

# Neighborhood Economic Risk Assessment

City of Las Vegas

Q3 2017





January 2, 2018

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 third 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 Aguero or Brian Gordon at (702) 967-3333.

Sincerely,

*Applied Analysis*  
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

A large, dense word cloud on the right side of the slide, containing words related to methodology such as DATA, SEARCH, PROBE, FACTOR, ANALYSIS, ASK, EXPLORE, THINK, EXPERIMENT, SCIENCE, and LEARNING.

# Methodology of the NRI

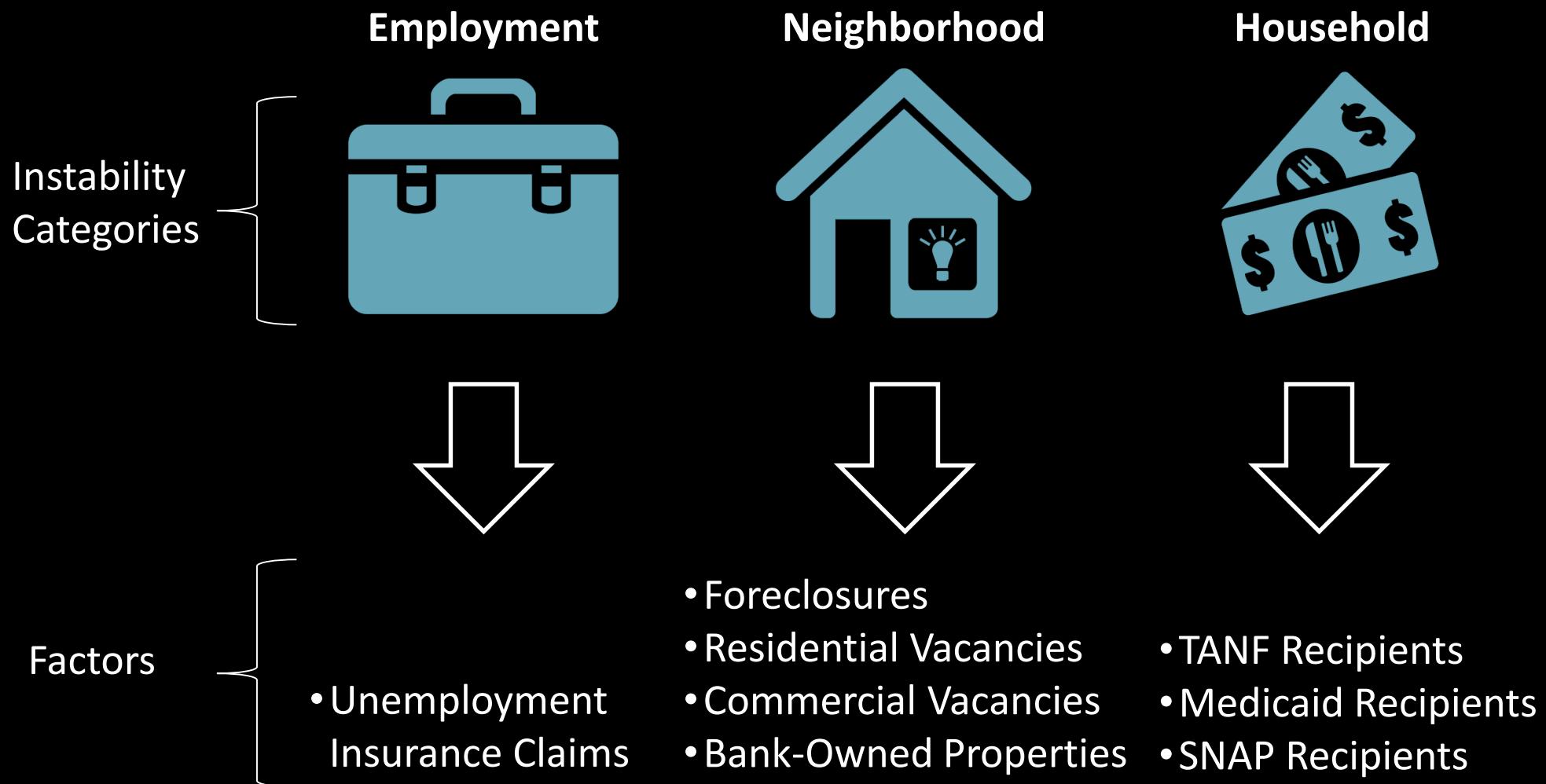
**Objective:** The City of Las Vegas is seeking to use economic and social data to identify sub-regions within the City at a heightened risk for long-term instability

**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
	<b>TANF:</b> Temporary Assistance for Needy Families <b>Medicaid</b>	6 Month Rolling Average
Household Instability	<b>SNAP:</b> Supplemental Nutrition Assistance Program	
	Unemployment Insurance Claims <sup>1</sup>	6 Month Rolling Average
Employment Instability	Foreclosures	6 Month Rolling Total
	Residential Vacancies	
Neighborhood Instability	Commercial Vacancies	Varying Timeframes <sup>2</sup>
	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

