

# Neighborhood Economic Risk Assessment

City of Las Vegas

Q1 2017



APPLIED  
ANALYSIS



August 30, 2017

Robin Mendoza  
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. Mendoza:

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 2017. 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 Agüero 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

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

DATA IMPACT EXAMINATION KNOWLEDGE SCAN  
LEARNING PROBE INFORMATION  
SEARCH WISDOM PRACTICE  
EDUCATION DETECTION PROOF  
EXPERIMENT FACTOR  
SCAN PROJECT DATA  
ANALYSIS INFORMATION DATA  
ASK BOOK KNOWLEDGE TEACHING  
LEARNING EXAMINATION EXPLORE  
STOCK THINK IMPACT EXPERIMENT  
EXPERIMENT CHECK PROBE  
EXAMINE SEARCH ANALYSIS  
LINK EXAMINATION EXPLORE  
SCIENCE FACTOR EXAMINATION  
ASK FACTS BOOK EXPLORE  
TEACHING BOOK EXPLORE  
DATA DETECTION  
INFORMATION STOCK THINK  
INFORMATION LEARNING  
DATA STOCK THINK  
TEACHING DETECTION  
ASK FACTS BOOK EXPLORE  
EDUCATION PROJECT PROOF LINK  
SEARCH WISDOM PRACTICE  
DATA LEARNING PROBE INFORMATION  
IMPACT EXAMINATION KNOWLEDGE SCAN  
TEACHING PROBE PRACTICE  
EDUCATION DETECTION PROOF  
EXPERIMENT PROJECT FACTOR  
ANALYSIS INFORMATION DATA



# Methodology of the NRI

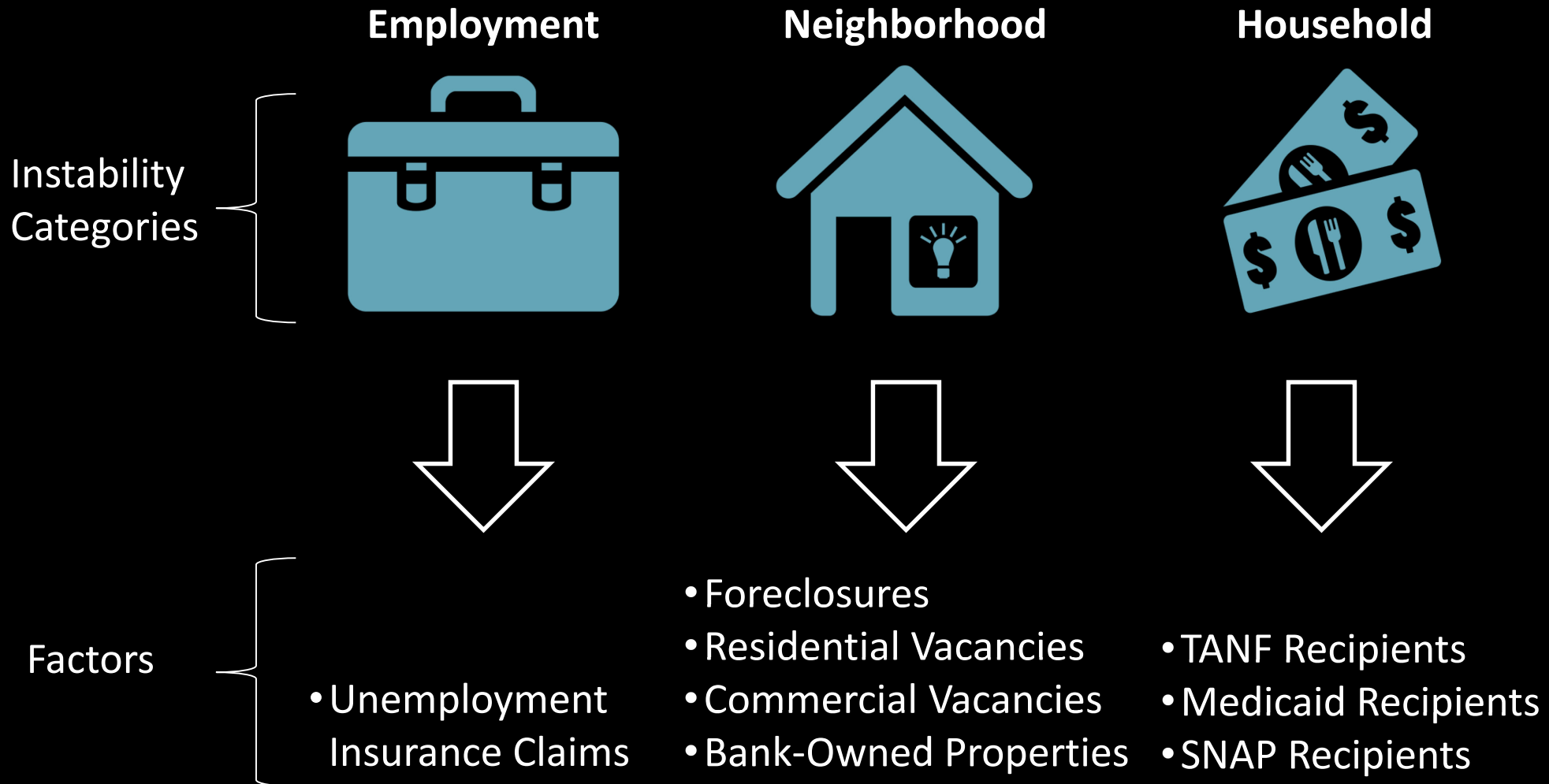
**Objective**: The City of Las Vegas is seeking to use economic and social data to identify sub-regions within the City at a heightened risk for long-term instability

**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%
		Foreclosures	25.0%
 Neighborhood Instability	50%	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**



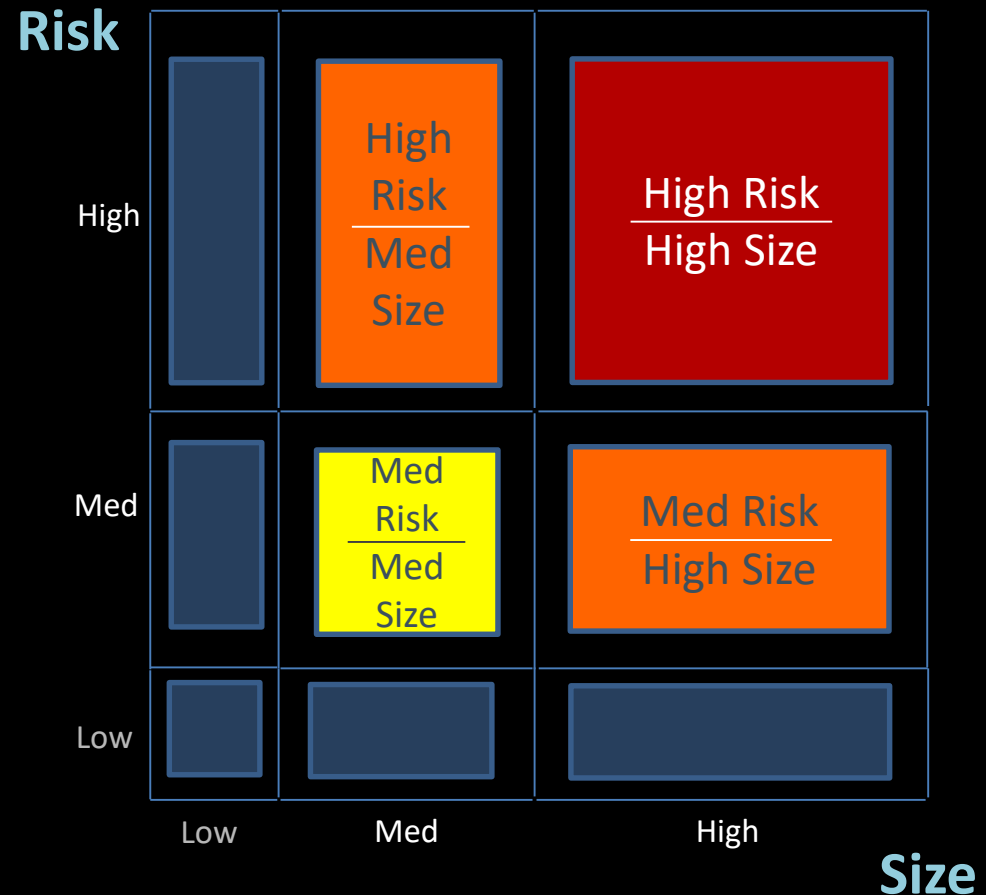
# Methodology of the NRI

## Relativity and Composite Risk

### GOAL

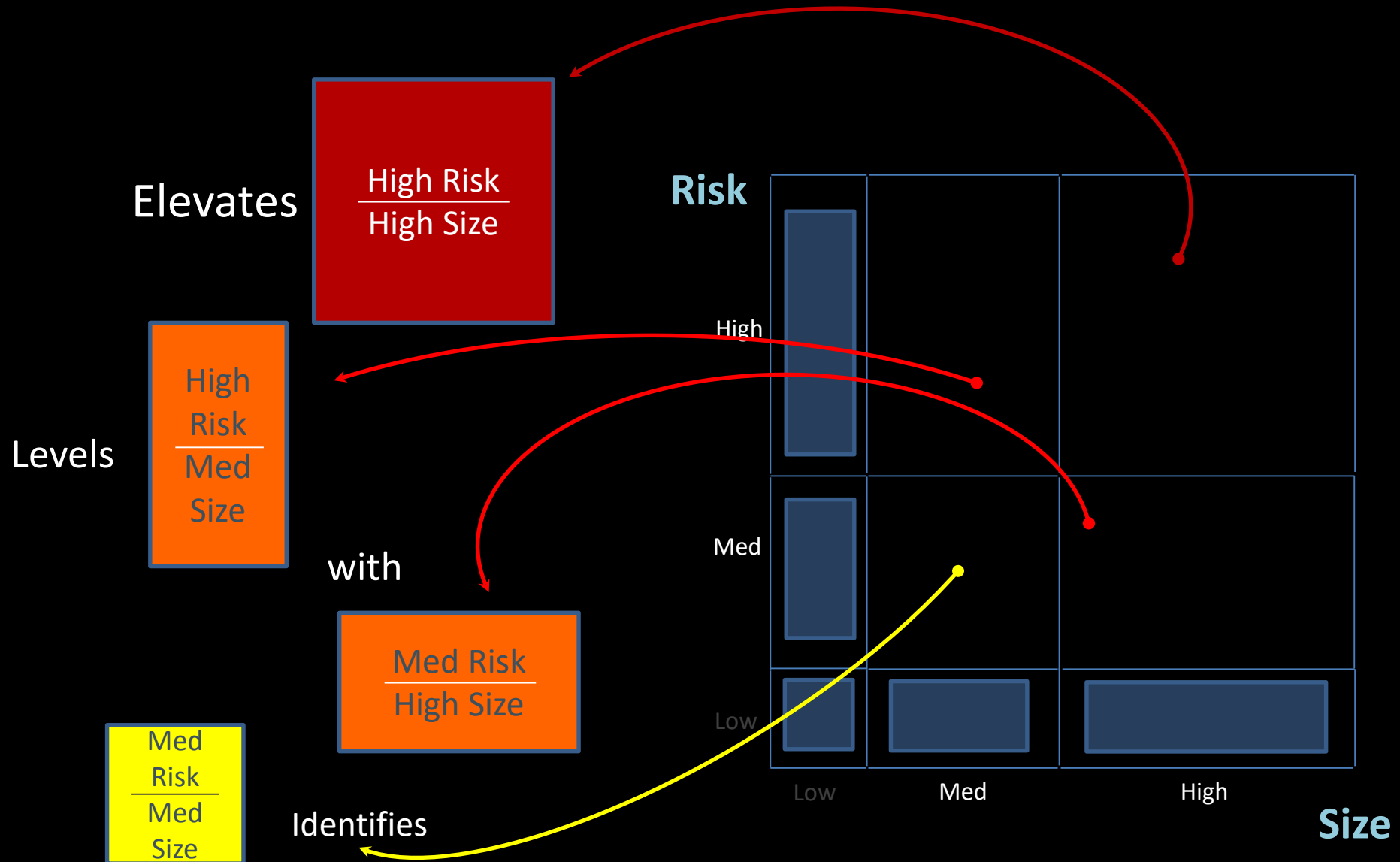
*Focus the City's efforts,  
making the best use of limited  
resources*

