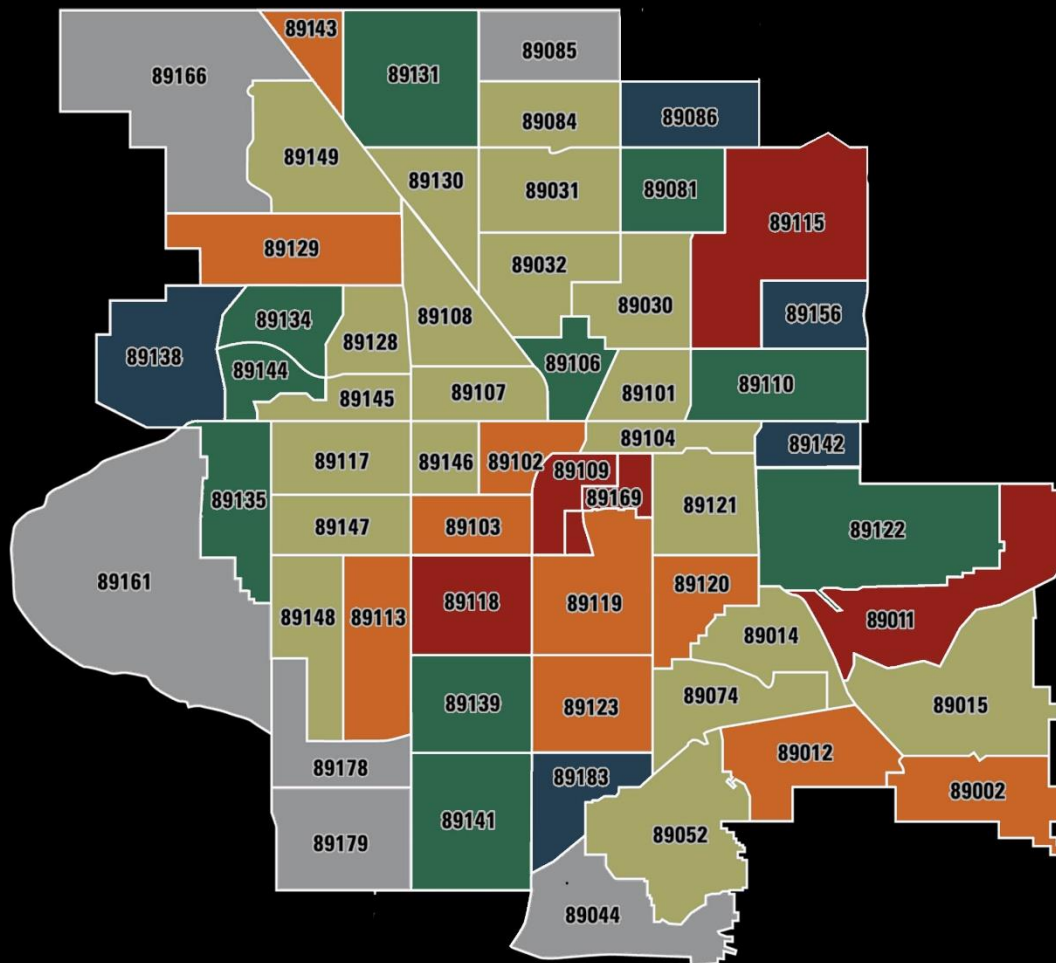
Neighborhood  
Instability

# Elements of the NRI

## Commercial Vacancy | Valley-wide Distribution Map

Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 15.1 percent from 15.6 percent last quarter (down 0.5 percentage point). 89115 had the highest vacancy rate (40.6 percent), pushing 89011 to the second-highest spot (33.2 percent). The higher vacancy rate in 89115 was due to the closing of a Wal-Mart, which added 206,300 SF of vacant inventory back to the market.

- 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.



# City of Las Vegas

## Zip Codes

A map of the 89 area codes in Nevada, showing the distribution of various 89 area codes across the state. The map is color-coded by area code: 89166, 89143, 89131, 89085, 89084, 89086, 89149, 89130, 89031, 89081, 89115, 89129, 89032, 89030, 89156, 89138, 89134, 89128, 89108, 89106, 89101, 89110, 89144, 89145, 89107, 89104, 89142, 89117, 89146, 89102, 89109, 89169, 89121, 89135, 89147, 89103, 89118, 89119, 89120, 89122, 89148, 89113, 89111, 89014, 89015, 89178, 89179, 89139, 89123, 89074, 89012, 89002, 89141, 89183, 89052, 89044, and 89161.

-  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.



# 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
89102	19.1%	13.9%	137
89143	19.0%	13.9%	136
89129	18.1%	13.9%	130
89108	17.2%	13.9%	123
89128	16.7%	13.9%	120

Mean commercial vacancy rate:

Valley-wide 15.1%

City of Las Vegas 13.9%

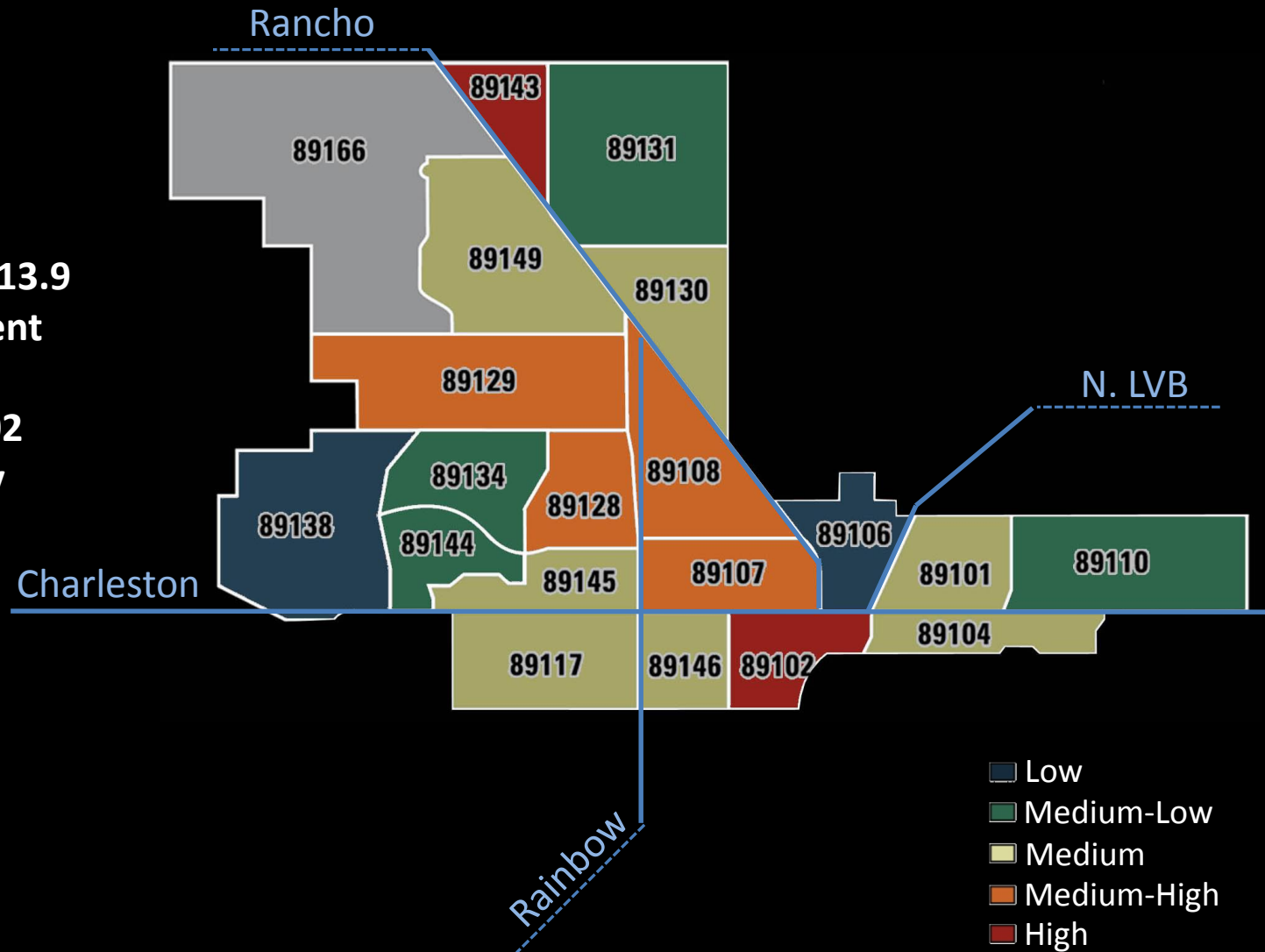


Neighborhood  
Instability

# Elements of the NRI

## Commercial Vacancy | CLV Distribution Map

City-wide commercial vacancy continued to decline. The rate fell to 13.9 percent from 14.7 percent last quarter (down 0.8 percentage point). 89102 had the highest vacancy rate at 19.1 percent.