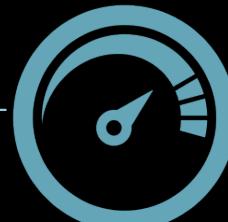
# Methodology of the NRI

## 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%
Neighborhood Instability	50%	Foreclosures	25.0%
		Residential Vacancies	8.3%
		Commercial Vacancies	8.3%
		Bank-Owned Properties	8.3%

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



**Composite Risk**

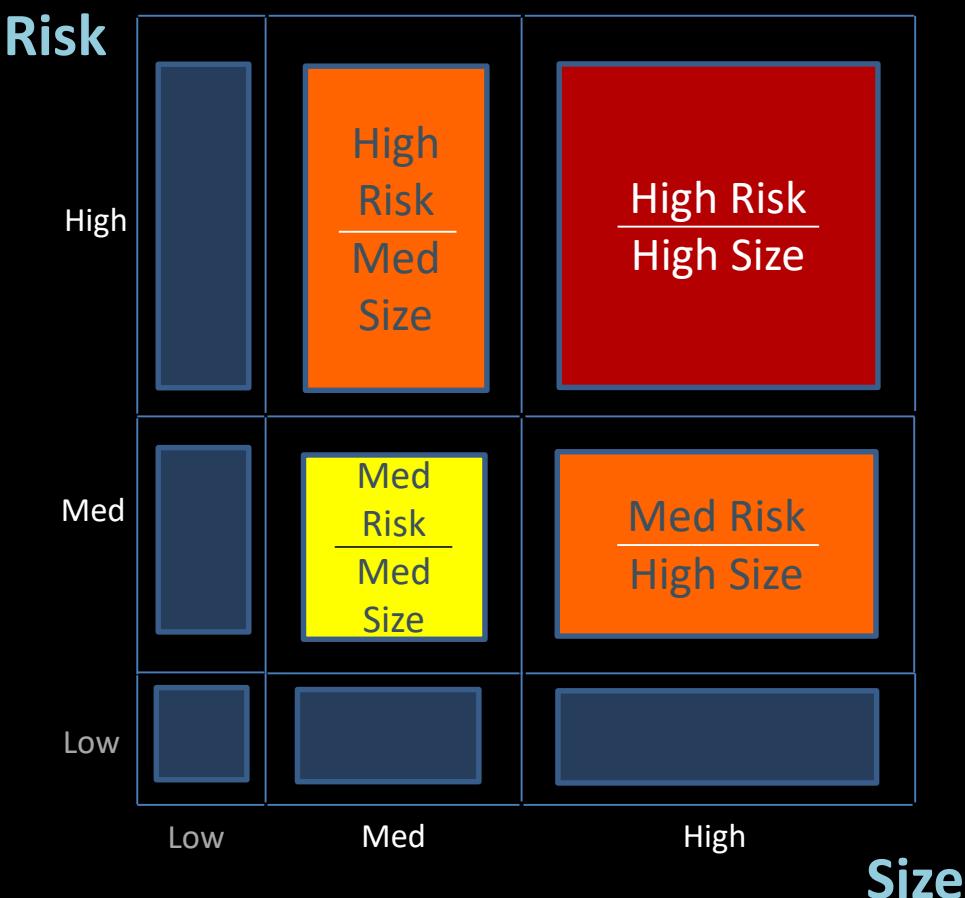
# Methodology of the NRI

## Relativity and Composite Risk

### GOAL

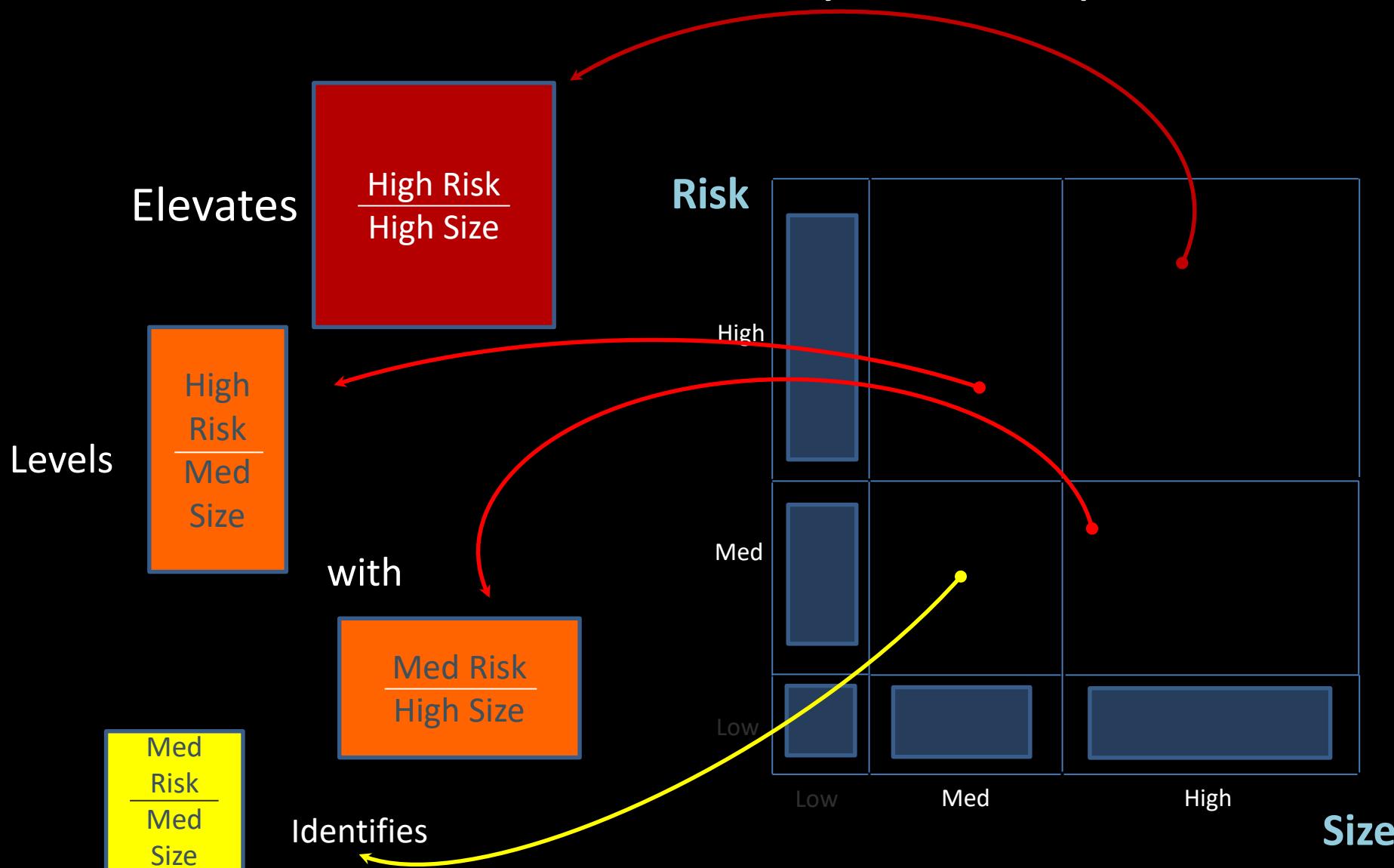
*Focus the City's efforts,  
making the best use of limited  
resources*