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



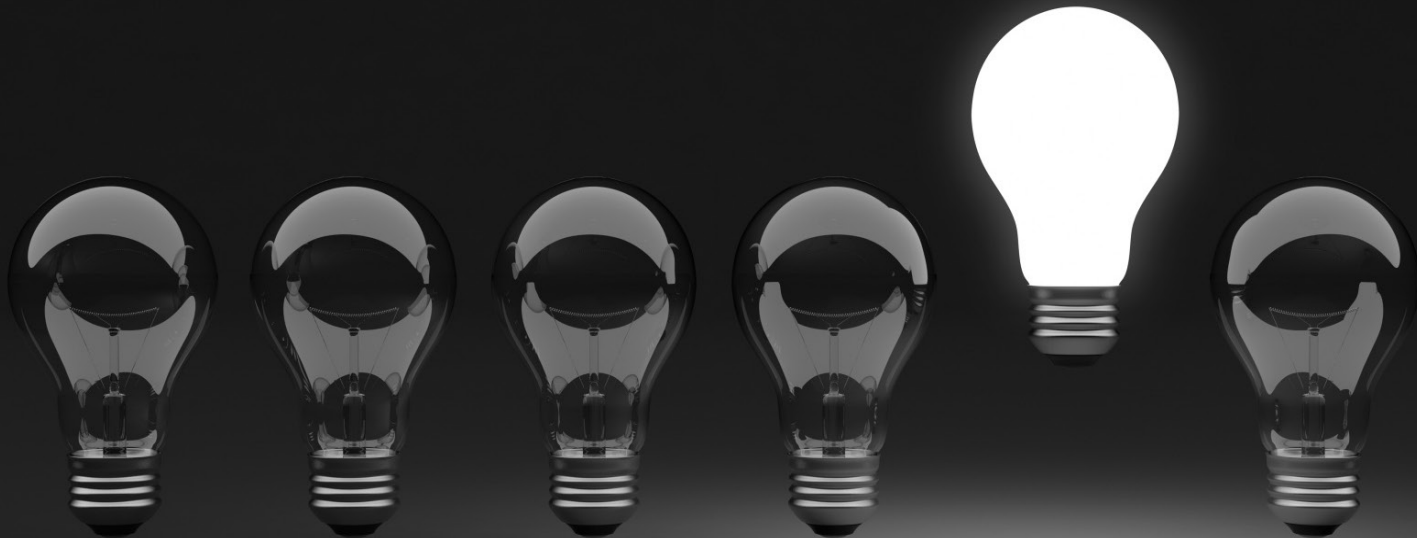
# Methodology of the NRI

## Relativity and Composite Risk



# summary

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

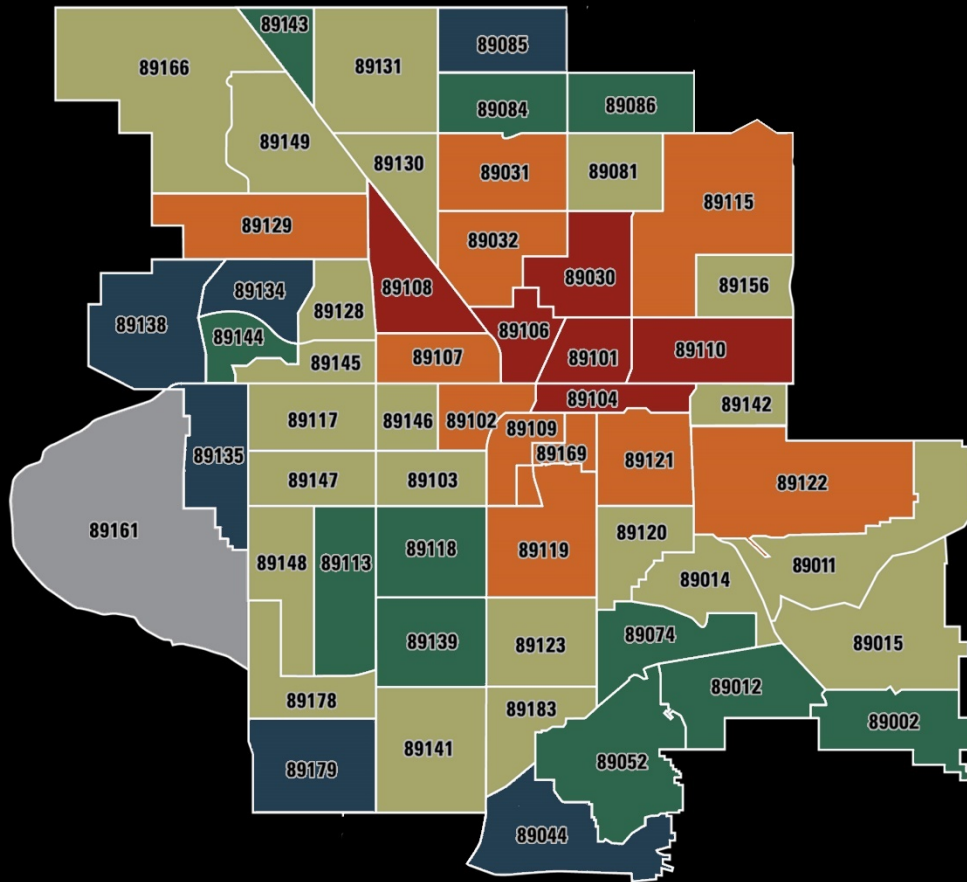




# What Areas in the Las Vegas Valley have the Highest Economic Risk?

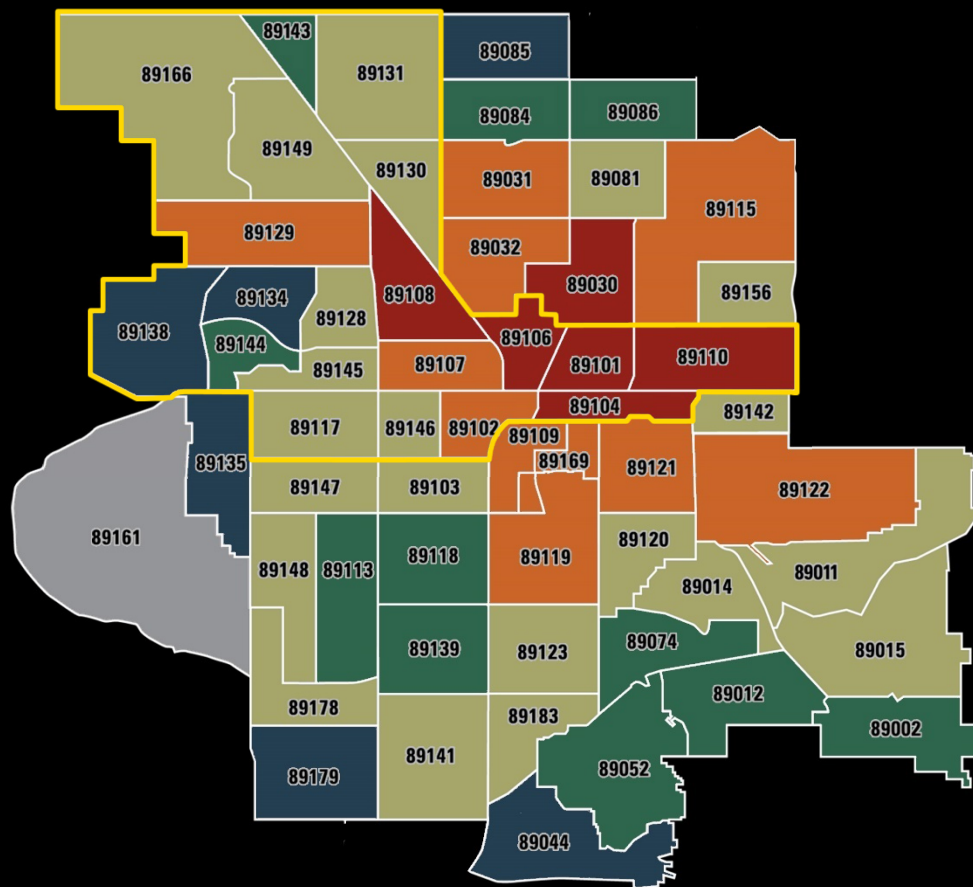
# Summary

## Valley-wide NRI



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

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



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

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

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

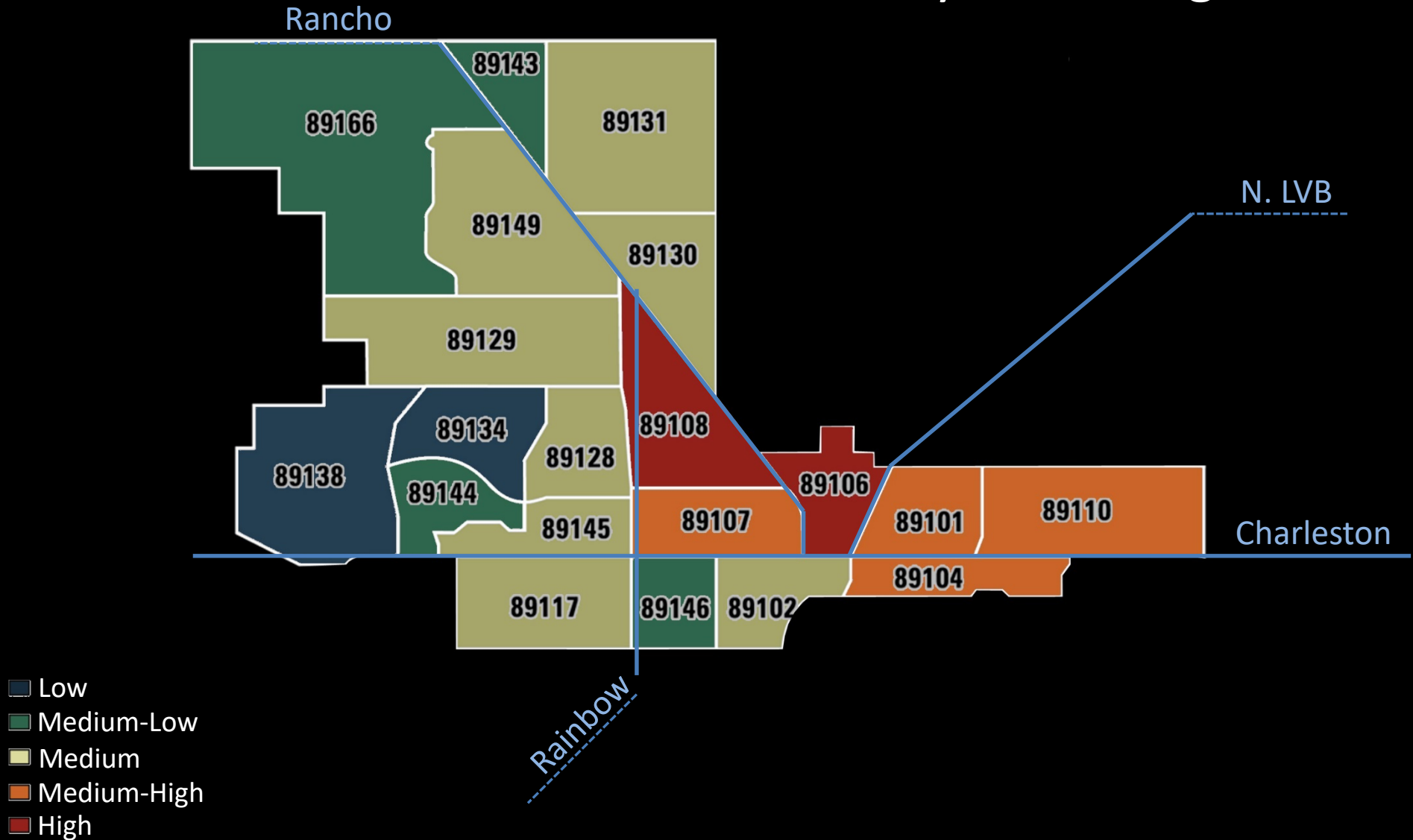
# What Areas Within the City have the Highest Economic Risk?\*

(\* ) **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.



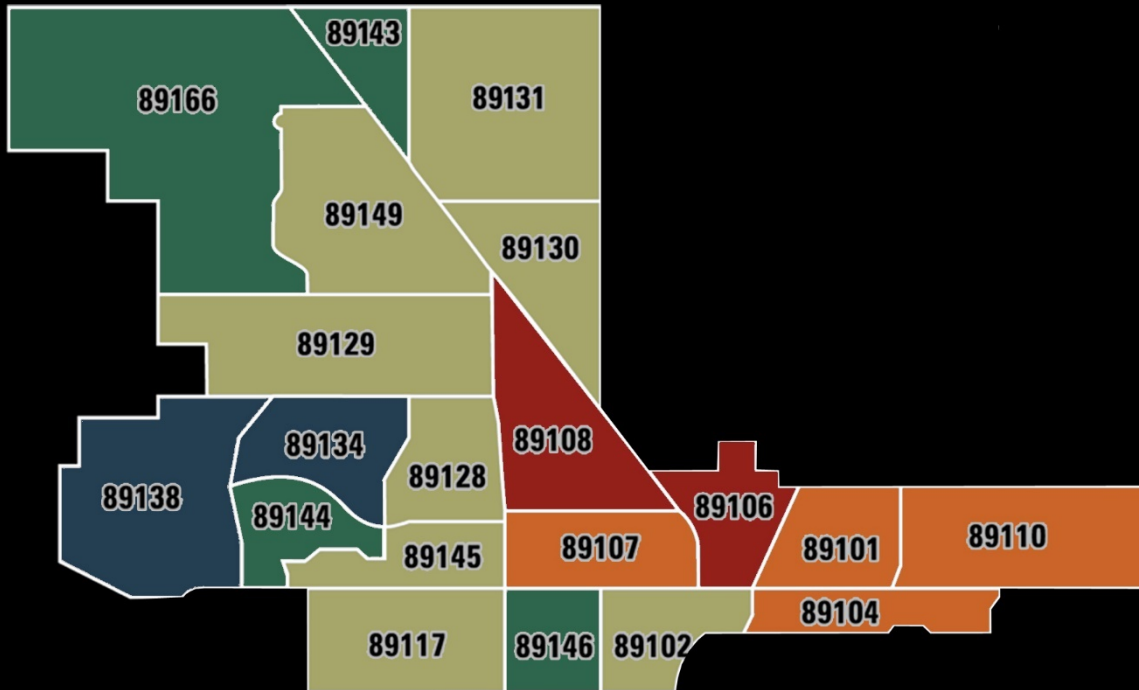
# Summary

## City of Las Vegas NRI



# Summary

## City of Las Vegas NRI

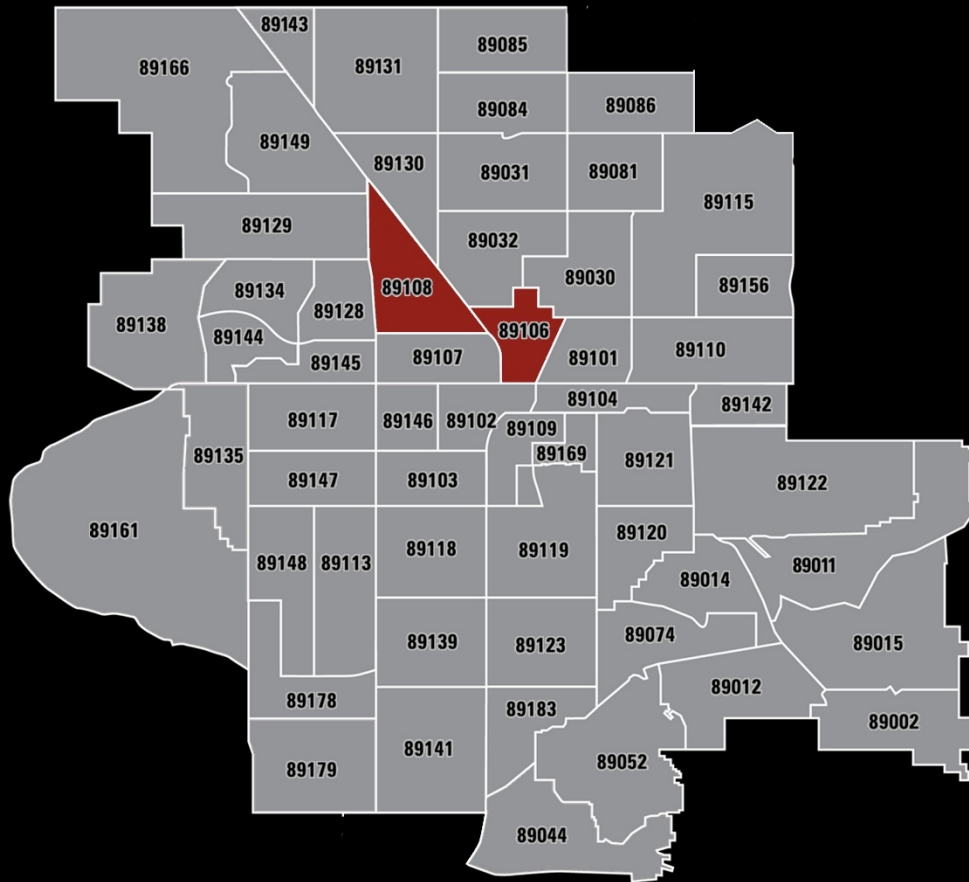


- Low
- Medium-Low
- Medium
- Medium-High
- High

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

# Summary

## City of Las Vegas NRI



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

# Summary

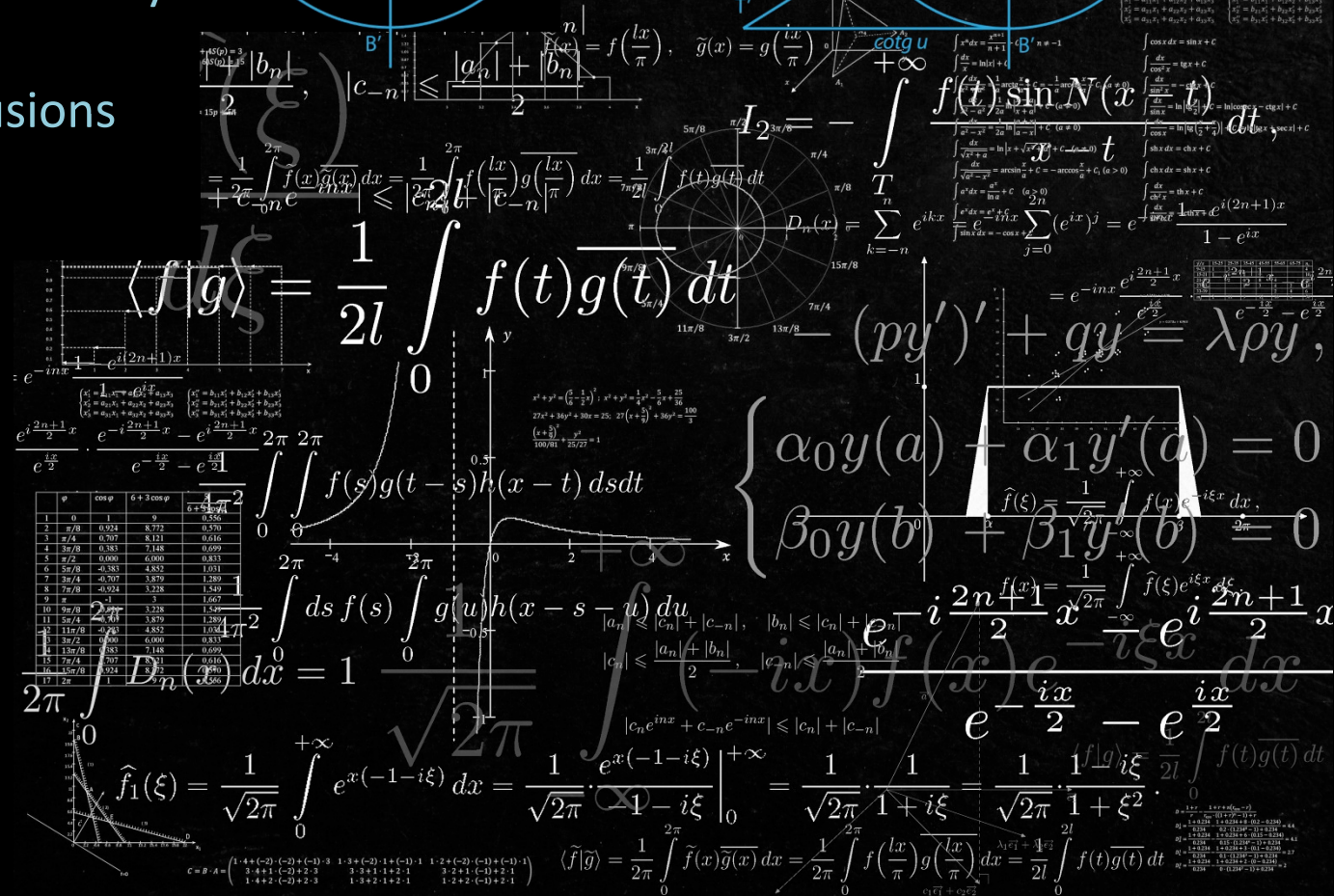
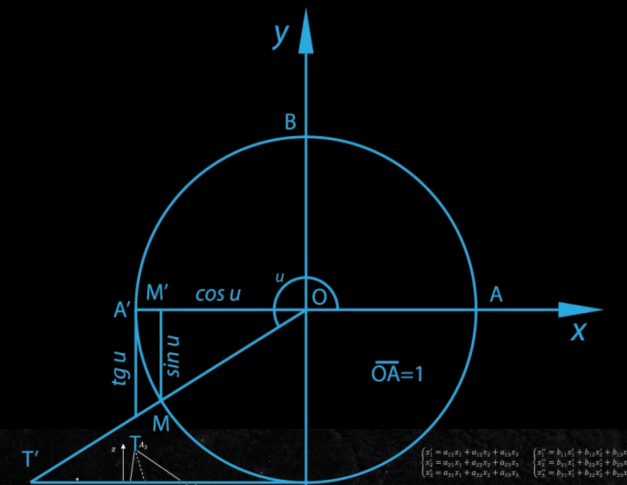
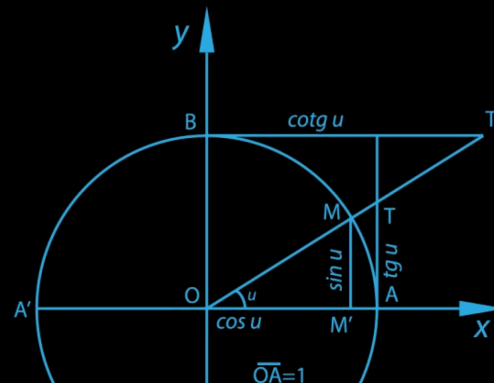
## City of Las Vegas NRI