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

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
<b><u>89143</u></b>	<b><u>25.6</u></b>	<b><u>14.1</u></b>	<b><u>182</u></b>
89156	24.3	14.1	173
89142	24.2	14.1	172
89031	23.8	14.1	169
89030	22.2	14.1	158
<b><u>89110</u></b>	<b><u>22.2</u></b>	<b><u>14.1</u></b>	<b><u>158</u></b>
89141	21.7	14.1	155
89032	21.3	14.1	152
<b><u>89107</u></b>	<b><u>19.7</u></b>	<b><u>14.1</u></b>	<b><u>140</u></b>
89081	19.4	14.1	138

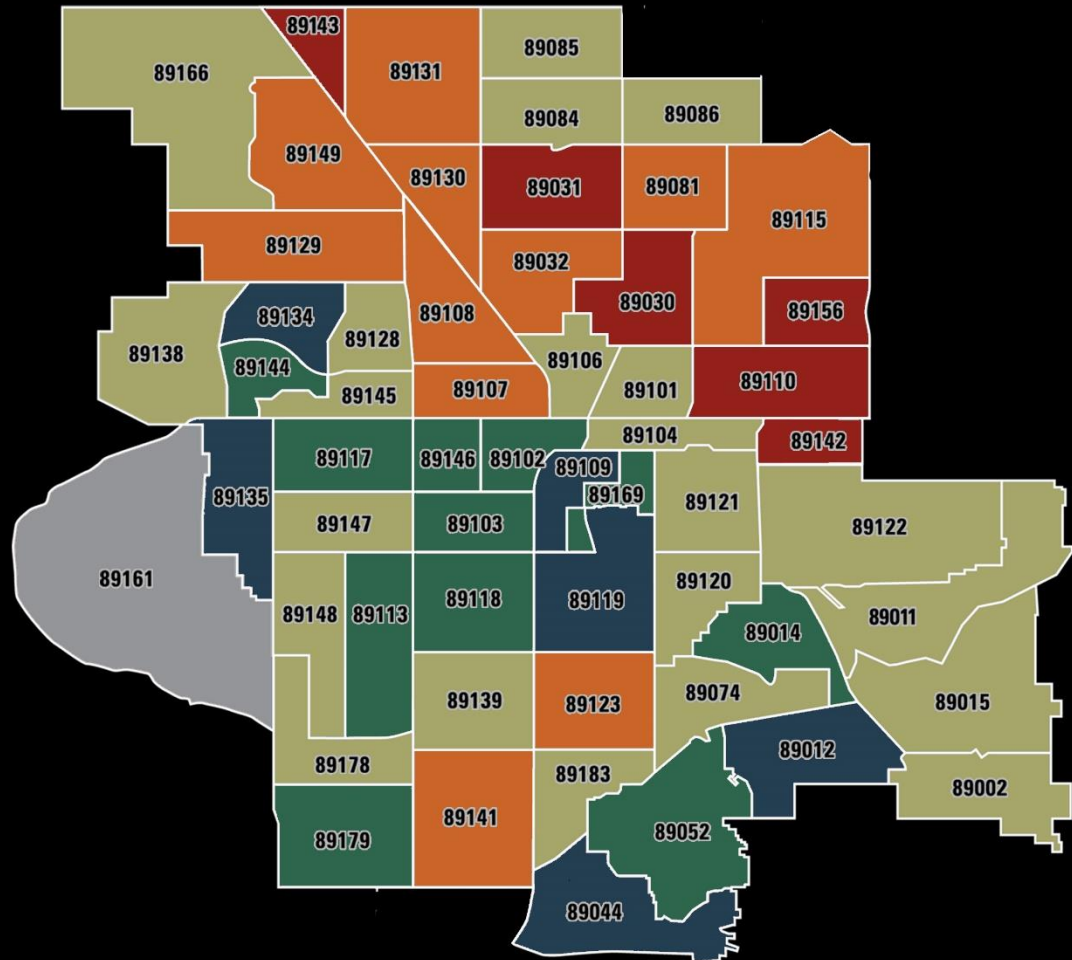


Neighborhood  
Instability

# 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 14.1 from 14.3 last quarter (down 1.4 percent).





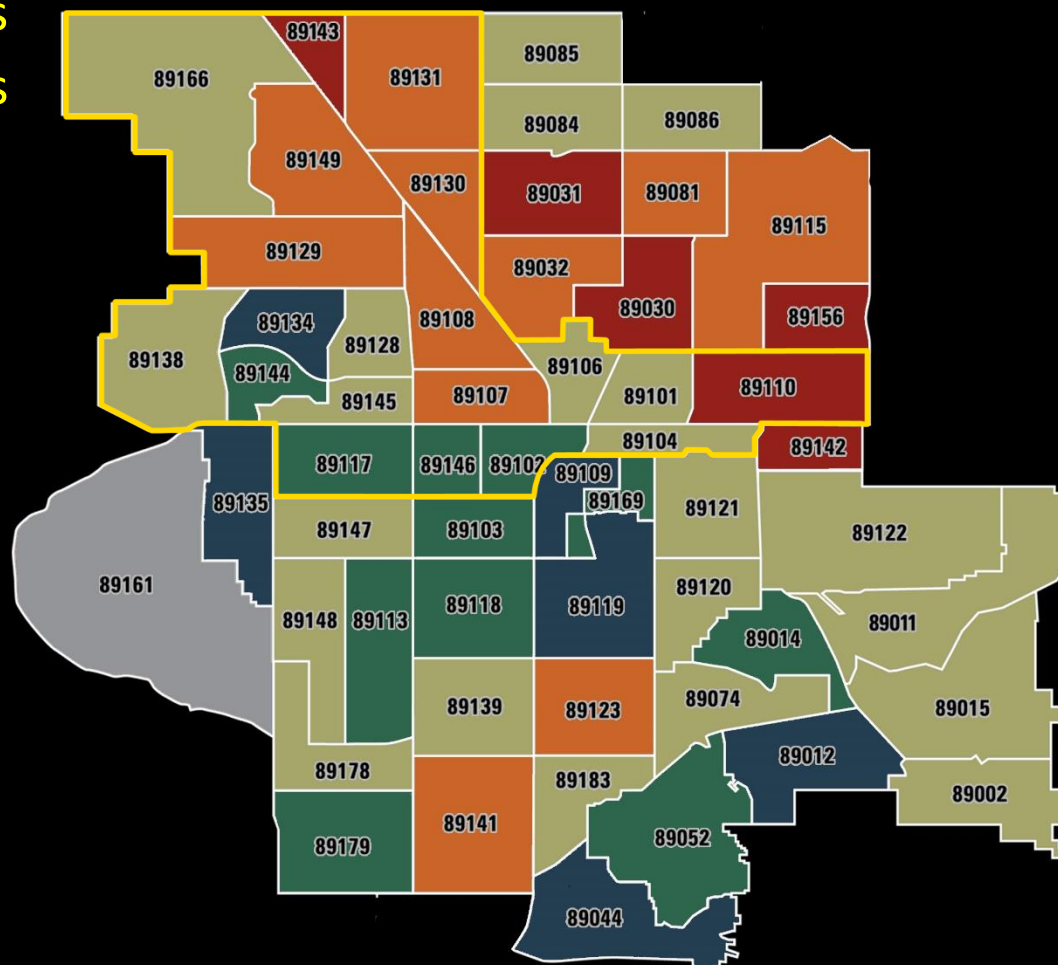
Neighborhood  
Instability

# 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 14.1 from 14.3 last quarter (down 1.4 percent).



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



# 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	25.6	14.7	174
89110	22.2	14.7	151
89107	19.7	14.7	134
89130	18.3	14.7	124
89131	18.2	14.7	124

Mean bank owned homes per 1,000  
housing units:

City of Las Vegas	14.7
Valley-wide	14.1

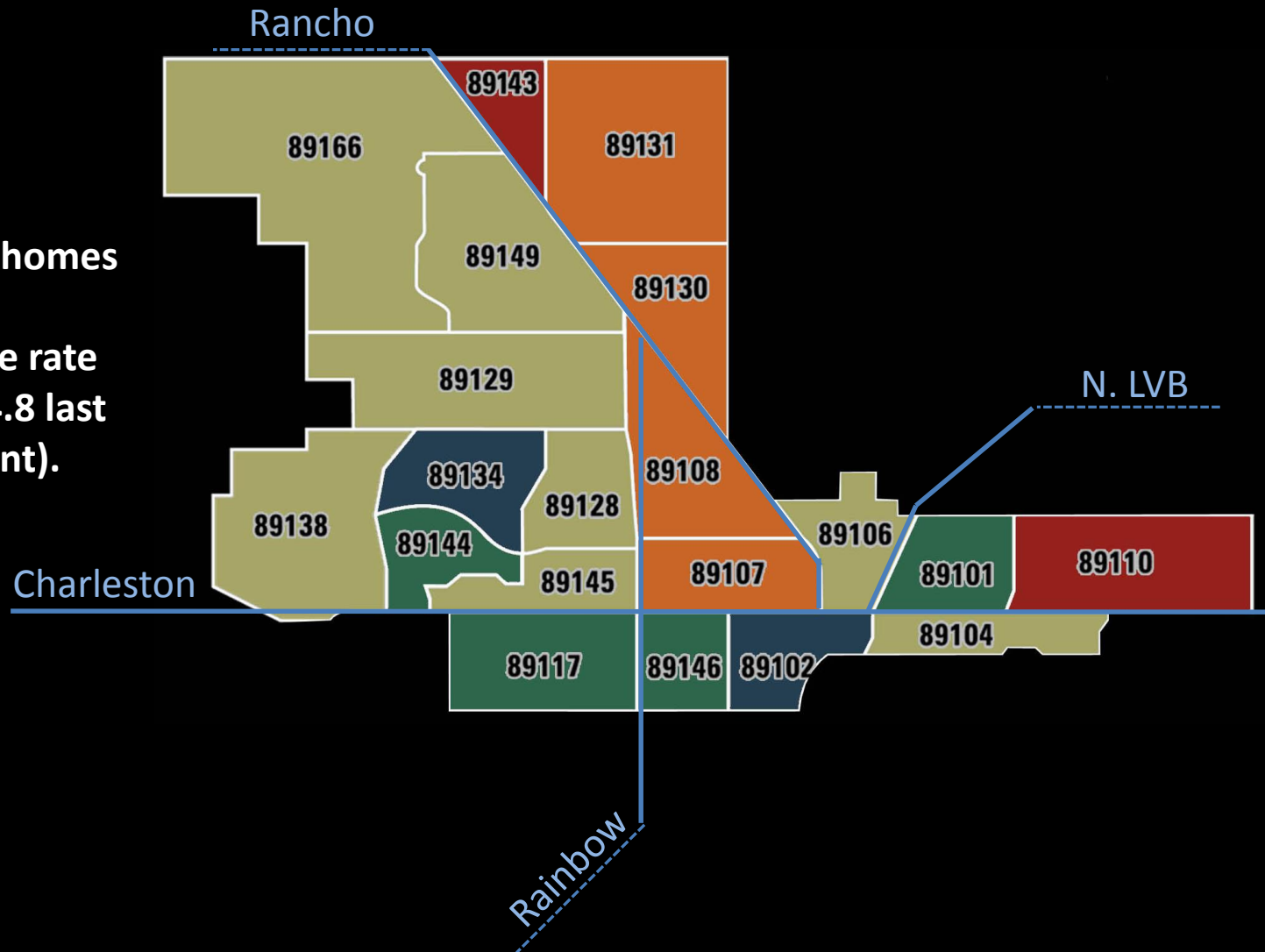


Neighborhood  
Instability

# 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 14.7 from 14.8 last quarter (down 0.8 percent).



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



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## Neighborhood Economic Risk Assessment

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# 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
<b><u>89106</u></b>	<b><u>33.8</u></b>	<b><u>10.3</u></b>	<b><u>328</u></b>
89030	33.1	10.3	322
<b><u>89101</u></b>	<b><u>28.8</u></b>	<b><u>10.3</u></b>	<b><u>280</u></b>
89115	24.7	10.3	240
89169	23.7	10.3	230
<b><u>89102</u></b>	<b><u>21.8</u></b>	<b><u>10.3</u></b>	<b><u>212</u></b>
<b><u>89104</u></b>	<b><u>21.8</u></b>	<b><u>10.3</u></b>	<b><u>211</u></b>
89156	15.9	10.3	154
89119	15.8	10.3	153
<b><u>89110</u></b>	<b><u>15.6</u></b>	<b><u>10.3</u></b>	<b><u>151</u></b>



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## Neighborhood Economic Risk Assessment

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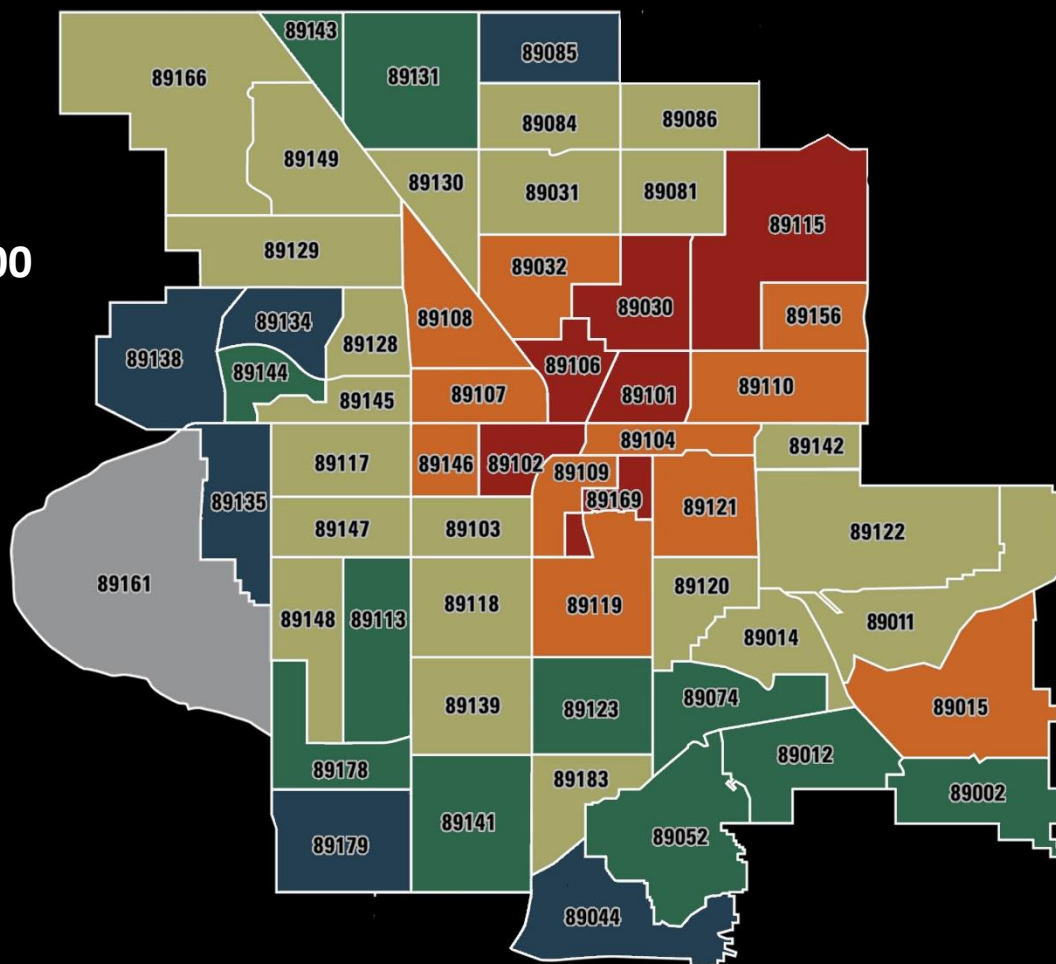


Household  
Instability

# 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 10.3 from 10.6 last quarter (down 3.2 percent).



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



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## Neighborhood Economic Risk Assessment