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



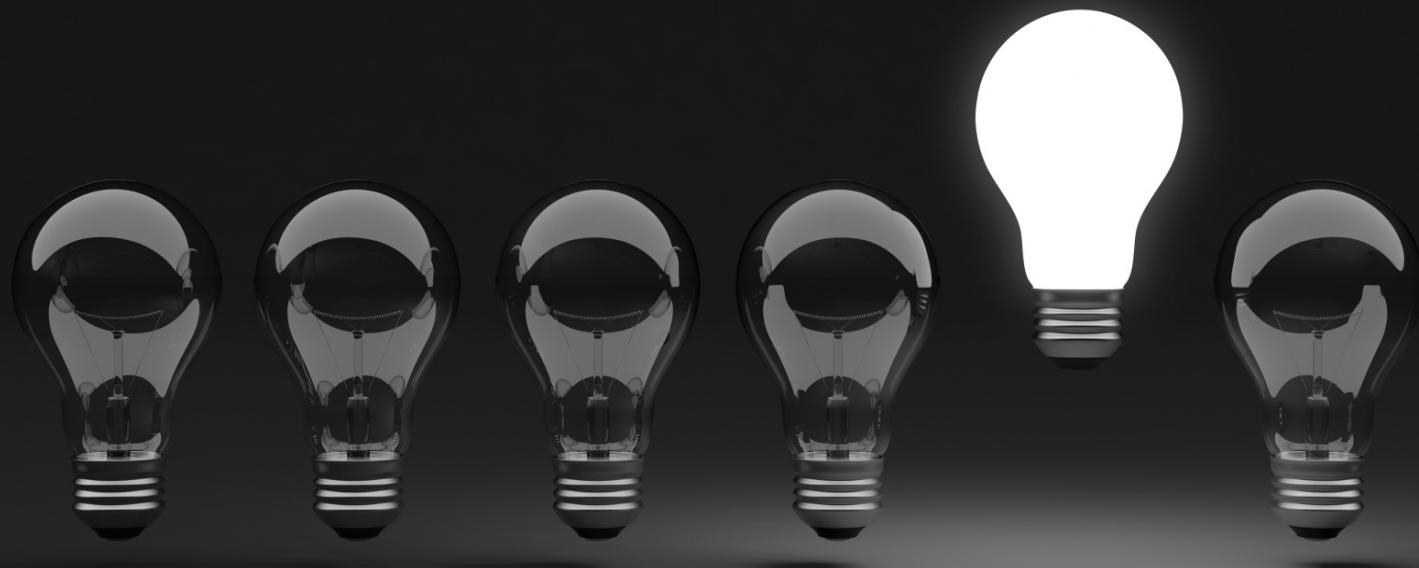
# Methodology of the NRI

## Relativity and Composite Risk



# summary

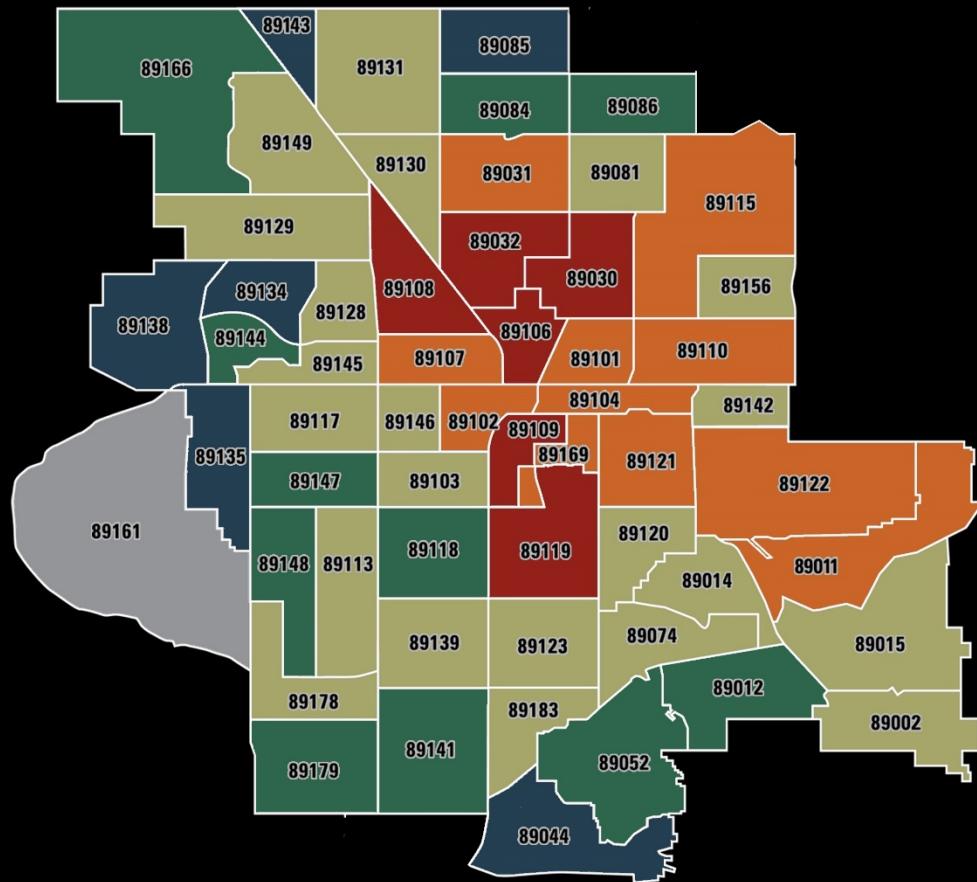
: an abstract, abridgment or  
compendium especially of a preceding  
discourse