Zip Code	89104	89106	89108	89110	City Average	LV Valley Average
TANF Recipients Per 1,000 Population	21.9	35.1	13.7	14.9	10.9	9.7
Medicaid Recipients Per 1,000 Population	440.0	550.3	317.6	327.0	254.0	235.2
SNAP Recipients Per 1,000 Population	329.1	435.1	223.4	226.5	176.4	162.1
Unemployment Ins. Per 1,000 Population	13.2	11.8	10.2	9.2	9.3	9.7
Foreclosures Per 1,000 Total Housing Units	3.0	2.6	3.6	3.7	2.9	2.0
Residential Vacancies Per 1,000 Total Housing Units	100.8	186.9	33.0	30.8	63.5	72.4
Commercial Vacancy	13.0%	5.5%	19.7%	7.4%	13.9%	14.3%
Bank-Owned Homes Per 1,000 Total Housing Units	12.8	13.7	16.2	20.6	13.9	13.2



# 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>13.2</u></b>	<b><u>9.7</u></b>	<b><u>135.7</u></b>
89120	12.9	9.7	132.4
89086	12.5	9.7	128.3
89169	12.2	9.7	125.7
89031	12.1	9.7	124.8
89179	11.9	9.7	122.9
89121	11.9	9.7	122.1
<b><u>89106</u></b>	<b><u>11.8</u></b>	<b><u>9.7</u></b>	<b><u>121.5</u></b>
89103	11.5	9.7	118.8
89119	11.5	9.7	118.3

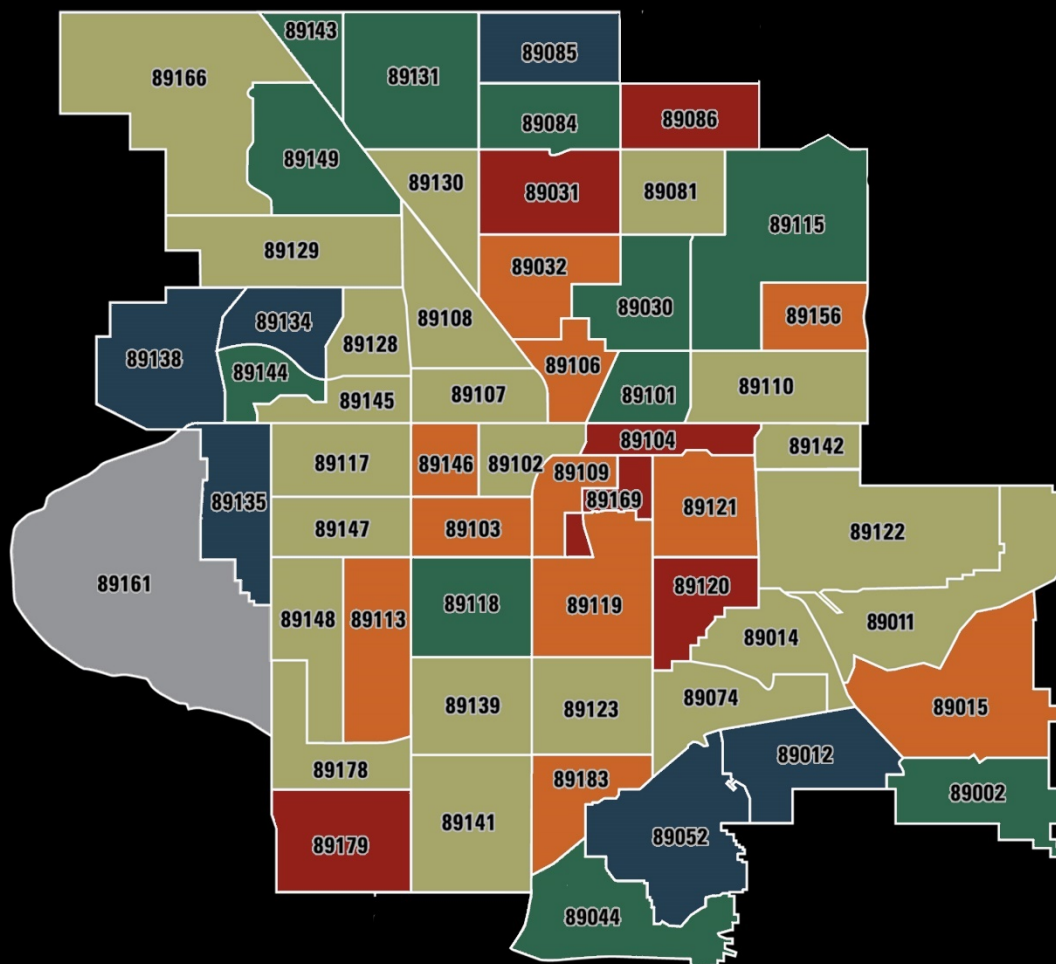


Employment  
Instability

# 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 9.7 from 10.3 last quarter (down 5.8 percent).



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





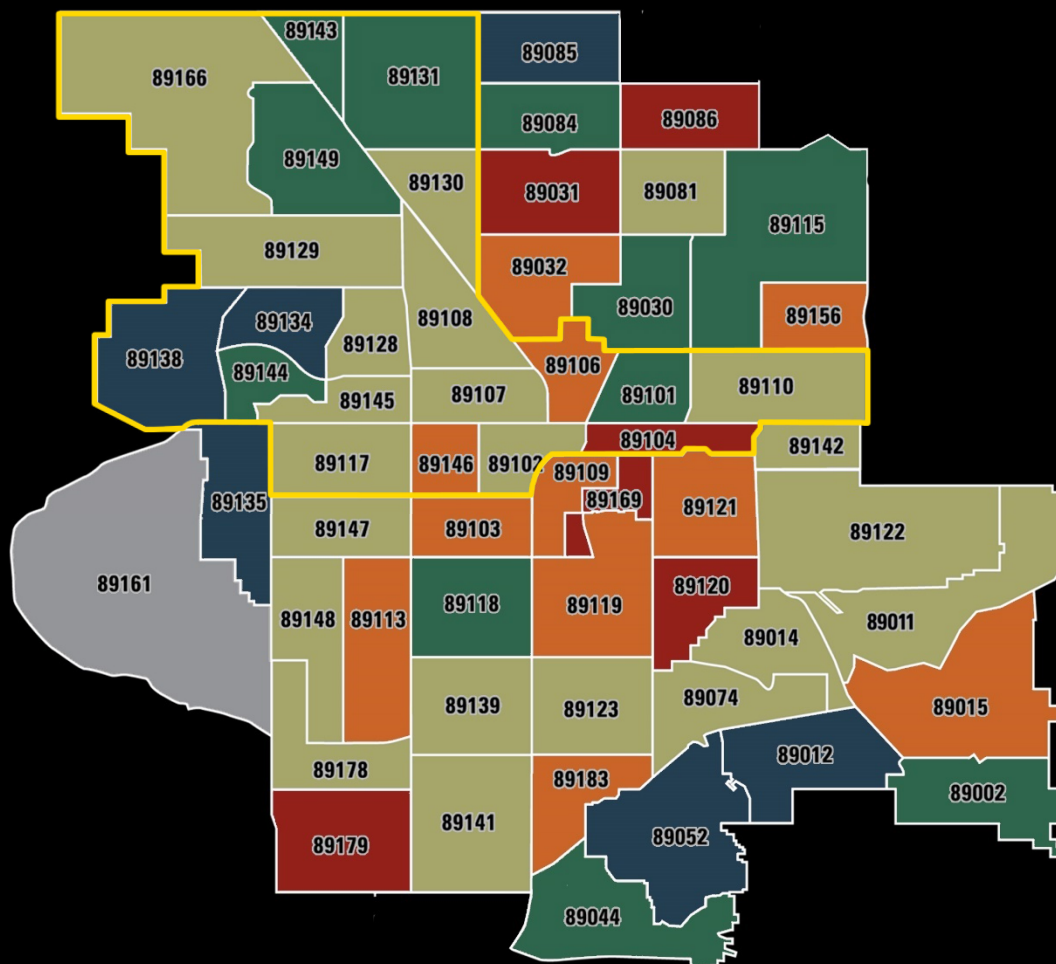
Employment  
Instability

# 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 9.7 from 10.3 last quarter (down 5.8 percent).



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



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	13.2	9.3	142
89106	11.8	9.3	127
89146	11.1	9.3	120
89130	10.5	9.3	114
89166	10.4	9.3	112

Mean unemployment insurance claims per 1,000 residents:

Valley-wide	9.7
City of Las Vegas	9.3

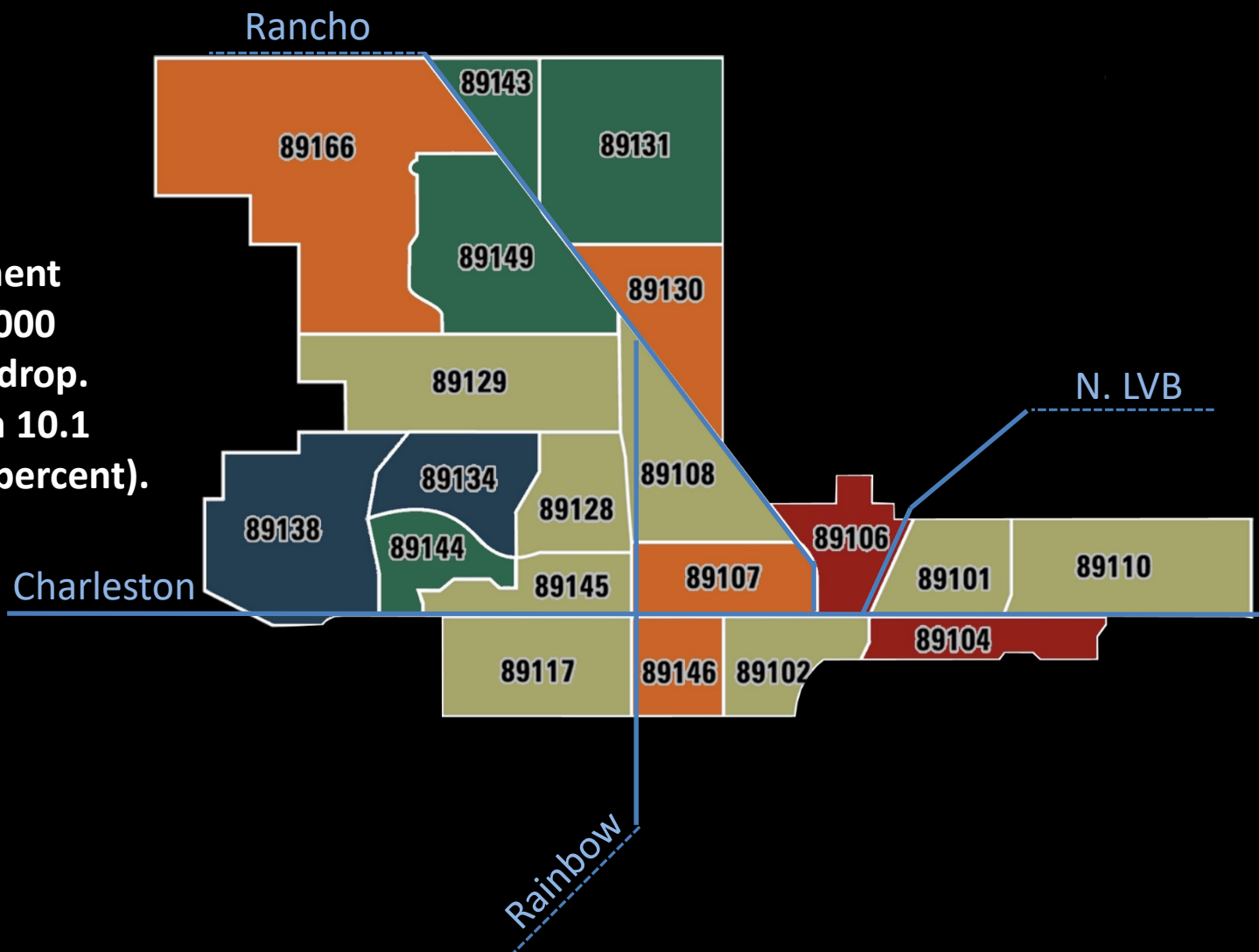


Employment  
Instability

# 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 9.3 from 10.1 last quarter (down 7.9 percent).



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



## 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
<b><u>89143</u></b>	<b><u>4.5</u></b>	<b><u>2.0</u></b>	<b><u>223.7</u></b>
<b><u>89131</u></b>	<b><u>3.9</u></b>	<b><u>2.0</u></b>	<b><u>196.1</u></b>
<b><u>89107</u></b>	<b><u>3.9</u></b>	<b><u>2.0</u></b>	<b><u>192.1</u></b>
<b><u>89110</u></b>	<b><u>3.7</u></b>	<b><u>2.0</u></b>	<b><u>182.3</u></b>
<b><u>89108</u></b>	<b><u>3.6</u></b>	<b><u>2.0</u></b>	<b><u>179.4</u></b>
<b><u>89145</u></b>	<b><u>3.6</u></b>	<b><u>2.0</u></b>	<b><u>177.2</u></b>
<b><u>89130</u></b>	<b><u>3.3</u></b>	<b><u>2.0</u></b>	<b><u>166.0</u></b>
<b><u>89129</u></b>	<b><u>3.1</u></b>	<b><u>2.0</u></b>	<b><u>154.5</u></b>
<b><u>89166</u></b>	<b><u>3.1</u></b>	<b><u>2.0</u></b>	<b><u>153.1</u></b>
<b><u>89128</u></b>	<b><u>3.0</u></b>	<b><u>2.0</u></b>	<b><u>148.5</u></b>