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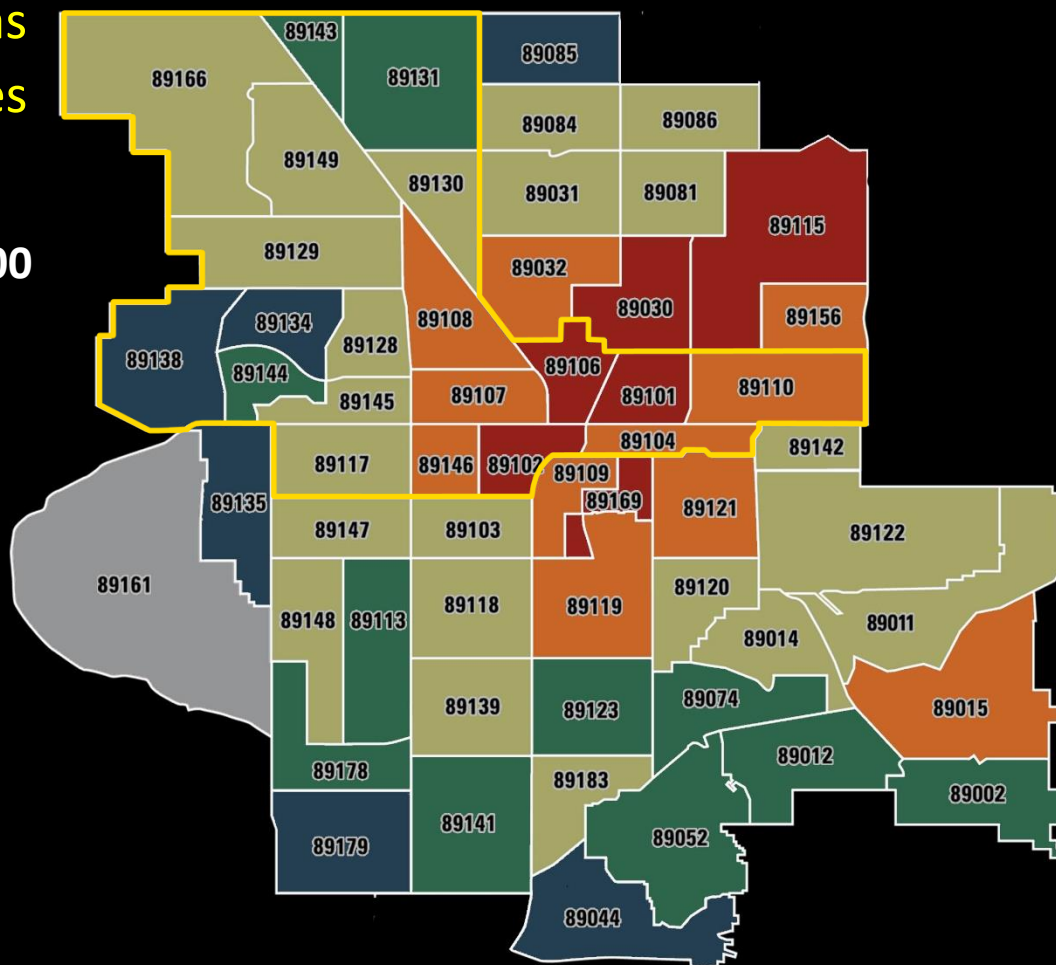
Household  
Instability

# Elements of the NRI

## TANF | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of TANF recipients per 1,000 residents continued to decline. The rate dropped to 10.3 from 10.6 last quarter (down 3.2 percent).





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	33.8	11.7	289
89101	28.8	11.7	246
89102	21.8	11.7	187
89104	21.8	11.7	186
89110	15.6	11.7	133

Mean TANF recipients per 1,000 residents:

City of Las Vegas	11.7
Valley-wide	10.3



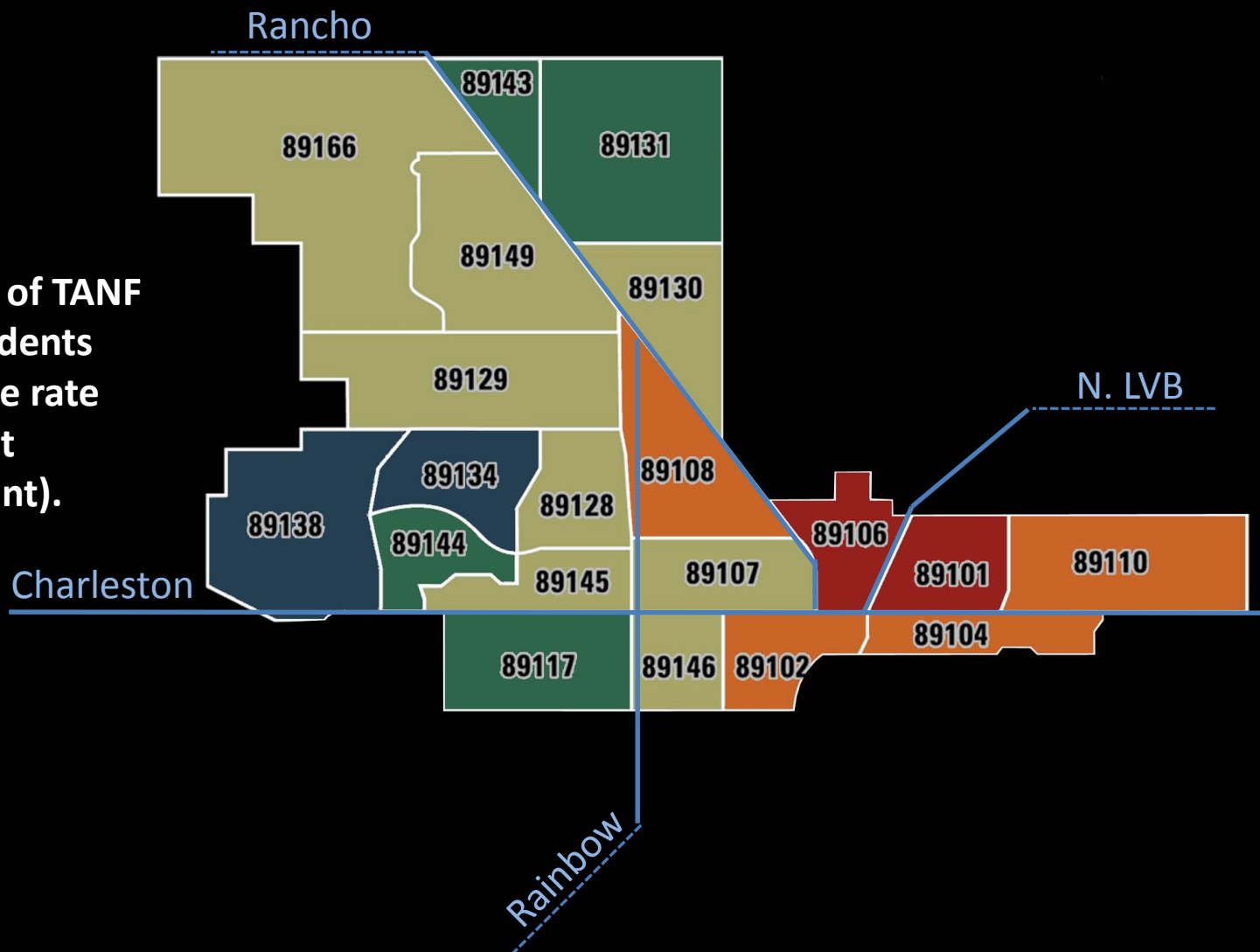


Household  
Instability

# 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 11.7 from 12.1 last quarter (down 3.0 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 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
<b><u>89106</u></b>	<b><u>430.7</u></b>	<b><u>160.6</u></b>	<b><u>268</u></b>
<b><u>89101</u></b>	<b><u>401.9</u></b>	<b><u>160.6</u></b>	<b><u>250</u></b>
89030	363.6	160.6	226
<b><u>89104</u></b>	<b><u>323.4</u></b>	<b><u>160.6</u></b>	<b><u>201</u></b>
89169	302.2	160.6	188
89115	292.4	160.6	182
<b><u>89102</u></b>	<b><u>285.0</u></b>	<b><u>160.6</u></b>	<b><u>177</u></b>
89119	253.5	160.6	158
89109	251.4	160.6	157
89121	239.9	160.6	149



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## Neighborhood Economic Risk Assessment

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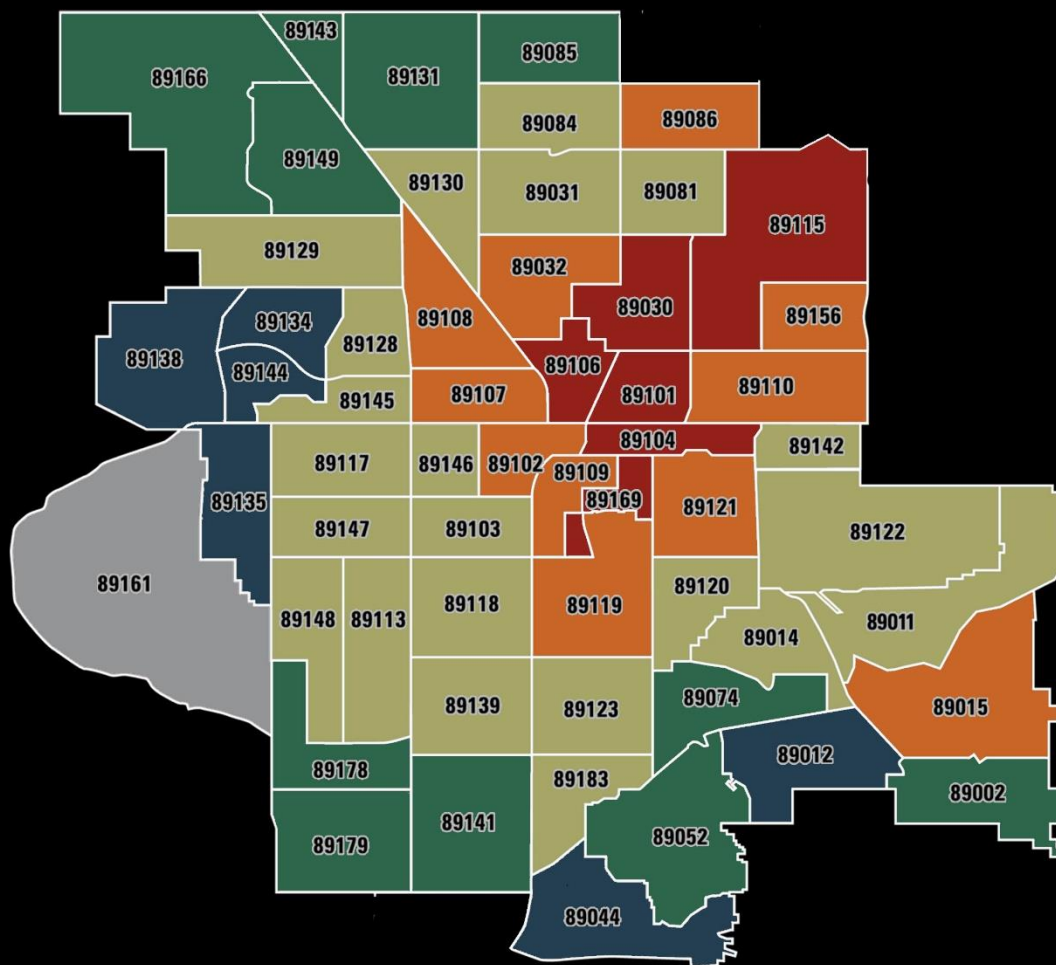