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

# Summary

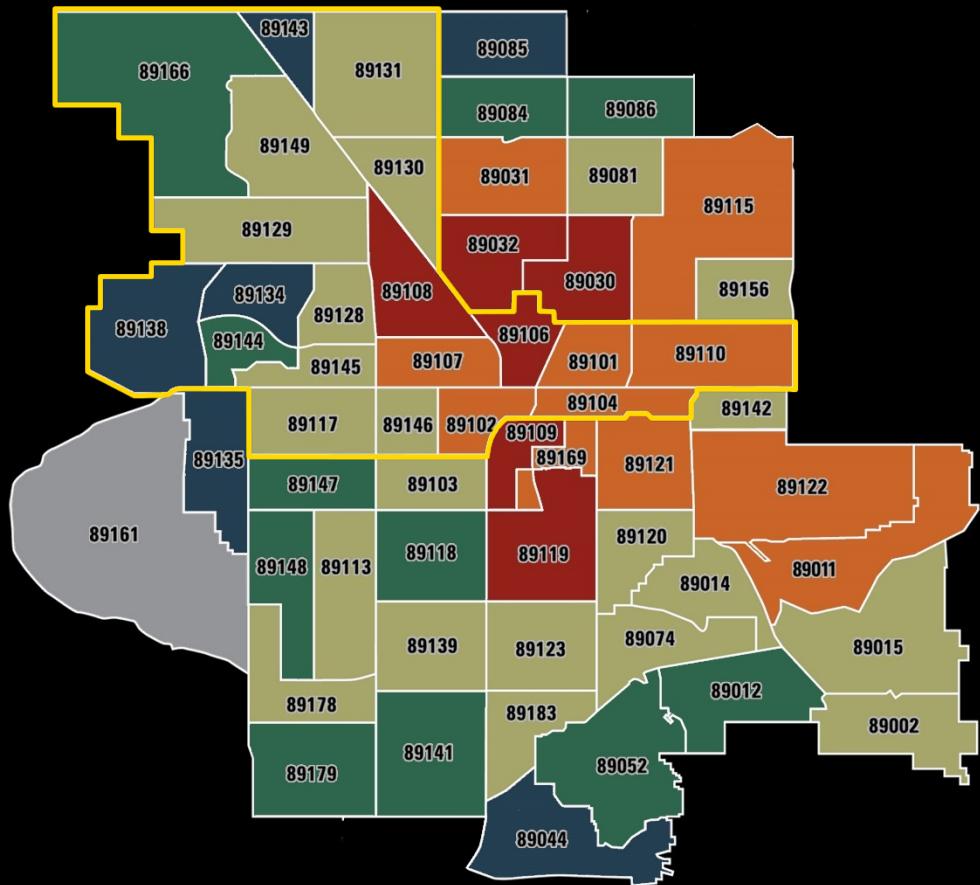
## Valley-wide NRI



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

	High	Medium-High	Medium-Low	Medium	Medium-High	High	Low
89101	89139	89166					
89115	89183	89141					
89031	89117	89148	89113	89103	89120	89104	89084
89169	89142	89052	89012	89002	89001	89044	89052
89109	89011	89149	89012	89001	89012	89143	
89030	89122	89113	89086	89086	89086	89044	
89106	89121	89074	89147	89147	89147	89134	
89108	89107	89146	89118	89118	89118	89135	
89119	89110	89131	89179	89179	89179	89085	