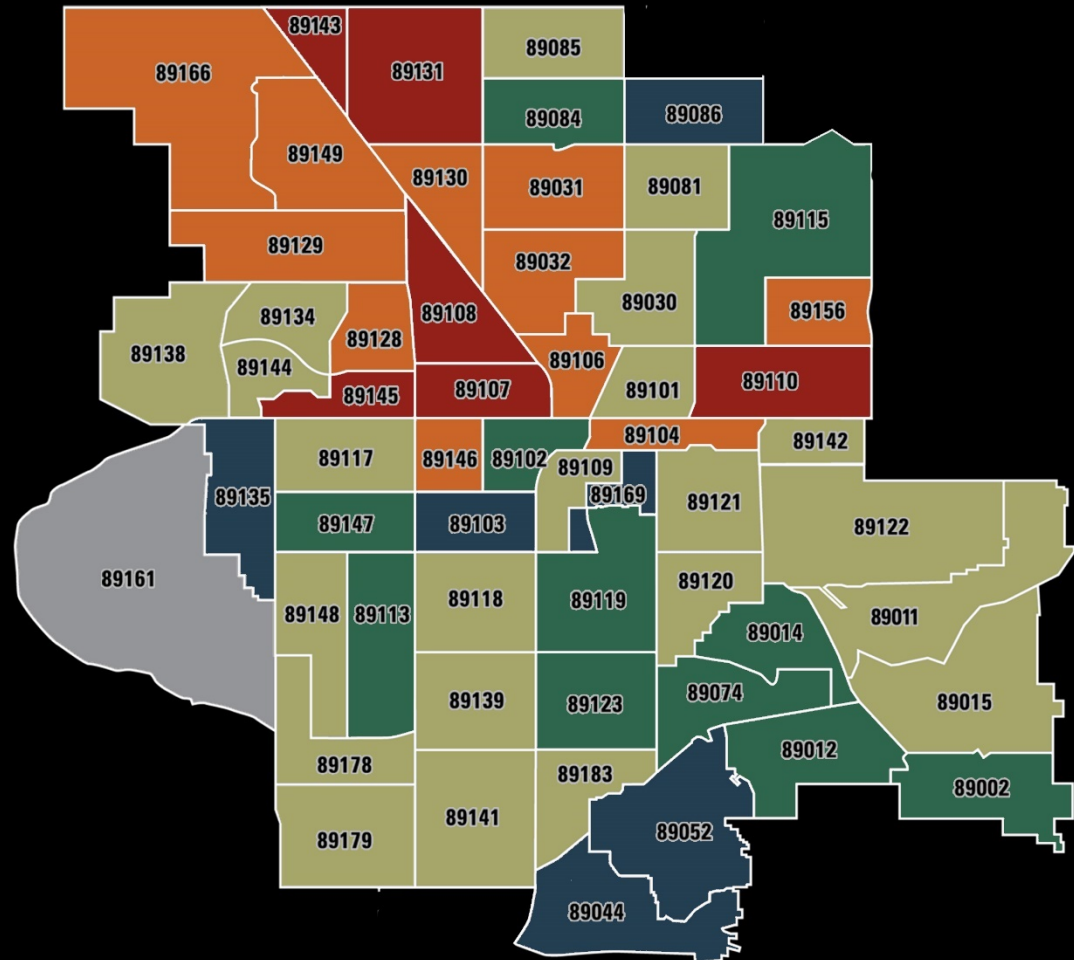


Neighborhood  
Instability

# 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 2.0 from 2.4 last quarter (down 16.7 percent).



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



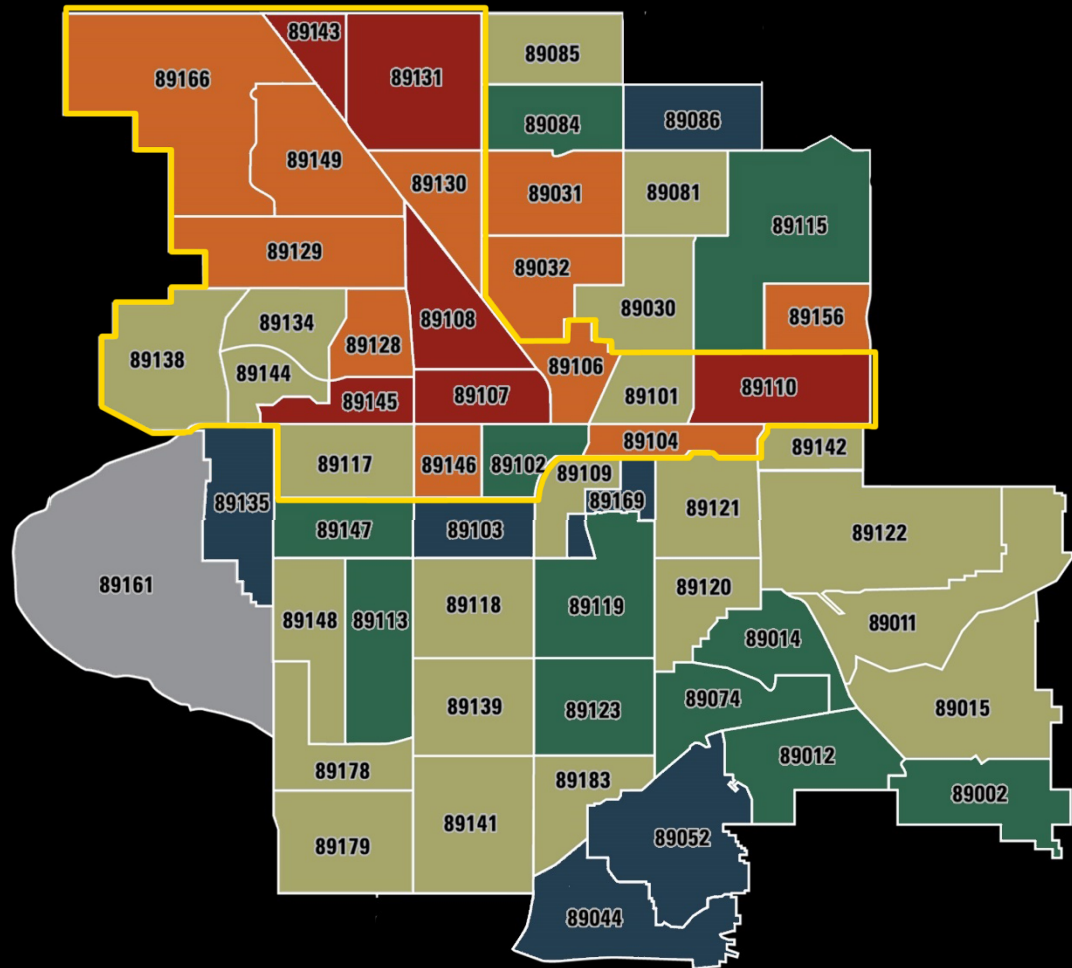
Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of foreclosures per 1,000 housing units continued to decline. The rate fell to 2.0 from 2.4 last quarter (down 16.7 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
89143	4.5	2.9	155
89131	3.9	2.9	136
89107	3.9	2.9	133
89110	3.7	2.9	126
89108	3.6	2.9	124

Mean foreclosures per 1,000 housing units:

Valley-wide 2.0

City of Las Vegas 2.9

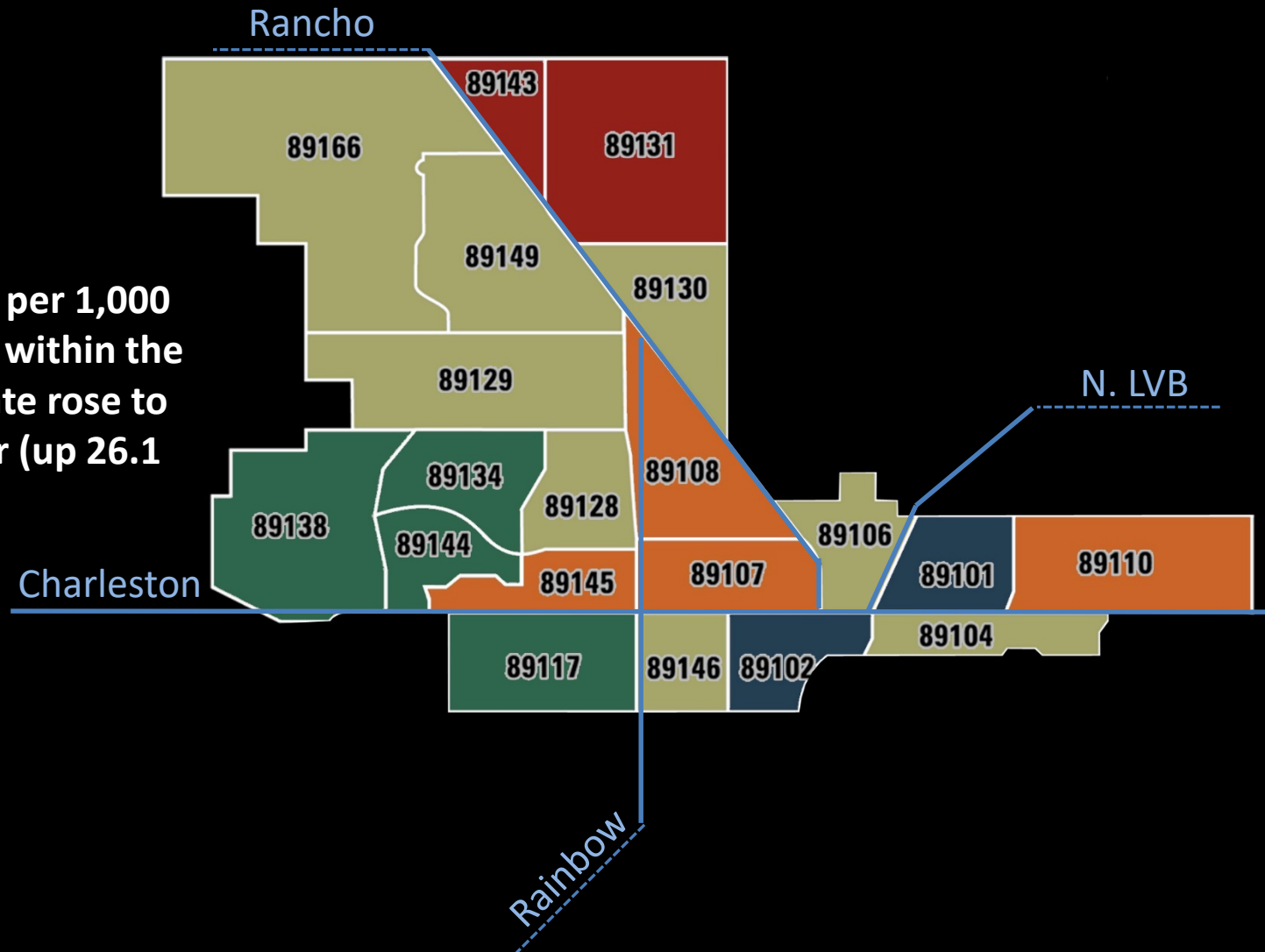


Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | CLV Distribution Map

The rate of foreclosures per 1,000 housing units increased within the City of Las Vegas. The rate rose to 2.9 from 2.3 last quarter (up 26.1 percent).



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



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



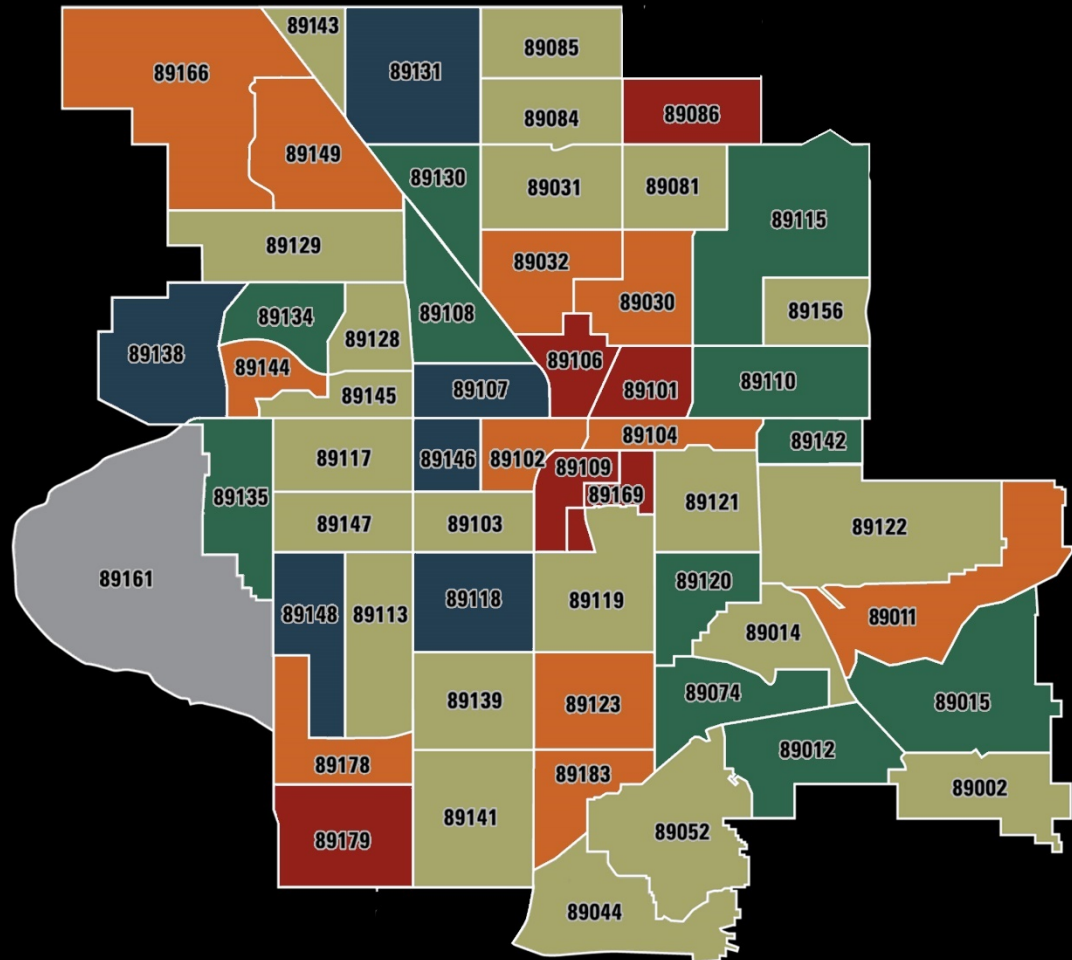


Neighborhood  
Instability

# Elements of the NRI

## Residential Vacancy | Valley-wide Distribution Map

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



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



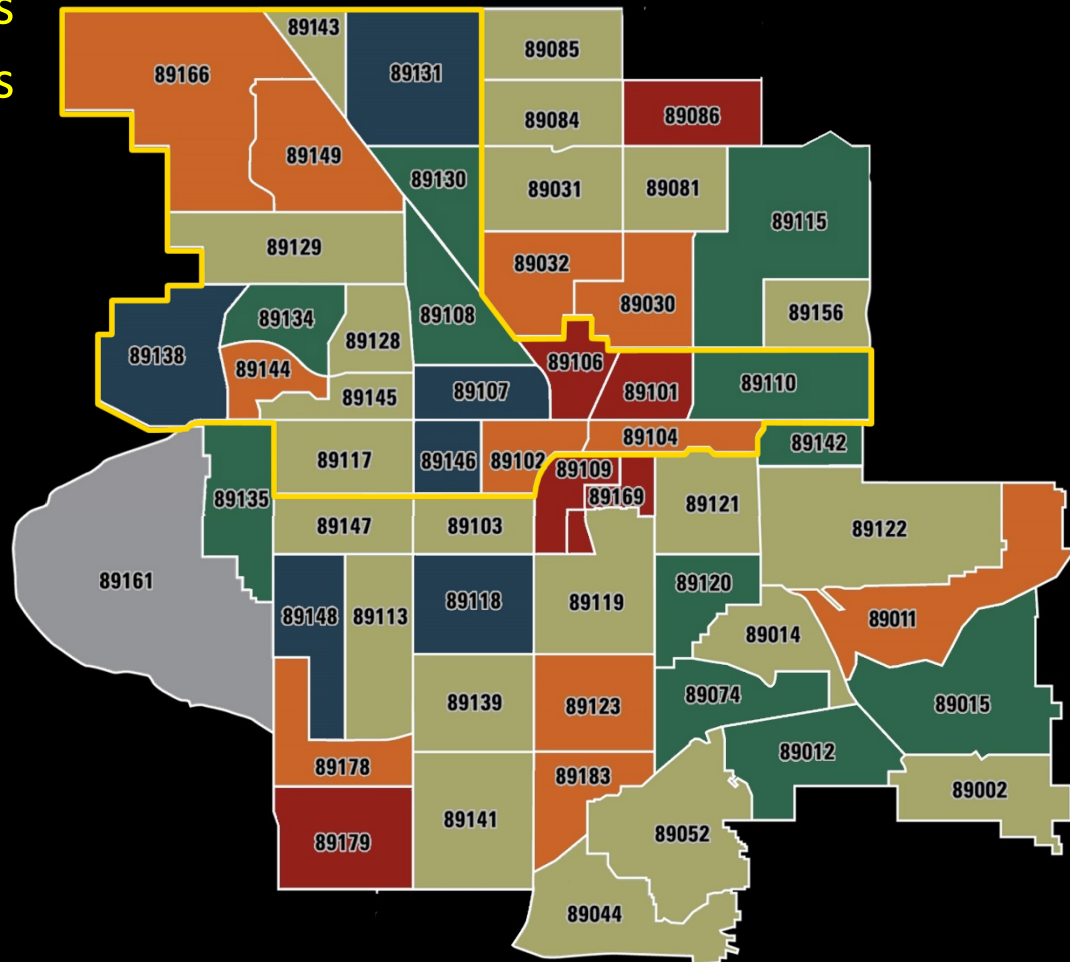
Neighborhood  
Instability

# 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



# 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

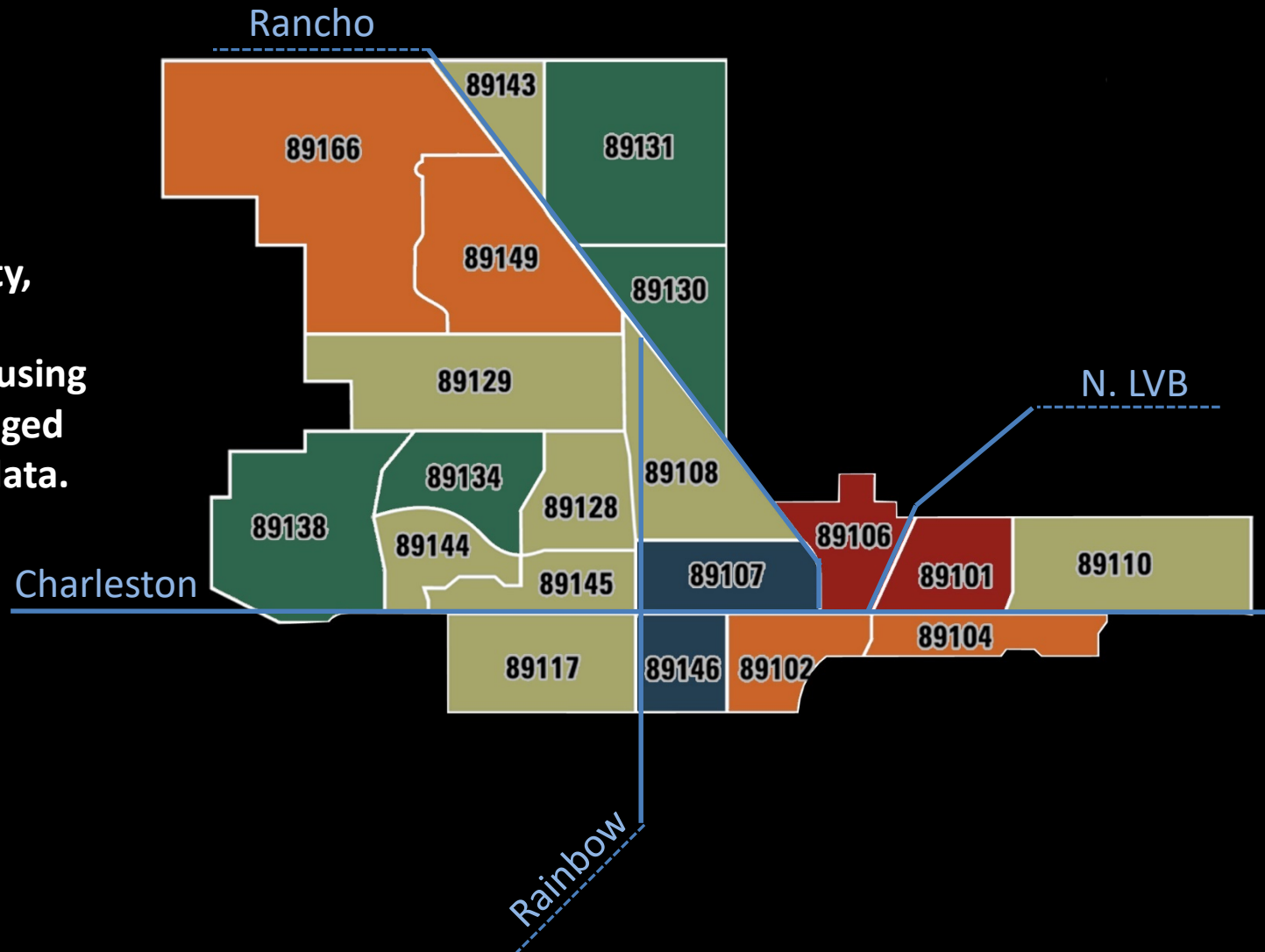


Neighborhood  
Instability

# 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.





# 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	40.7%	14.3%	284.3
89011	34.3%	14.3%	240.0
89109	25.2%	14.3%	176.0
<b>89107</b>	<b>23.7%</b>	<b>14.3%</b>	<b>165.9</b>
89118	22.3%	14.3%	155.5
<b>89108</b>	<b>19.7%</b>	<b>14.3%</b>	<b>137.5</b>
89169	19.6%	14.3%	136.9
89119	19.5%	14.3%	136.4
89120	19.0%	14.3%	133.1
89113	18.6%	14.3%	130.2