Household  
Instability

# 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 160.6 from 159.3 last quarter (up 0.8 percent).



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



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## Neighborhood Economic Risk Assessment

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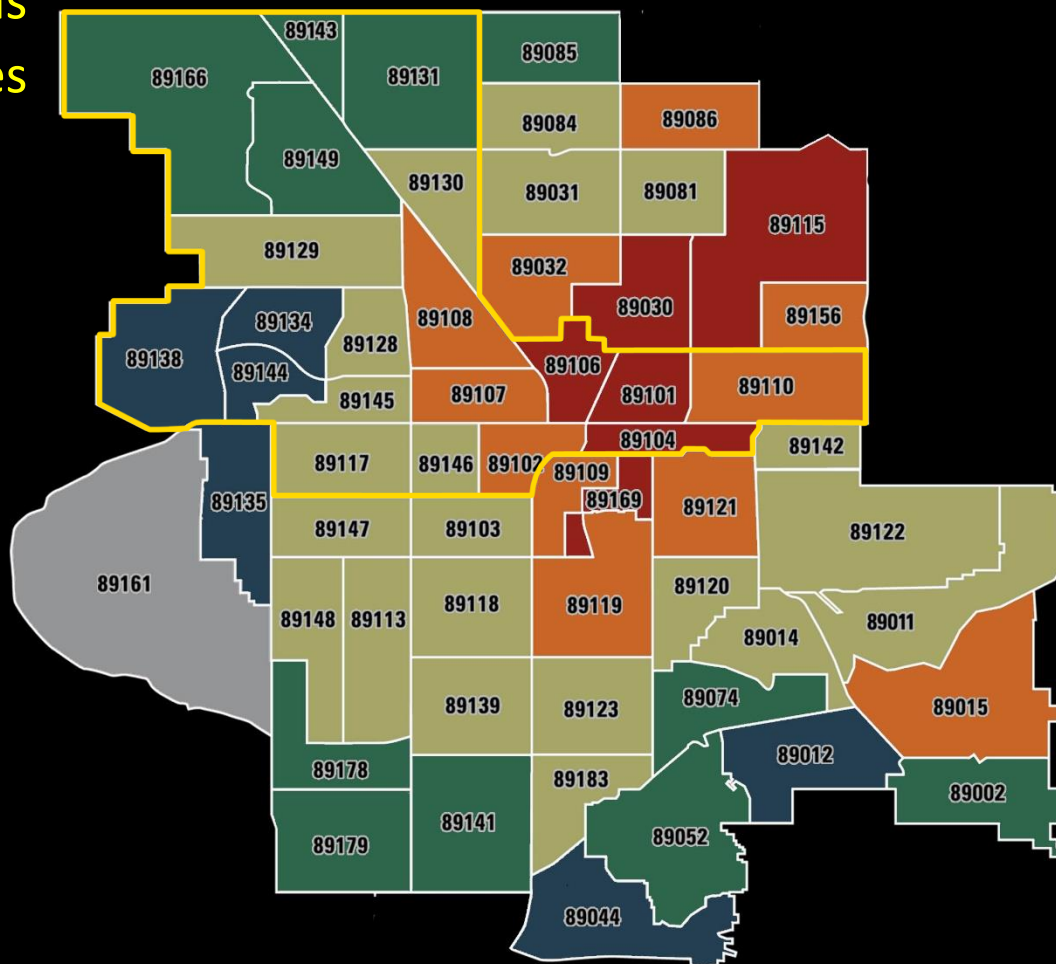
Household  
Instability

# 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 160.6 from 159.3 last quarter (up 0.8 percent).



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



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## Neighborhood Economic Risk Assessment

Q2 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	430.7	176.1	245
89101	401.9	176.1	228
89104	323.4	176.1	184
89102	285.0	176.1	162
89107	227.4	176.1	129

Mean SNAP recipients per 1,000 residents:

City of Las Vegas 176.1

Valley-wide 160.6



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## Neighborhood Economic Risk Assessment

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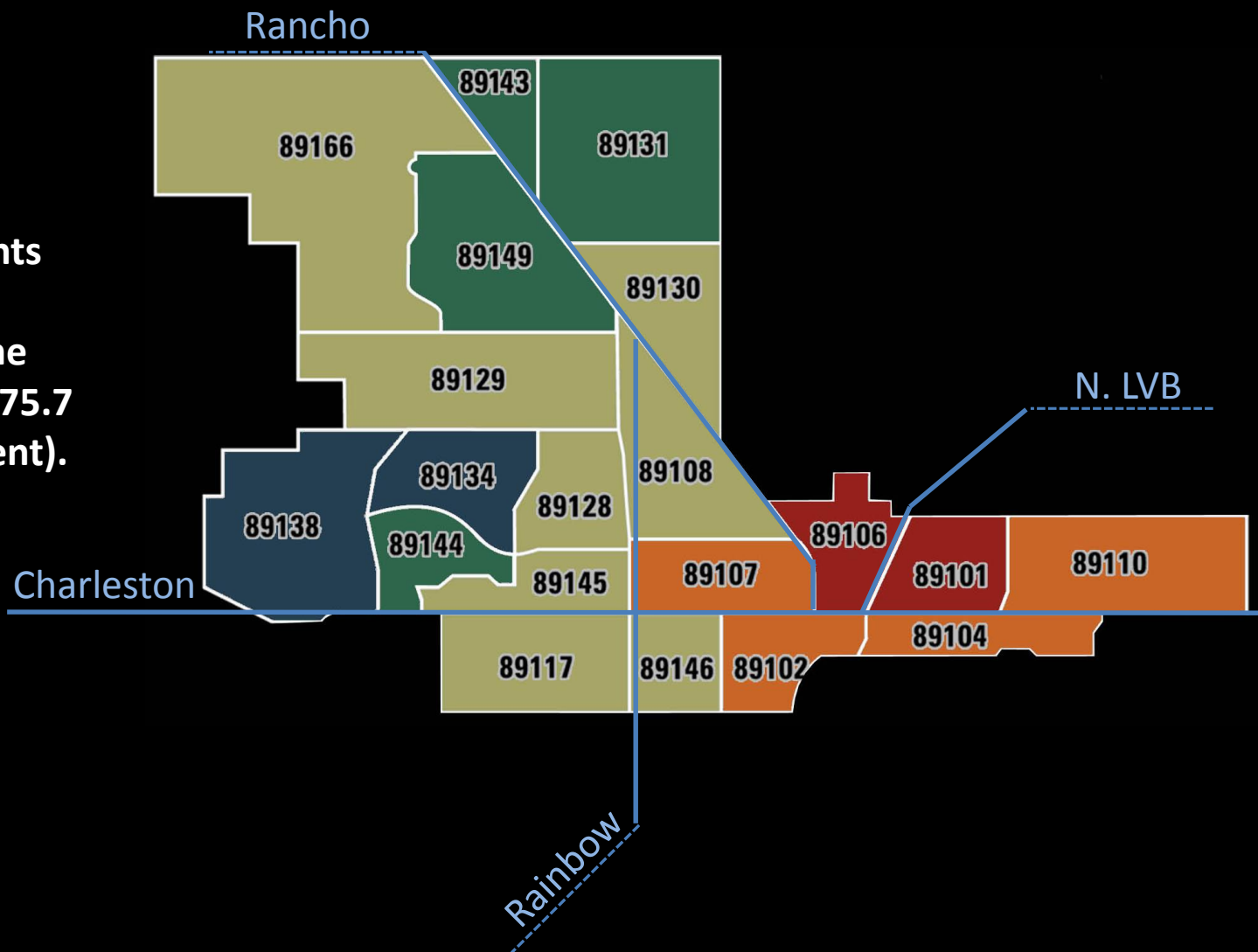


Household  
Instability

# Elements of the NRI

## SNAP | CLV Distribution Map

The rate of SNAP recipients per 1,000 residents continued to increase. The rate rose to 176.1 from 175.7 last quarter (up 0.2 percent).