89032	89102	89002	89144	89144	89144	89138	
High	Medium-High	Medium-Low	Medium	Medium-High	High	Low	

## Valley-wide NRI



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

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

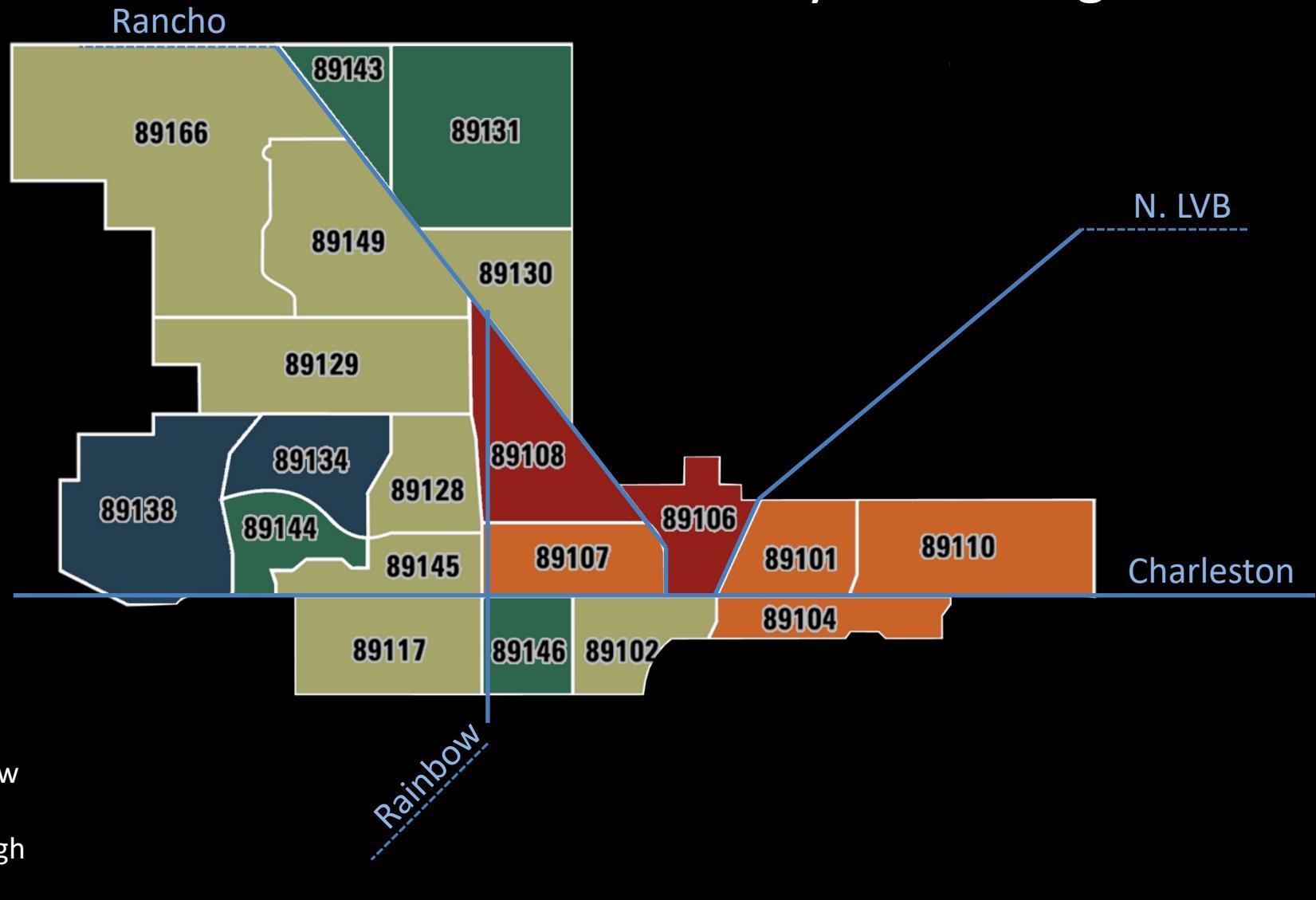
	High	Medium-High	Medium-Low	Medium	Medium-High	Low
<b><u>89101</u></b>	89139	<b><u>89166</u></b>				
<b><u>89115</u></b>	89183	<b><u>89141</u></b>				
<b><u>89031</u></b>	<b><u>89117</u></b>	<b><u>89148</u></b>				
<b><u>89169</u></b>	89142	<b><u>89052</u></b>				
<b><u>89104</u></b>	89123	<b><u>89084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