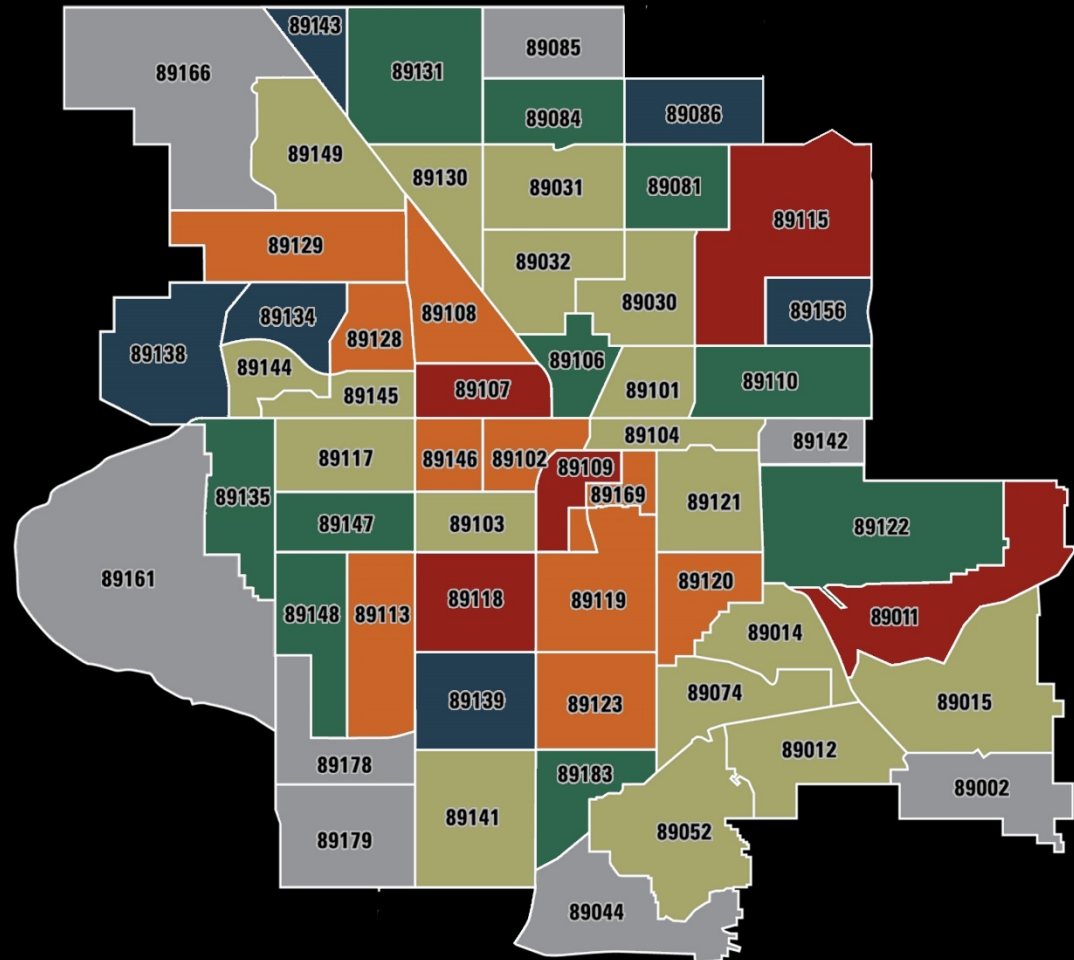


Neighborhood  
Instability

# Elements of the NRI

## Commercial Vacancy | Valley-wide Distribution Map

Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 14.3 percent from 14.5 percent last quarter (down 0.2 percentage points). 89115 once again had the highest vacancy rate at 40.7 percent, while 89011 had the second-highest vacancy rate at 34.3 percent.



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

The map displays the following census tracts and their corresponding ZIP codes:

- 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, 89142, 89117, 89146, 89102, 89109, 89169, 89121, 89147, 89103, 89122, 89135, 89161, 89148, 89113, 89118, 89119, 89120, 89014, 89011, 89123, 89139, 89074, 89012, 89015, 89178, 89179, 89141, 89183, 89052, 89044, 89002

- 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
89107	23.7%	13.9%	171.4
89108	19.7%	13.9%	142.0
89129	17.4%	13.9%	125.6
89128	17.4%	13.9%	125.4
89146	16.7%	13.9%	120.9

Mean commercial vacancy rate:

Valley-wide 14.3%

City of Las Vegas 13.9%

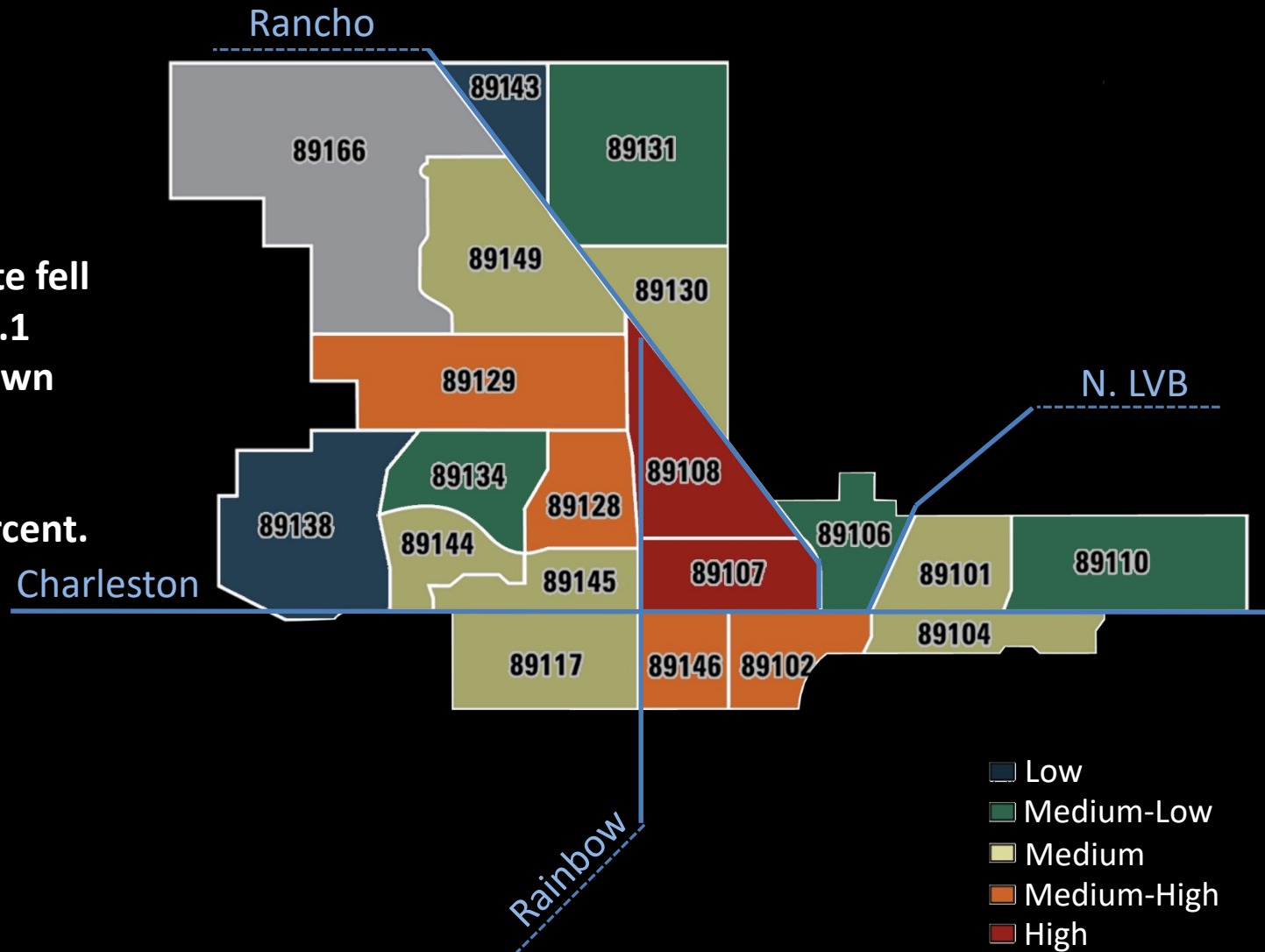


Neighborhood  
Instability

# Elements of the NRI

## Commercial Vacancy | CLV Distribution Map

City-wide commercial vacancy declined in the quarter. The vacancy rate fell to 13.9 percent from 14.1 percent last quarter (down 0.2 percentage points). 89107 had the highest vacancy rate at 23.7 percent.



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

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



# 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
89142	24.5	13.2	186
<b><u>89143</u></b>	<b><u>22.6</u></b>	<b><u>13.2</u></b>	<b><u>171</u></b>
89031	22.5	13.2	170
89030	22.1	13.2	168
89156	22.0	13.2	167
<b><u>89110</u></b>	<b><u>20.6</u></b>	<b><u>13.2</u></b>	<b><u>156</u></b>
89032	20.3	13.2	154
89141	19.6	13.2	149
<b><u>89107</u></b>	<b><u>19.0</u></b>	<b><u>13.2</u></b>	<b><u>144</u></b>
89081	18.4	13.2	140



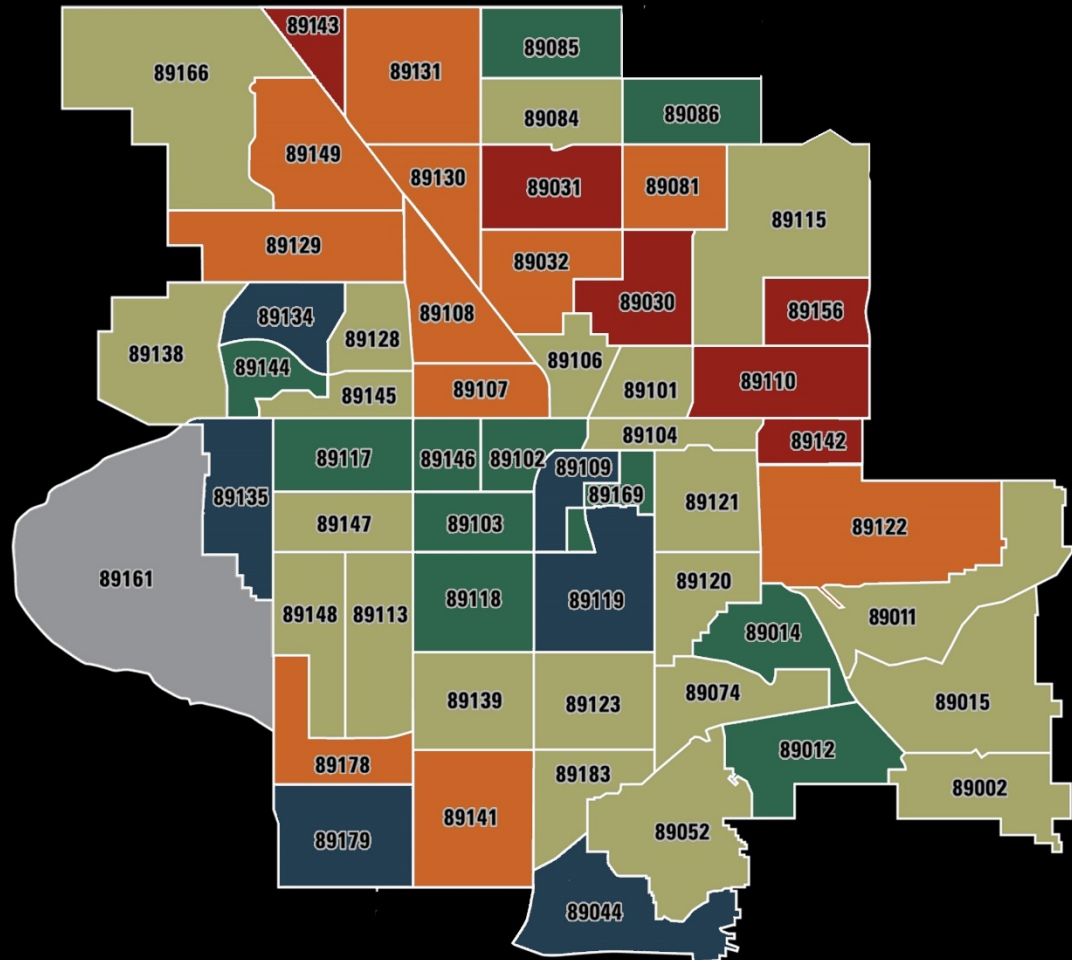


Neighborhood  
Instability

# Elements of the NRI

## Bank-Owned Homes | Valley-wide Distribution Map

The rate of bank-owned homes per 1,000 housing units remained stable at 13.2 for the quarter.



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

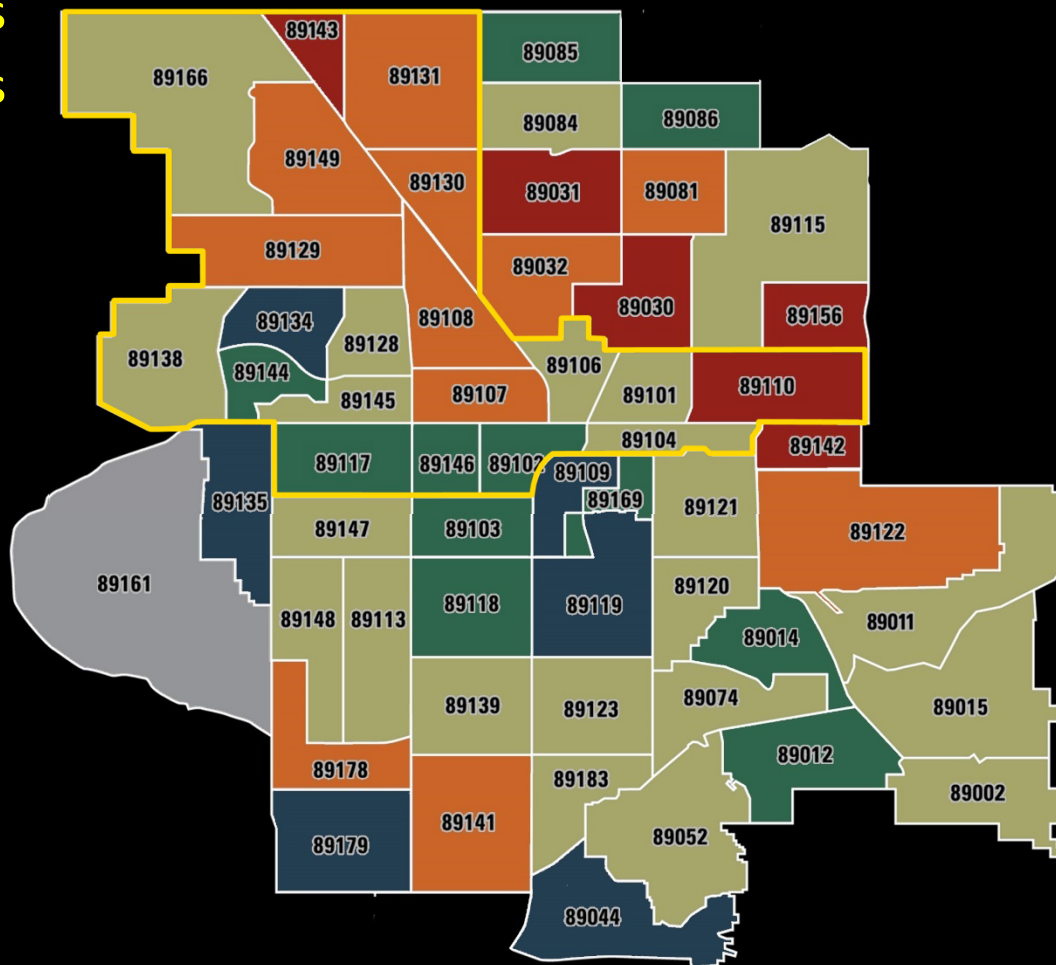


Neighborhood  
Instability

# Bank-Owned Homes | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of bank-owned homes per 1,000 housing units remained stable at 13.2 for the quarter.