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



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## Neighborhood Economic Risk Assessment

Q2 2016



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
<b><u>89106</u></b>	<b><u>534.0</u></b>	<b><u>225.7</u></b>	<b><u>237</u></b>
<b><u>89101</u></b>	<b><u>497.0</u></b>	<b><u>225.7</u></b>	<b><u>220</u></b>
89030	479.9	225.7	213
<b><u>89104</u></b>	<b><u>423.2</u></b>	<b><u>225.7</u></b>	<b><u>188</u></b>
89115	374.4	225.7	166
<b><u>89102</u></b>	<b><u>365.0</u></b>	<b><u>225.7</u></b>	<b><u>162</u></b>
89169	357.5	225.7	158
89109	340.3	225.7	151
<b><u>89107</u></b>	<b><u>322.9</u></b>	<b><u>225.7</u></b>	<b><u>143</u></b>
89156	318.6	225.7	141

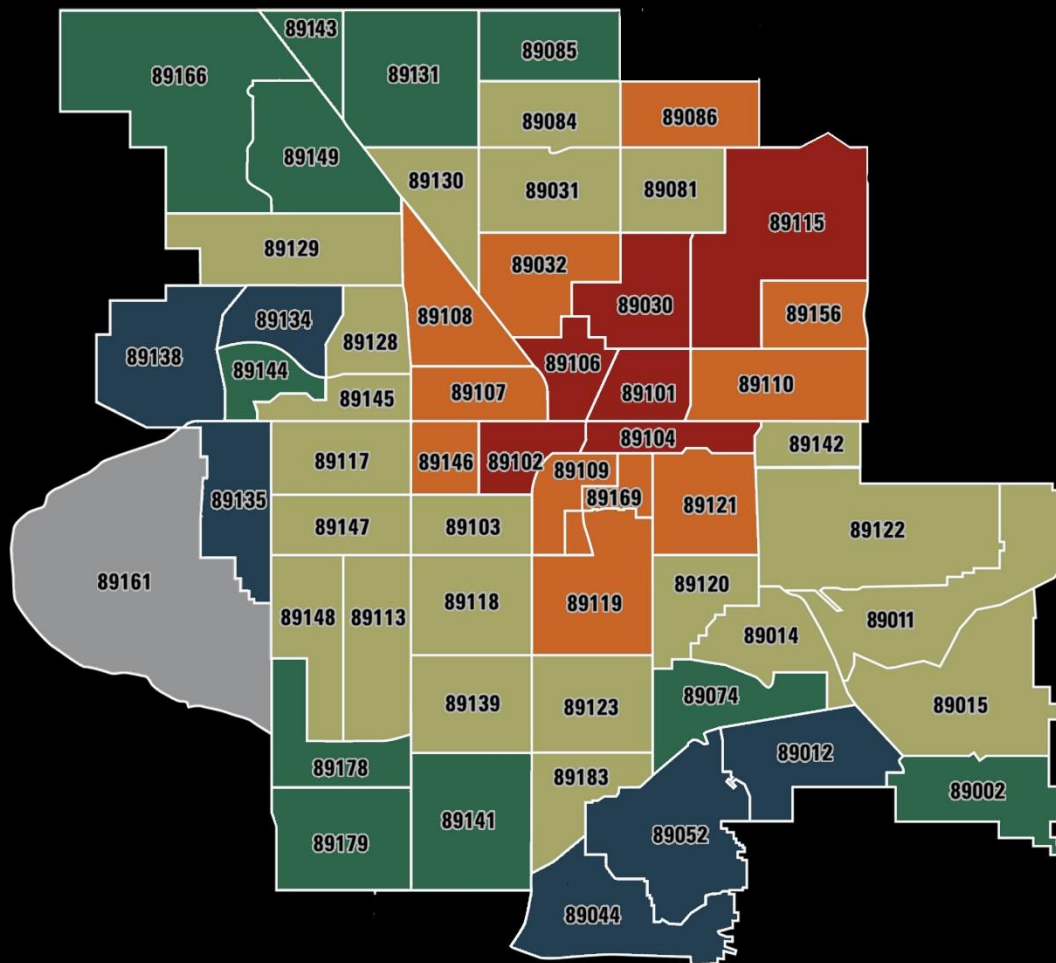


Household  
Instability

# Elements of the NRI

## Medicaid | Valley-wide Distribution Map

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 225.7 from 219.7 last quarter (up 2.7 percent).



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



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## Neighborhood Economic Risk Assessment

Q2 2016



Household  
Instability

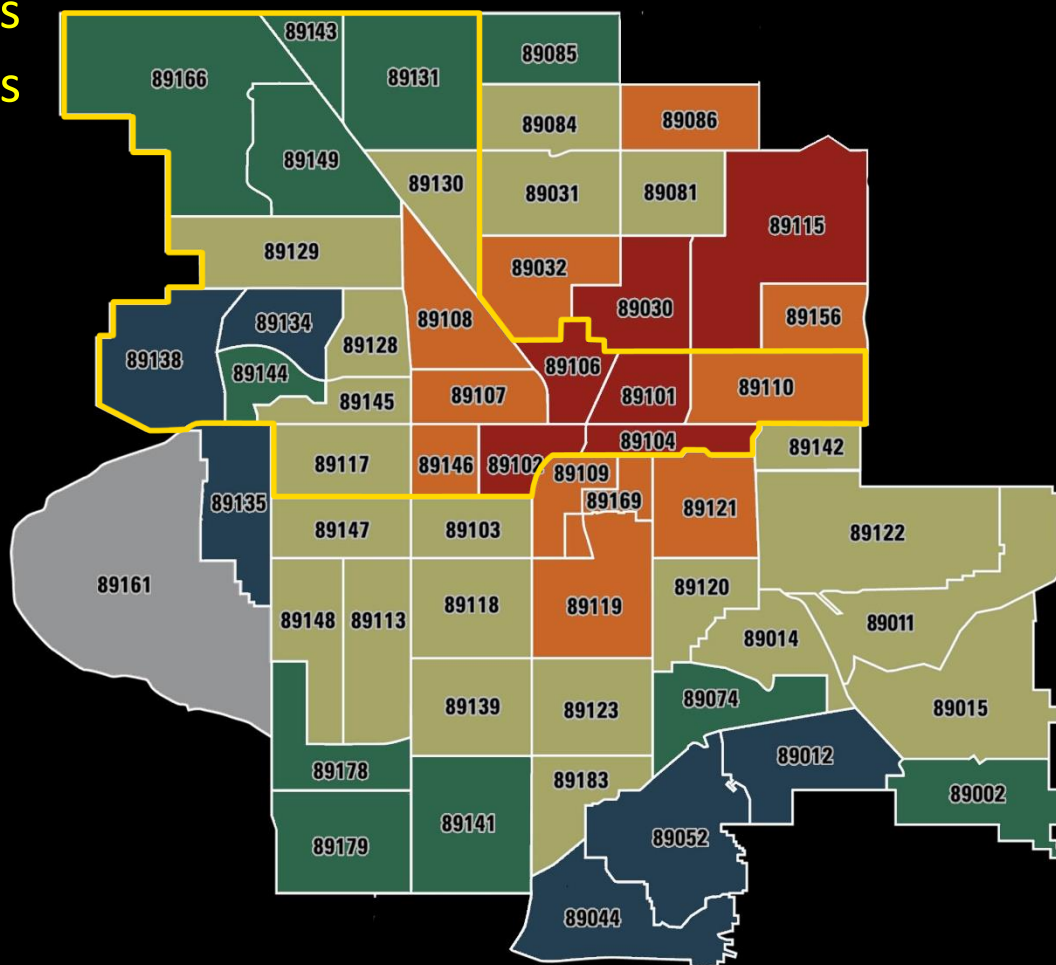
City of Las Vegas  
Zip Codes

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 225.7 from 219.7 last quarter (up 2.7 percent).