# 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.

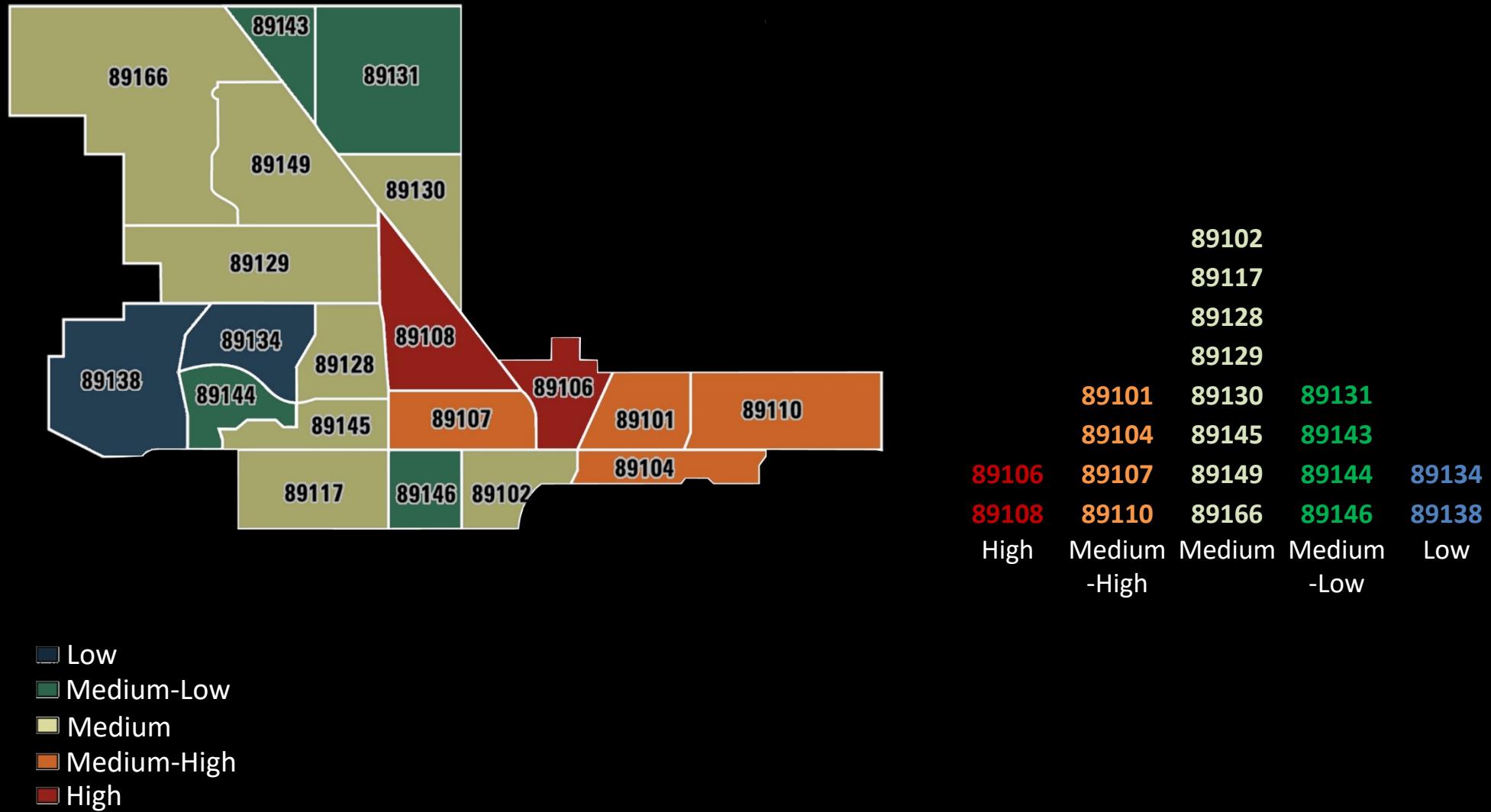
# Summary

## City of Las Vegas NRI



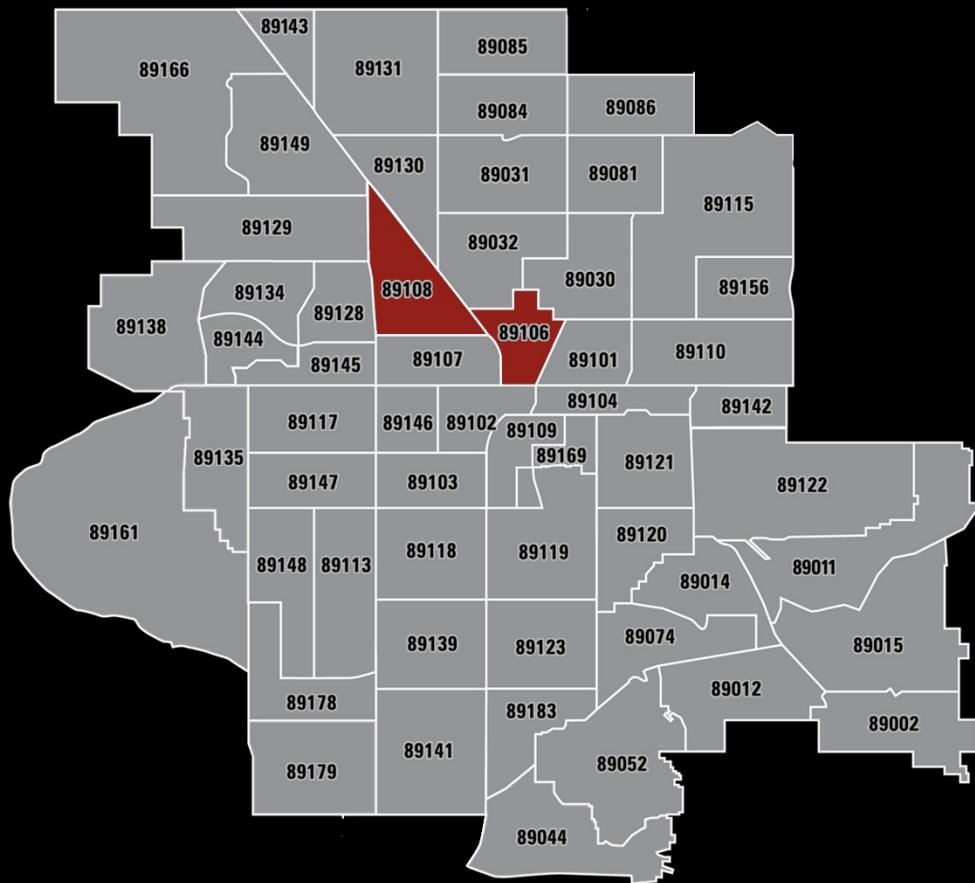
# Summary

## City of Las Vegas NRI



# Summary

## City of Las Vegas NRI



89102				
89117				
89128				
89129				
89101	89130	89131		
89104	89145	89143		
<b>89106</b>	<b>89107</b>	<b>89149</b>	<b>89148</b>	<b>89134</b>
<b>89108</b>	<b>89110</b>	<b>89129</b>	<b>89138</b>	<b>89128</b>
High	Medium	Medium	Medium	Low
-High				-Low