- 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	22.6	13.9	163
89110	20.6	13.9	148
89107	19.0	13.9	137
89130	17.3	13.9	125
89131	16.7	13.9	121

Mean bank-owned homes per 1,000  
housing units:

City of Las Vegas	13.9
Valley-wide	13.2

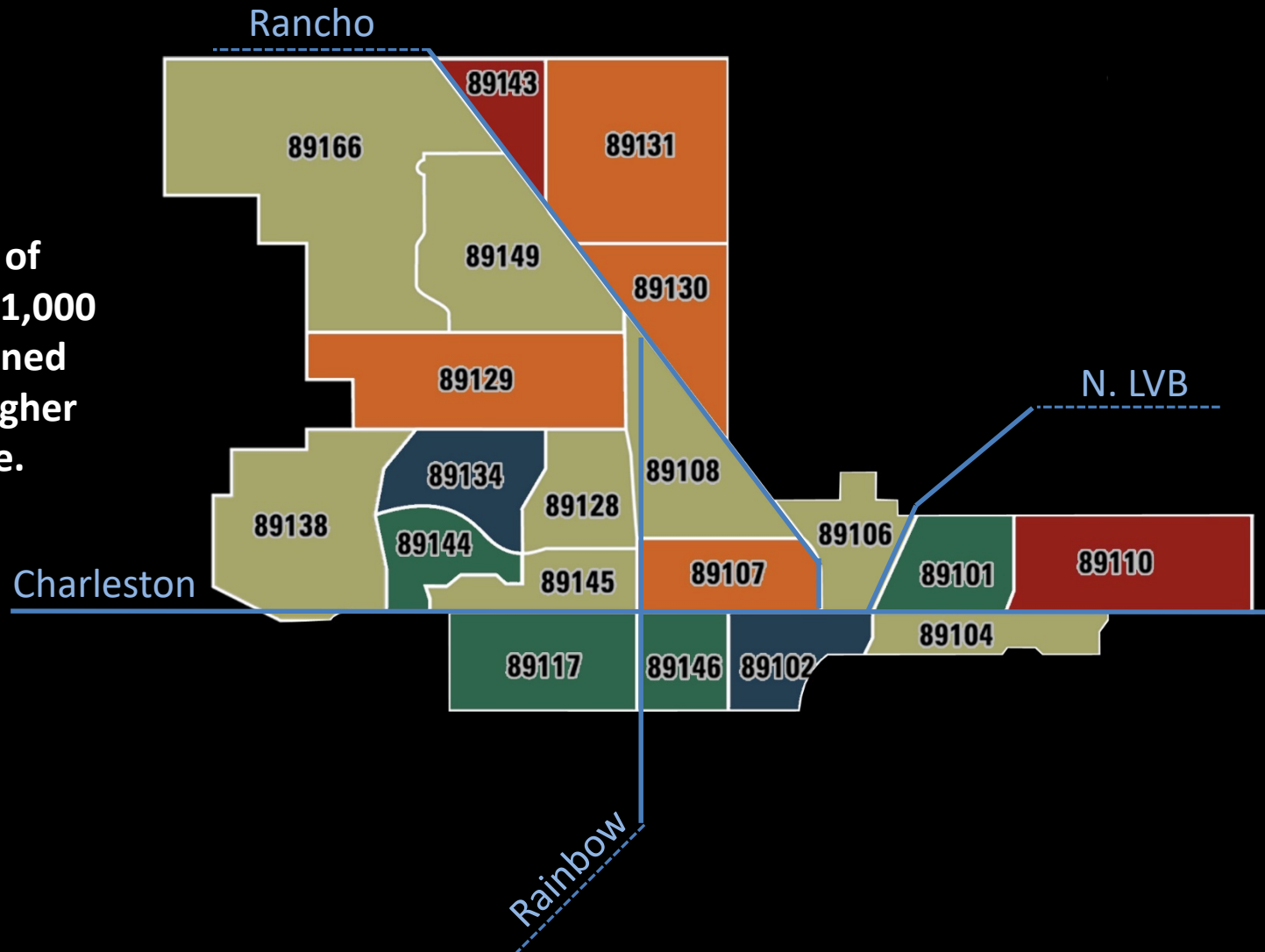


Neighborhood  
Instability

# Elements of the NRI

## Bank-Owned Homes | CLV Distribution Map

Within the City, the rate of bank-owned homes per 1,000 housing units also remained stable at 13.9, slightly higher than the valley-wide rate.



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

# 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>35.1</u></b>	<b><u>9.7</u></b>	<b><u>361.2</u></b>
89030	30.3	9.7	311.7
<b><u>89101</u></b>	<b><u>26.0</u></b>	<b><u>9.7</u></b>	<b><u>267.7</u></b>
89115	24.8	9.7	255.3
<b><u>89104</u></b>	<b><u>21.9</u></b>	<b><u>9.7</u></b>	<b><u>225.5</u></b>
89169	21.5	9.7	220.9
<b><u>89102</u></b>	<b><u>19.5</u></b>	<b><u>9.7</u></b>	<b><u>200.6</u></b>
89119	17.3	9.7	177.4
89109	15.3	9.7	156.8
<b><u>89110</u></b>	<b><u>14.9</u></b>	<b><u>9.7</u></b>	<b><u>153.6</u></b>

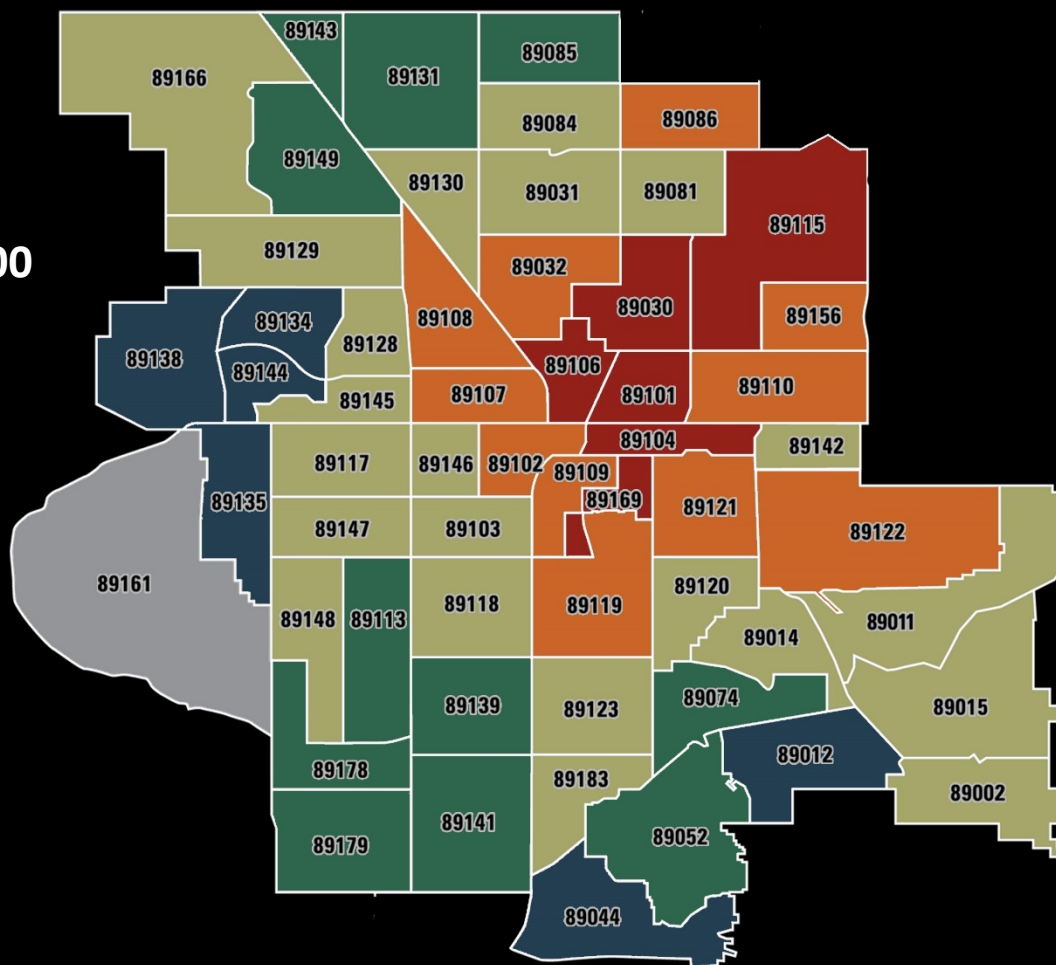


Household  
Instability

# Elements of the NRI

## TANF | Valley-wide Distribution Map

The rate of TANF recipients per 1,000 residents rose during the quarter. The rate rose to 9.7 from 9.5 last quarter (up 2.1 percent).



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



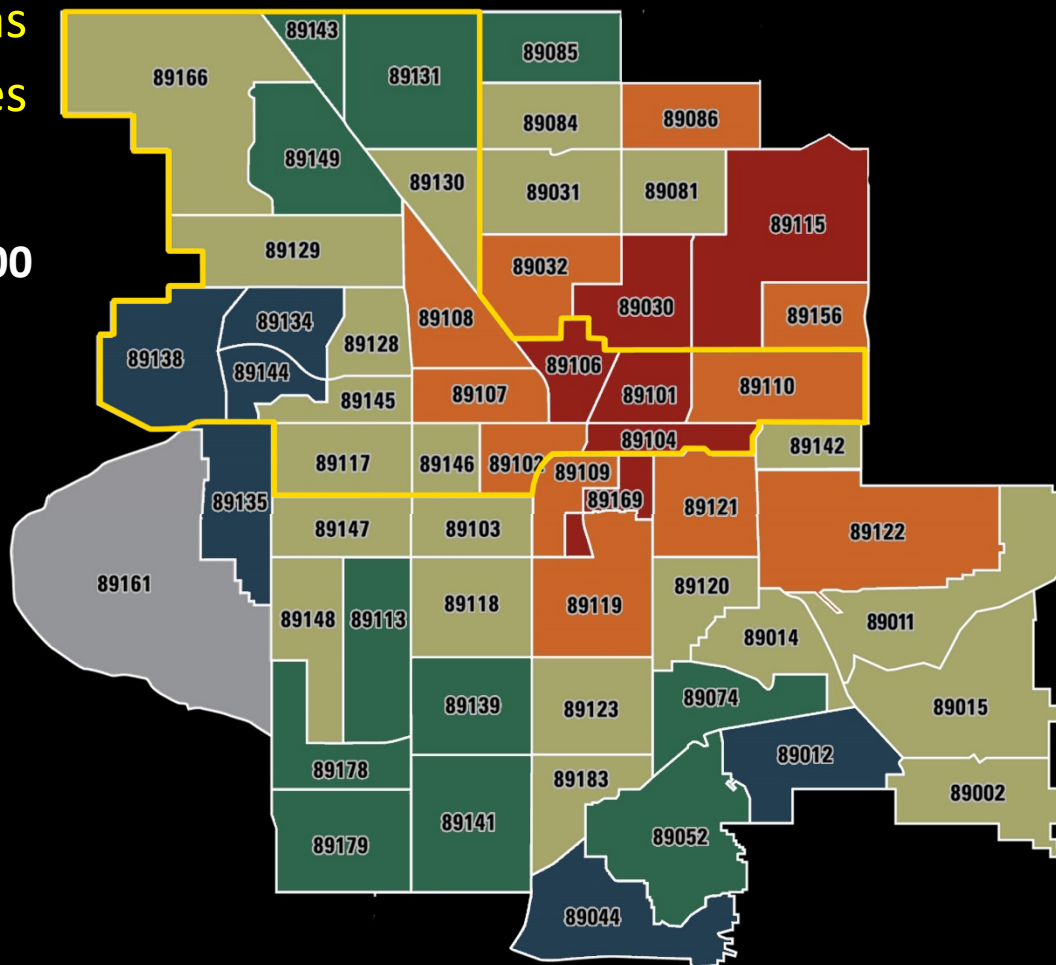
Household  
Instability

# Elements of the NRI

## TANF | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of TANF recipients per 1,000 residents rose during the quarter. The rate rose to 9.7 from 9.5 last quarter (up 2.1 percent).



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



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	35.1	10.9	323
89101	26.0	10.9	239
89104	21.9	10.9	201
89102	19.5	10.9	179
89110	14.9	10.9	137

Mean TANF recipients per 1,000 residents:

City of Las Vegas	10.9
Valley-wide	9.7

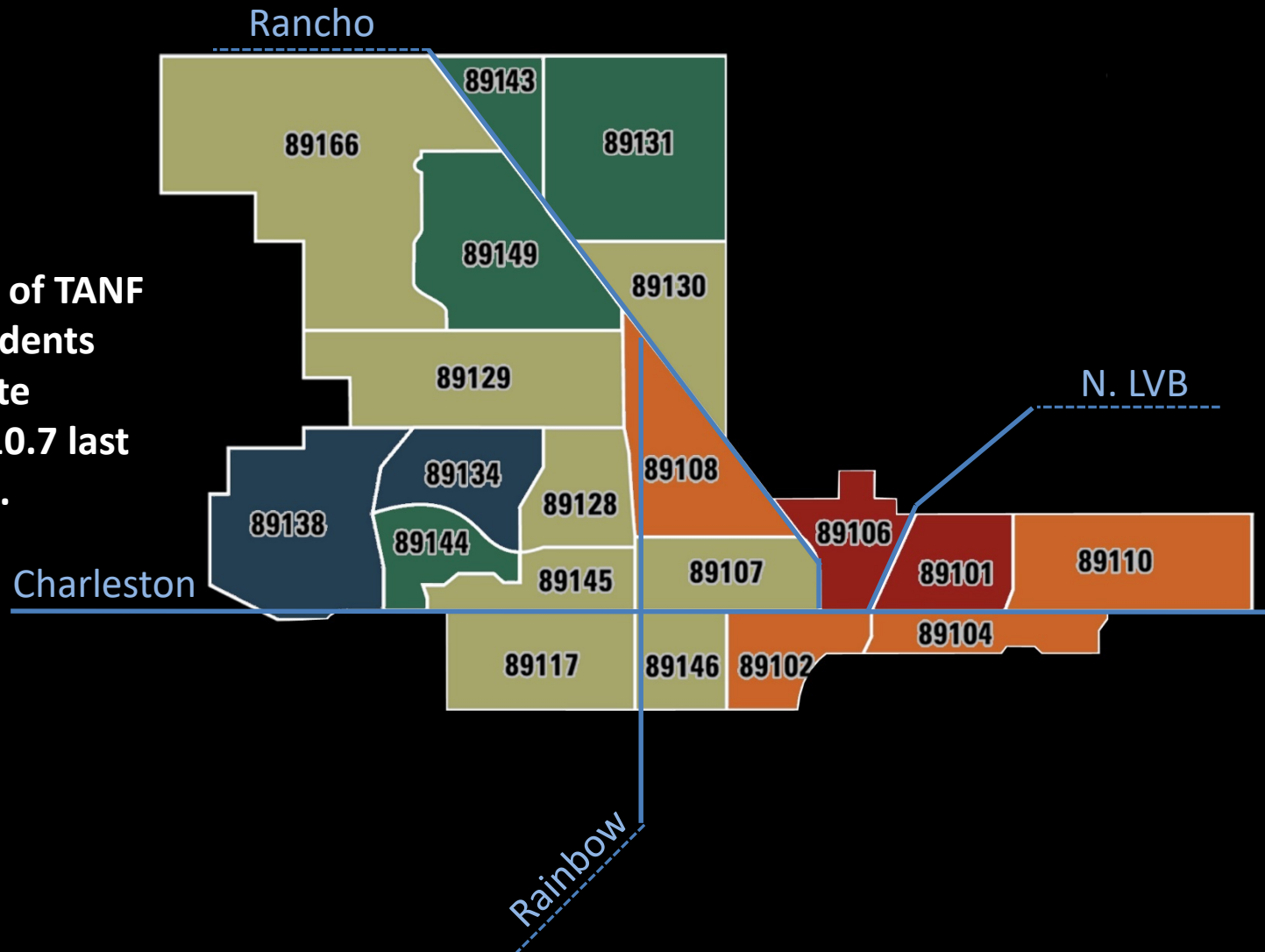


Household  
Instability

# Elements of the NRI

## TANF | CLV Distribution Map

Within the City, the rate of TANF recipients per 1,000 residents also rose slightly. The rate increased to 10.9 from 10.7 last quarter (up 1.9 percent).



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





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>435.1</u></b>	<b><u>162.1</u></b>	<b><u>268.4</u></b>
<b><u>89101</u></b>	<b><u>397.3</u></b>	<b><u>162.1</u></b>	<b><u>245.1</u></b>
89030	355.5	162.1	219.3
<b><u>89104</u></b>	<b><u>329.1</u></b>	<b><u>162.1</u></b>	<b><u>203.0</u></b>
89169	309.1	162.1	190.7
89115	298.5	162.1	184.1
<b><u>89102</u></b>	<b><u>279.5</u></b>	<b><u>162.1</u></b>	<b><u>172.4</u></b>
89119	260.9	162.1	160.9
89109	255.5	162.1	157.6
89086	246.1	162.1	151.8

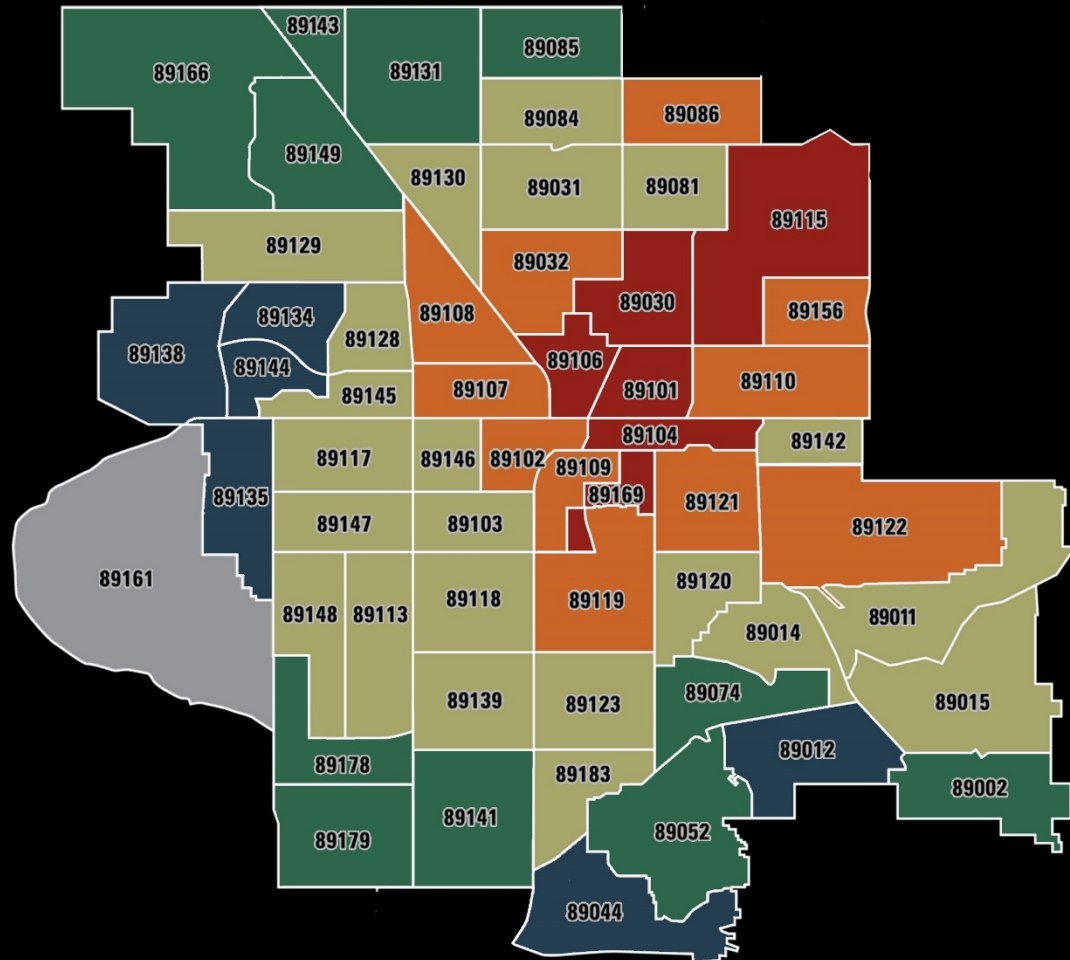


Household  
Instability

# Elements of the NRI

## SNAP | Valley-wide Distribution Map

The rate of SNAP recipients per 1,000 residents increased to 162.1 from 160.3 last quarter (up 1.1 percent).