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

# Elements of the NRI

## Medicaid | Valley-wide Distribution Map



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## Neighborhood Economic Risk Assessment

Q2 2016



Household  
Instability

# 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	534.0	246.0	217
89101	497.0	246.0	202
89104	423.2	246.0	172
89102	365.0	246.0	148
89107	322.9	246.0	131

Mean Medicaid recipients per 1,000 residents:

City of Las Vegas 246.0

Valley-wide 225.7



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## Neighborhood Economic Risk Assessment

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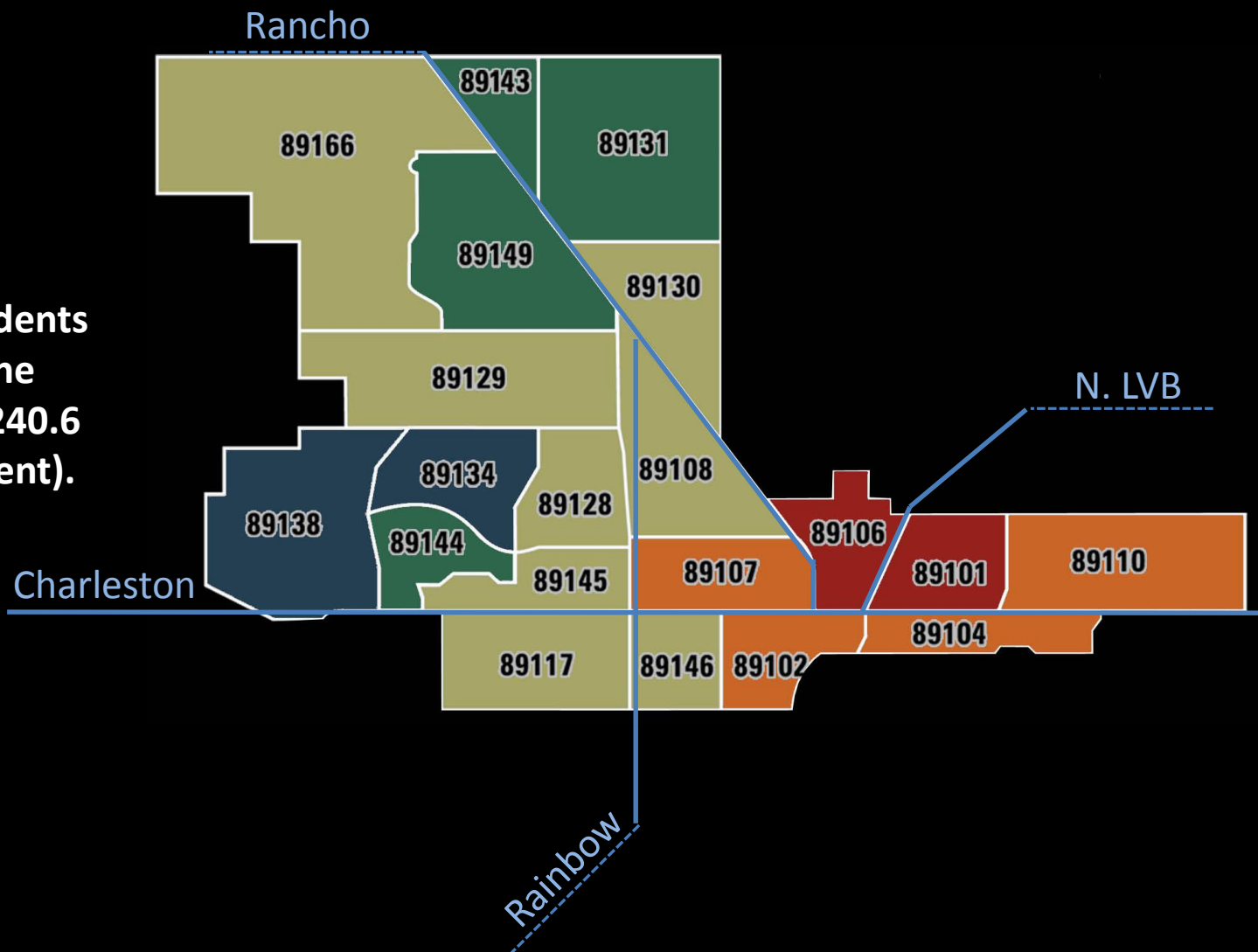


Household  
Instability

# Elements of the NRI

## Medicaid | CLV Distribution Map

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 246.0 from 240.6 last quarter (up 2.3 percent).



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



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## Neighborhood Economic Risk Assessment

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# Elements of the NRI



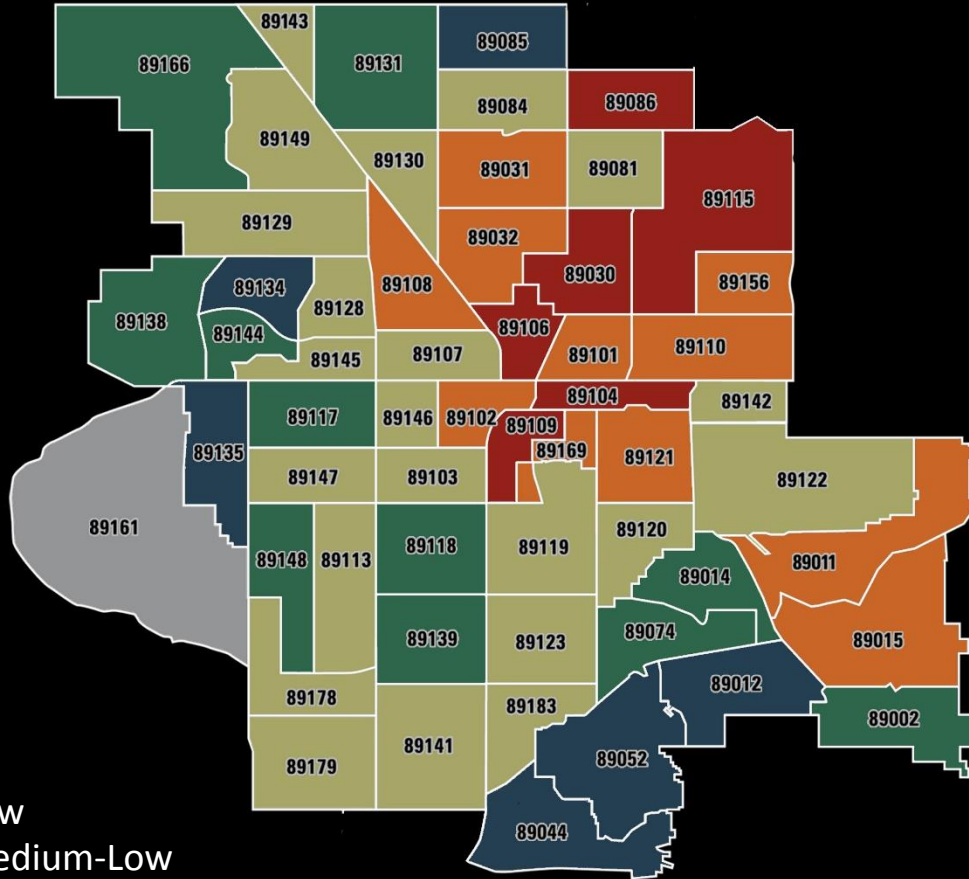
**Composite Risk**



Composite  
Risk

# Elements of the NRI

## Composite Risk | Valley-wide Distribution Map



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

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

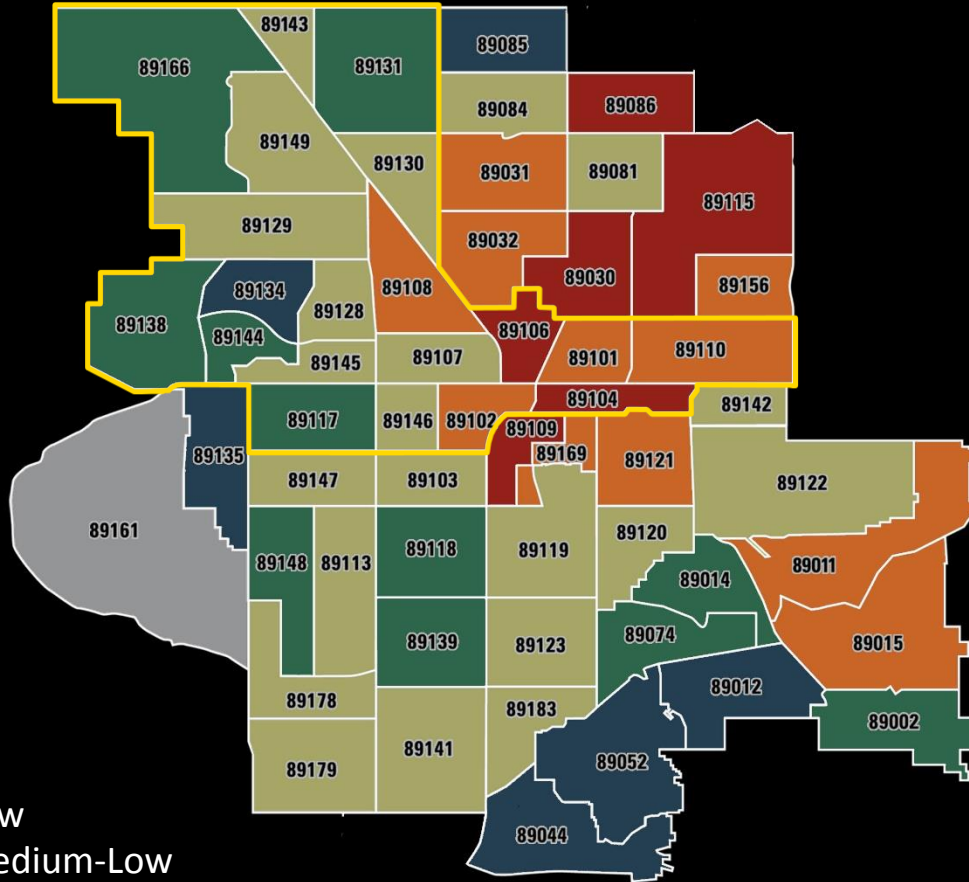


Composite  
Risk

# 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**

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



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## Neighborhood Economic Risk Assessment