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



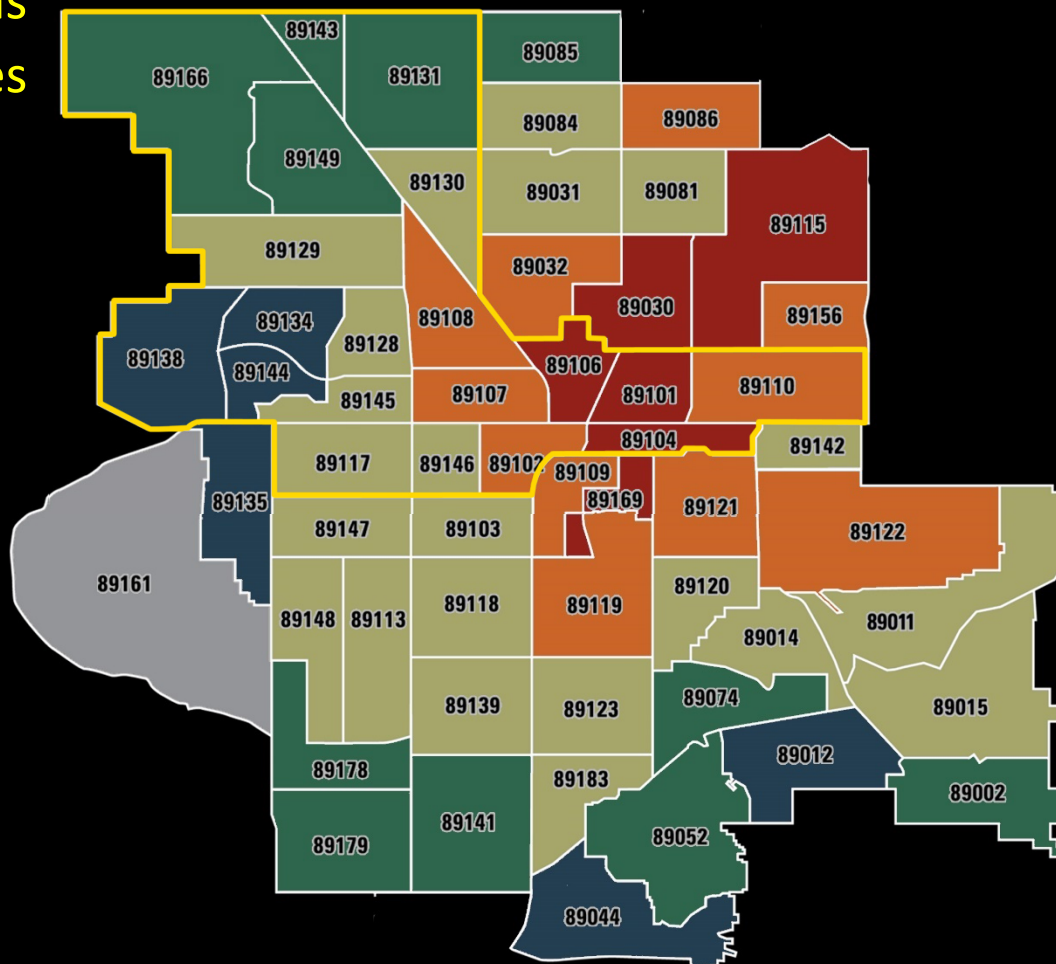
Household  
Instability

# Elements of the NRI

## SNAP | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of SNAP recipients per 1,000 residents increased to 162.1 from 160.3 last quarter (up 1.1 percent).



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



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	435.1	176.4	247
89101	397.3	176.4	225
89104	329.1	176.4	187
89102	279.5	176.4	158
89110	226.5	176.4	128

Mean SNAP recipients per 1,000 residents:

City of Las Vegas 176.4

Valley-wide 162.1

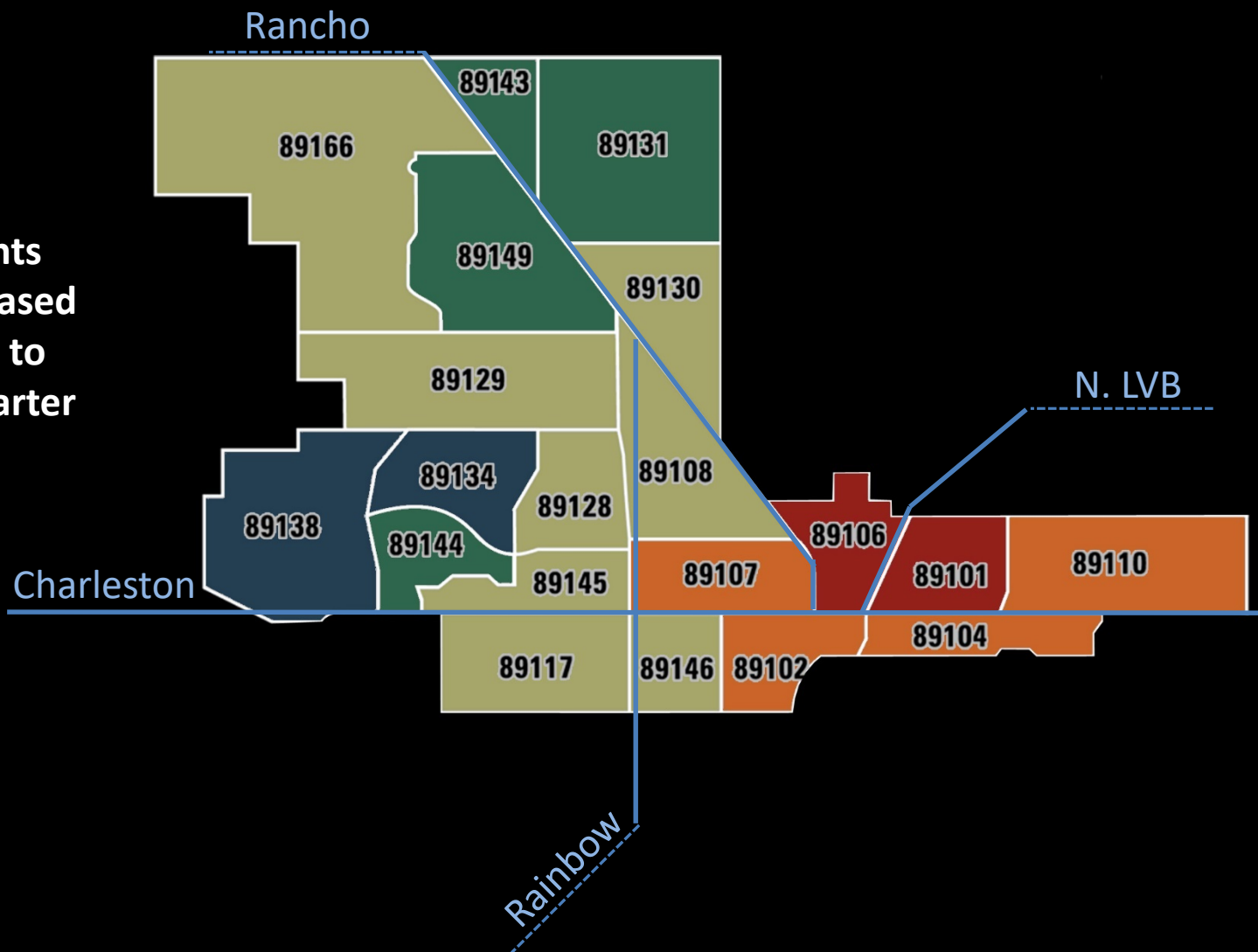


Household  
Instability

# Elements of the NRI

## SNAP | CLV Distribution Map

The rate of SNAP recipients per 1,000 residents increased during the quarter, rising to 176.4 from 174.7 last quarter (up 1.0 percent).



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





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>550.3</u></b>	<b><u>235.2</u></b>	<b><u>233.9</u></b>
<b><u>89101</u></b>	<b><u>510.7</u></b>	<b><u>235.2</u></b>	<b><u>217.1</u></b>
89030	486.5	235.2	206.8
<b><u>89104</u></b>	<b><u>440.0</u></b>	<b><u>235.2</u></b>	<b><u>187.0</u></b>
89115	391.9	235.2	166.6
89169	378.1	235.2	160.7
<b><u>89102</u></b>	<b><u>371.7</u></b>	<b><u>235.2</u></b>	<b><u>158.0</u></b>
89109	355.5	235.2	151.1
89086	338.9	235.2	144.1
89119	337.4	235.2	143.4

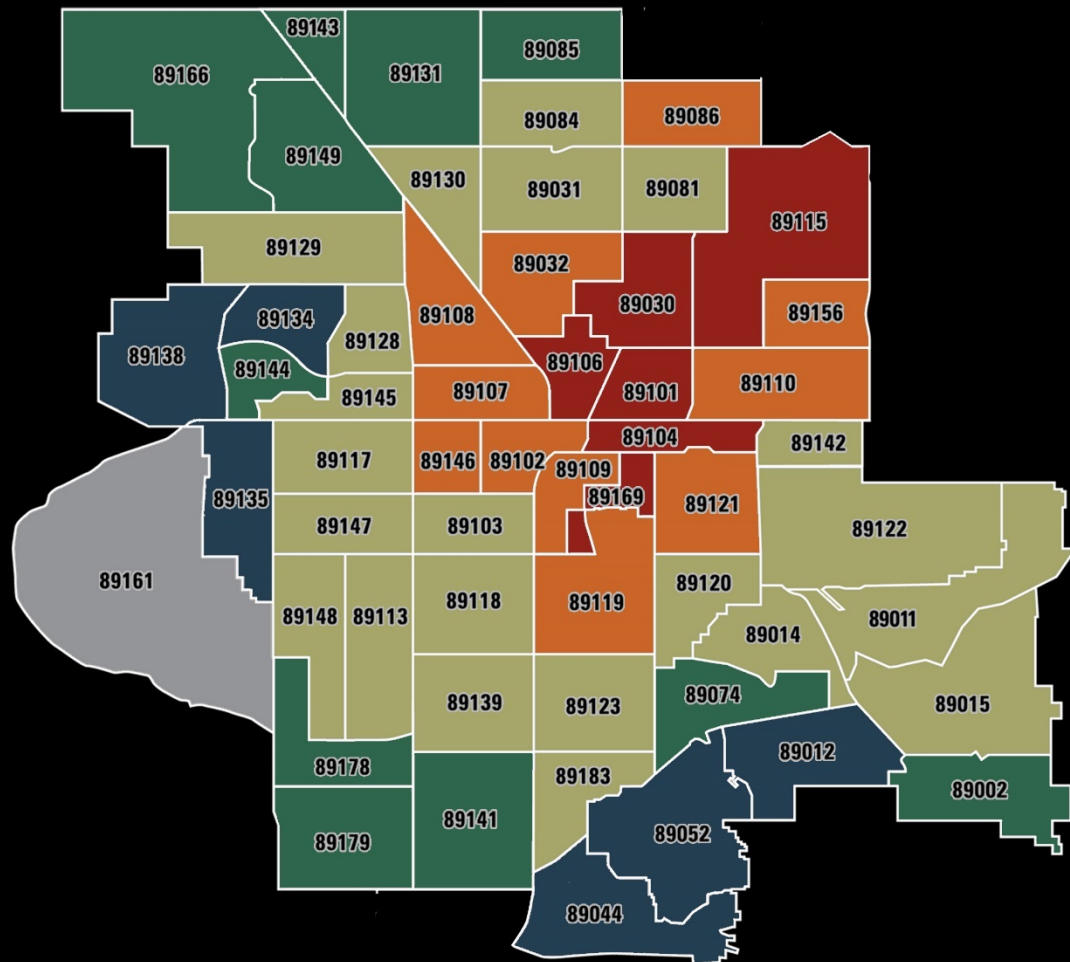


Household  
Instability

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 235.2 from 231.2 last quarter (up 1.7 percent).

# Elements of the NRI

## Medicaid | Valley-wide Distribution Map



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



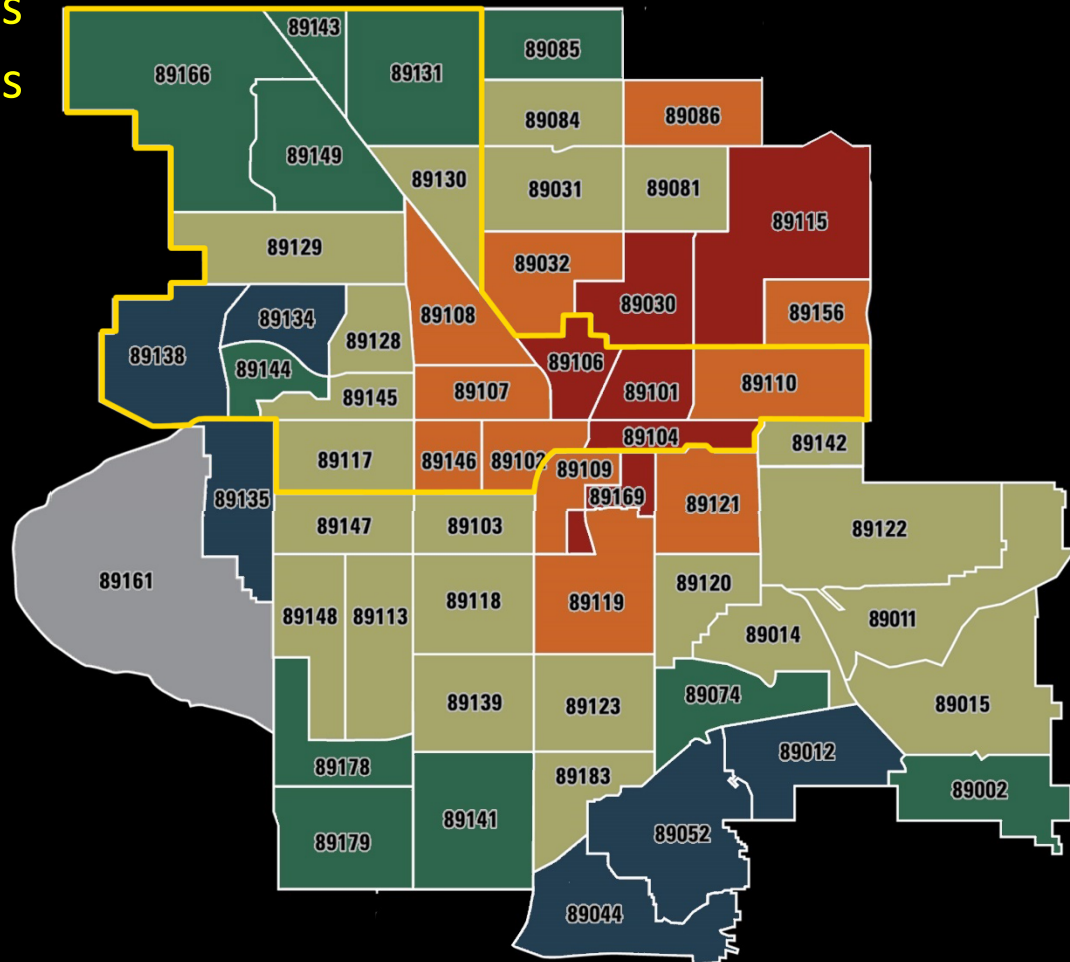
Household  
Instability

City of Las Vegas  
Zip Codes

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 235.2 from 231.2 last quarter (up 1.7 percent).

# Elements of the NRI

## Medicaid | Valley-wide Distribution Map



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



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	550.3	254.0	217
89101	510.7	254.0	201
89104	440.0	254.0	173
89102	371.7	254.0	146
89107	333.0	254.0	131

Mean Medicaid recipients per 1,000 residents:

City of Las Vegas 254.0

Valley-wide 235.2

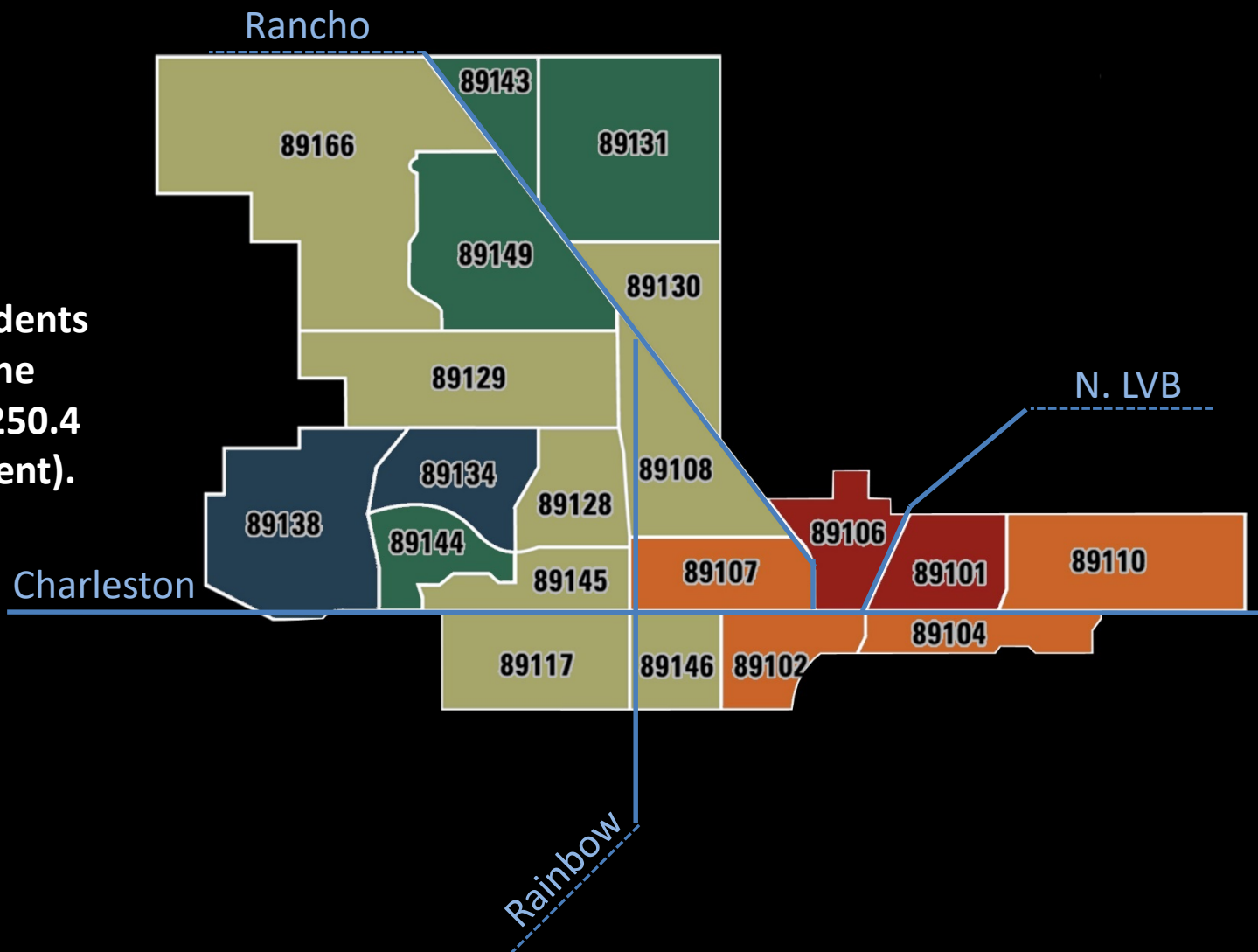


Household  
Instability

# Elements of the NRI

## Medicaid | CLV Distribution Map

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose to 254.0 from 250.4 last quarter (up 1.4 percent).



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



# Elements of the NRI



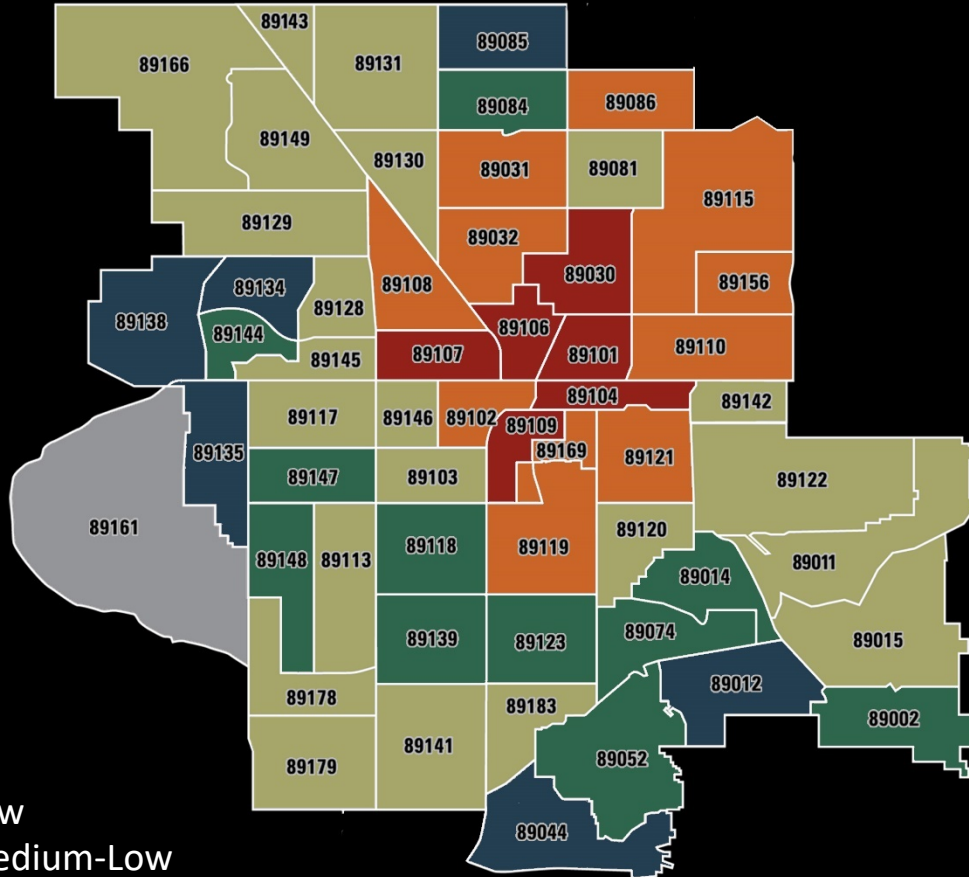
**Composite Risk**



Composite  
Risk

# Elements of the NRI

## Composite Risk | Valley-wide Distribution Map



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

					89011
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High Medium-High Medium Medium-Low Low

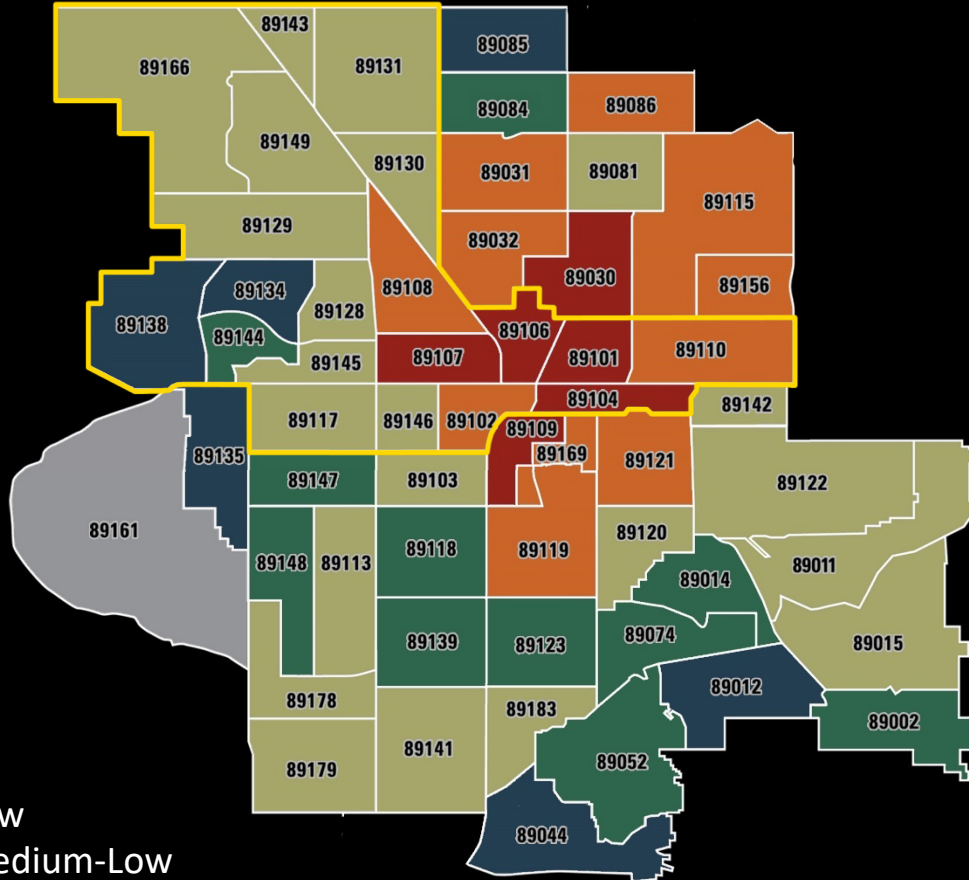


Composite  
Risk

# 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**

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



APPLIED  
ANALYSIS

## Neighborhood Economic Risk Assessment

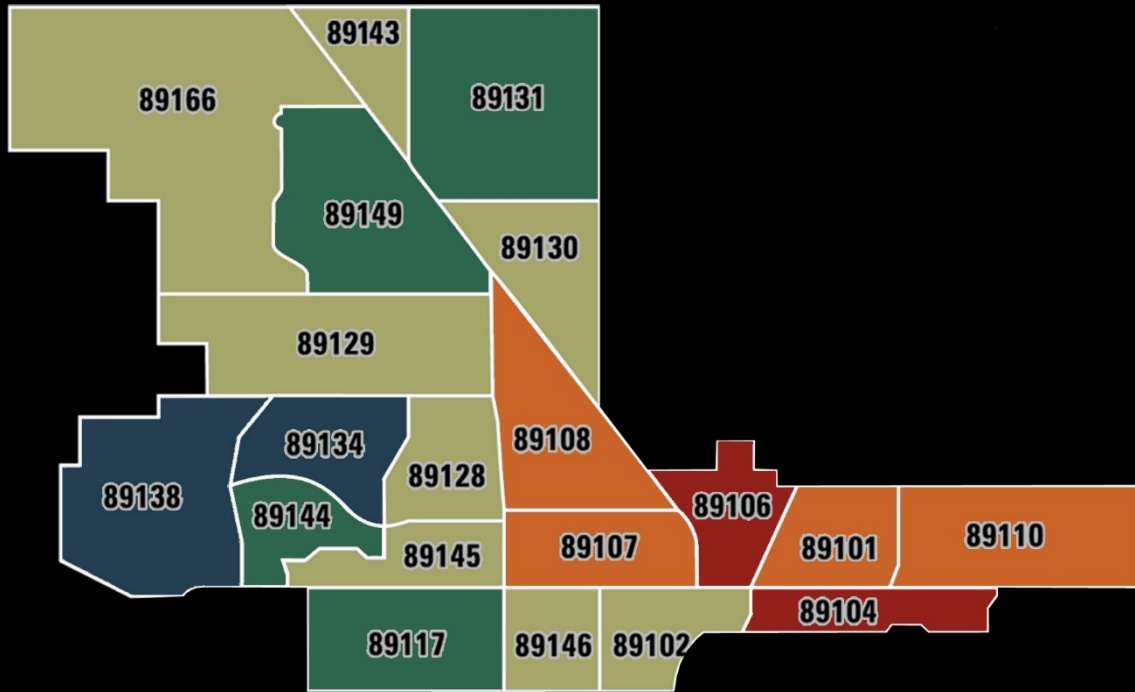
Q1 2017



Composite  
Risk

# Elements of the NRI

## Composite Risk | CLV Distribution Map



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

		89102		
		89128		
		89129		
		89130		
	89101	89143	89117	
	89107	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?



# 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)
<b><u>89108</u></b>	<b><u>27,449</u></b>	<b><u>220.8</u></b>	<b><u>100.0</u></b>
<b><u>89106</u></b>	<b><u>8,989</u></b>	<b><u>177.1</u></b>	<b><u>89.4</u></b>
<b><u>89110</u></b>	<b><u>22,487</u></b>	<b><u>192.0</u></b>	<b><u>89.2</u></b>
<b><u>89104</u></b>	<b><u>12,466</u></b>	<b><u>175.8</u></b>	<b><u>87.9</u></b>
89030	13,638	171.6	84.2
<b><u>89101</u></b>	<b><u>14,548</u></b>	<b><u>178.8</u></b>	<b><u>83.3</u></b>
89115	19,493	174.0	82.3
<b><u>89107</u></b>	<b><u>13,291</u></b>	<b><u>158.4</u></b>	<b><u>81.0</u></b>
89031	21,613	177.9	80.4
89121	24,777	182.0	80.2



# 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.

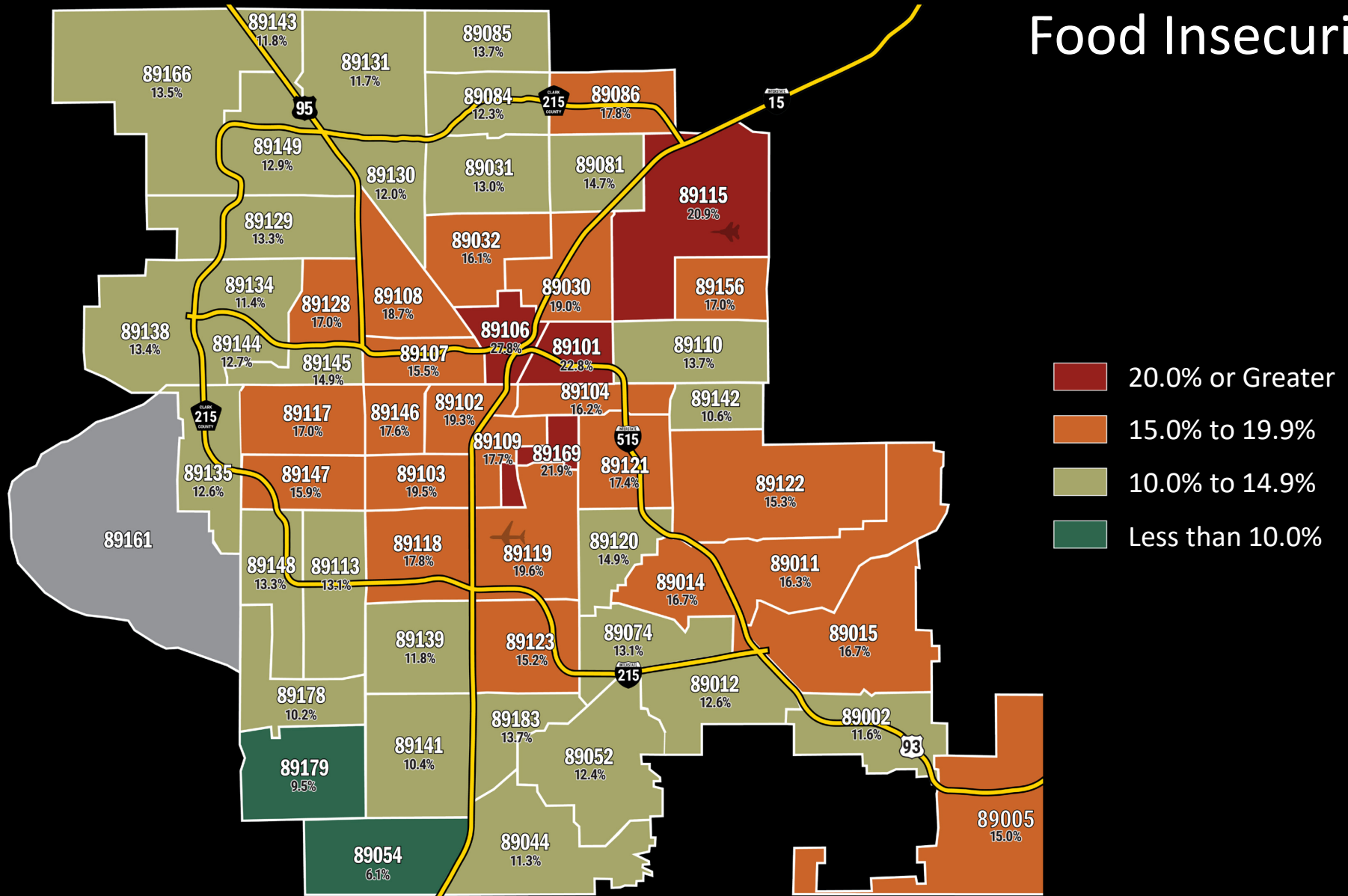
## Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk Index (NRI)
89108	27,449	116	100.0
89106	8,989	156	93.9
89104	12,466	137	90.6
89101	14,548	128	88.6
89110	22,487	110	86.7

# Additional Considerations

# Alternative Measures of Risk

## Food Insecurity



Note: Based on 2014 data.



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ANALYSIS

## Neighborhood Economic Risk Assessment

Q1 2017



# Neighborhood Economic Risk Assessment

City of Las Vegas

Q1 2017



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