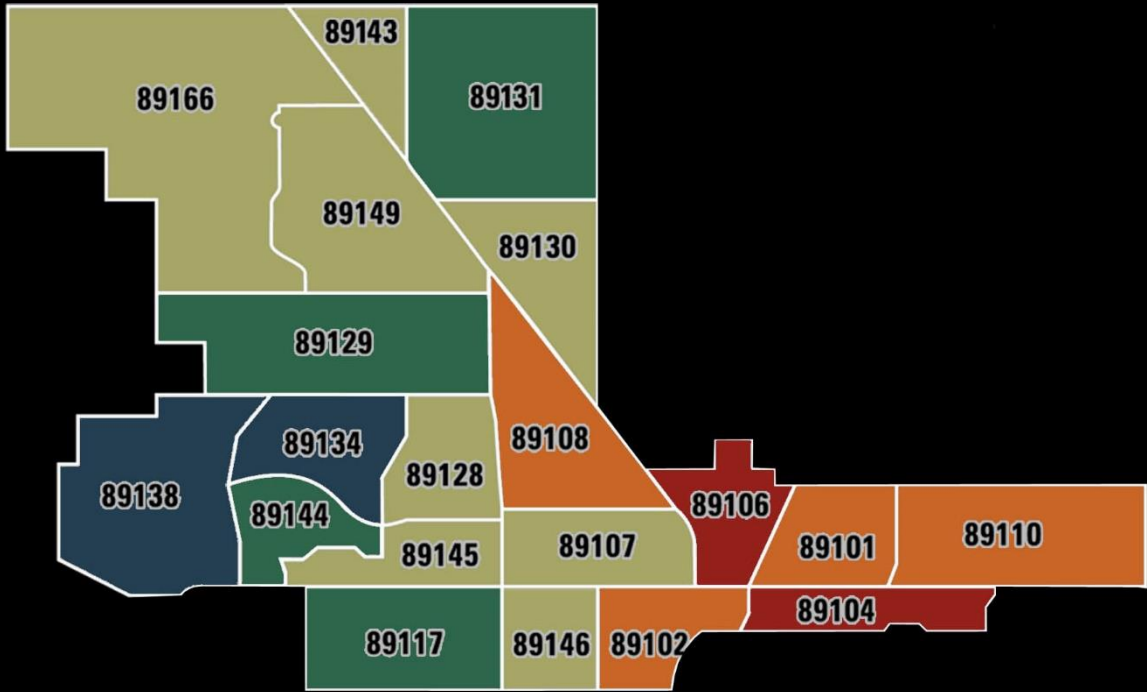
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Composite  
Risk

# Elements of the NRI

## Composite Risk | CLV Distribution Map



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

		89107		
		89128		
		89130		
		89143		
	89101	89145	89117	
	89102	89146	89129	
89104	89108	89149	89131	89134
89106	89110	89166	89144	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.

 <b>UNEMPLOYMENT</b>	 <b>FORECLOSURE</b>	 <b>RESIDENTIAL VACANCIES</b>
 <b>COMMERCIAL VACANCIES</b>	 <b>BANK-OWNED</b>	 <b>TANF</b>
 <b>SNAP</b>	 <b>MEDICAID</b>	

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)
89115	19,493	140.1	100
<b><u>89108</u></b>	<b><u>27,449</u></b>	<b><u>117.9</u></b>	<b><u>92</u></b>
89030	13,638	141.6	89
<b><u>89110</u></b>	<b><u>22,487</u></b>	<b><u>120.2</u></b>	<b><u>88</u></b>
89031	21,613	120.4	87
89121	24,777	114.6	86
<b><u>89104</u></b>	<b><u>12,466</u></b>	<b><u>138.9</u></b>	<b><u>85</u></b>
89032	14,547	131.9	84
<b><u>89101</u></b>	<b><u>14,548</u></b>	<b><u>129.6</u></b>	<b><u>83</u></b>
<b><u>89106</u></b>	<b><u>8,989</u></b>	<b><u>148.8</u></b>	<b><u>81</u></b>



# 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	116.0	100
89110	22,487	117.3	93
89104	12,466	137.0	90
89101	14,548	127.1	86
89106	8,989	145.6	84

# Additional Considerations



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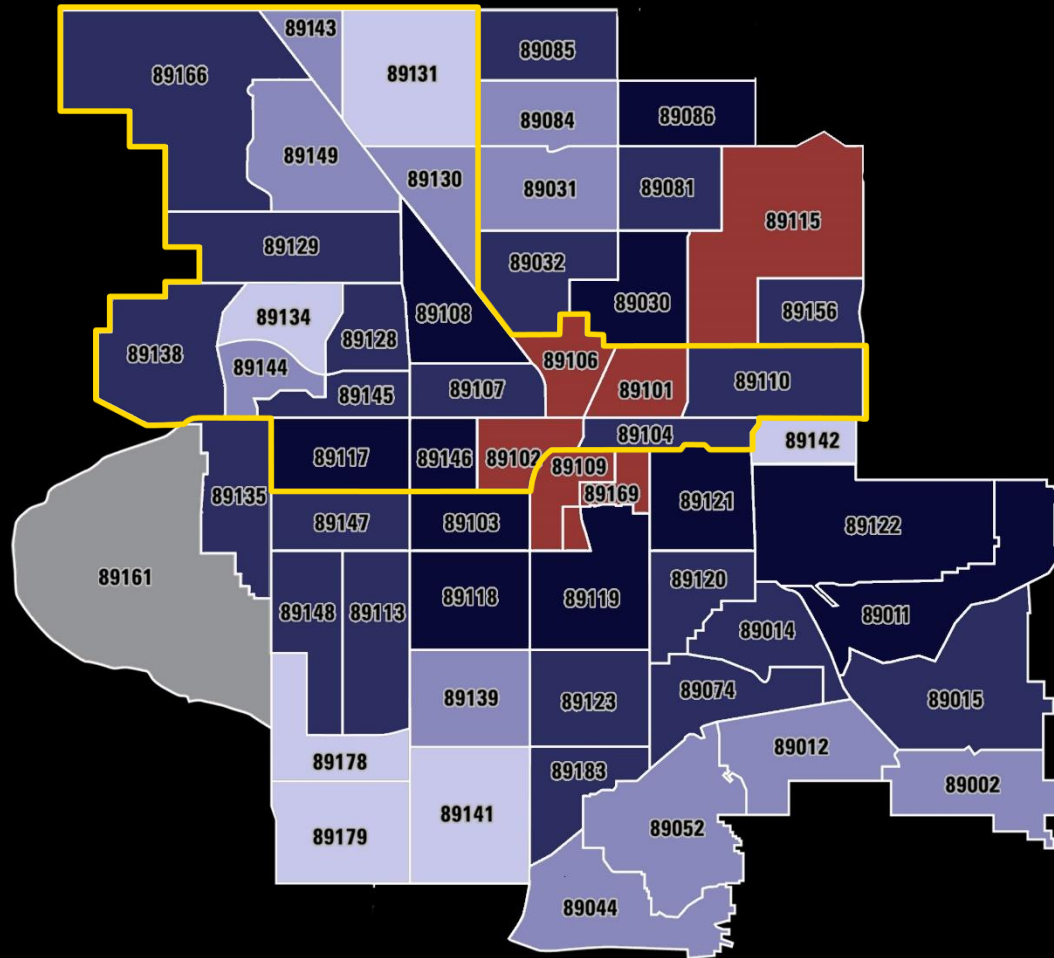


**Neighborhood Economic Risk Assessment**

Q2 2016

# 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

Q2 2016