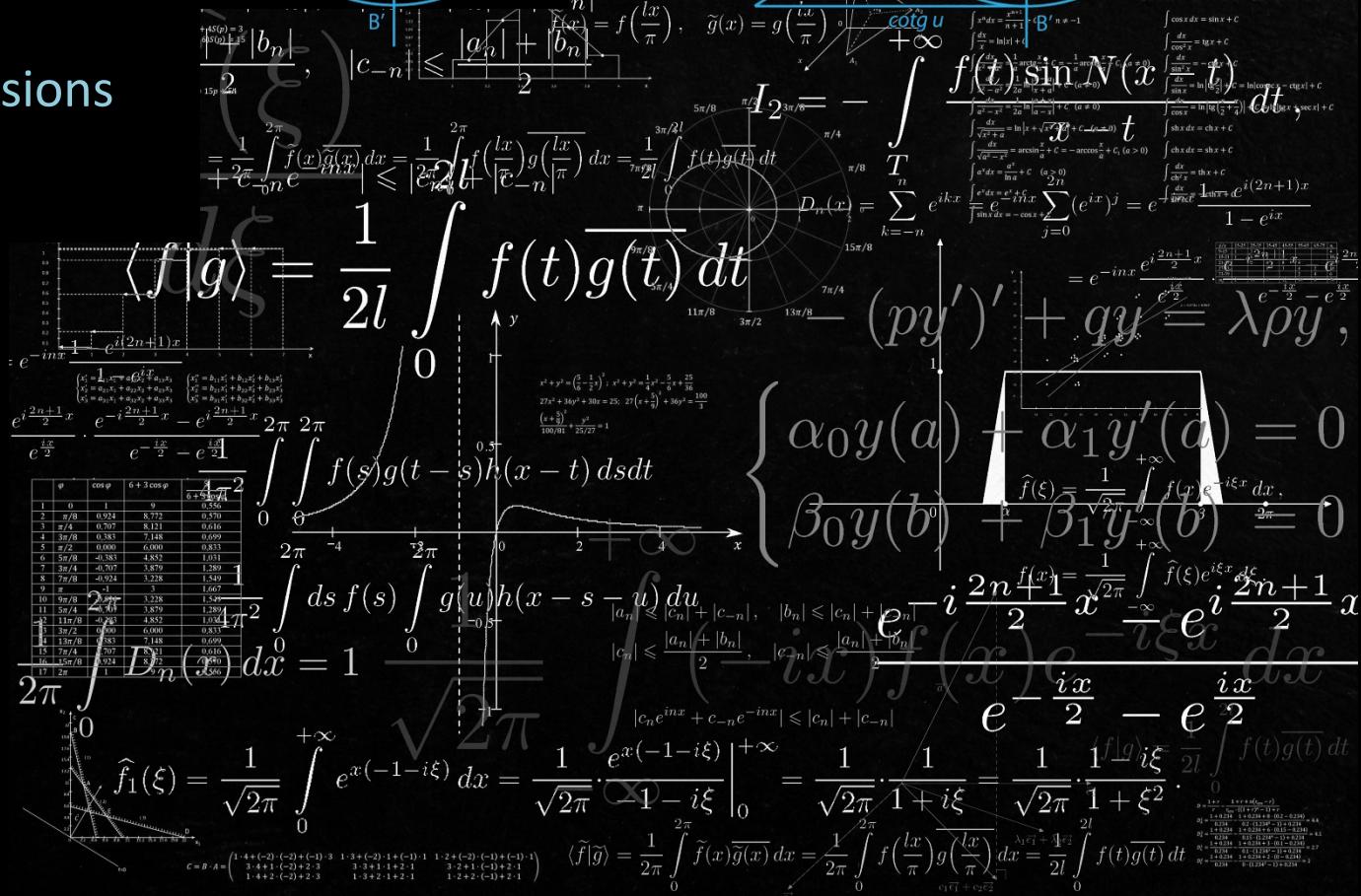
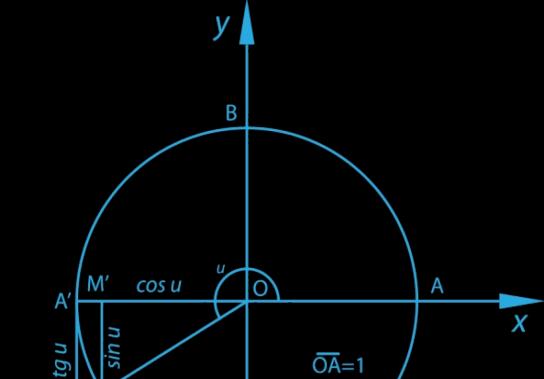
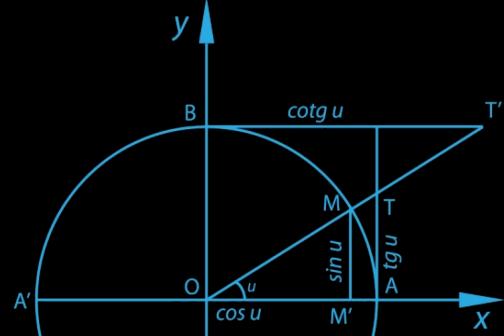
# Summary

## City of Las Vegas NRI

Zip Code	89101	89104	89106	89108	City Average	LV Valley Average
TANF Recipients Per 1,000 Population	23.4	20.0	29.8	12.1	9.8	8.8
Medicaid Recipients Per 1,000 Population	484.1	453.7	570.7	313.2	254.1	235.7
SNAP Recipients Per 1,000 Population	355.7	322.6	429.1	209.5	169.0	156.6
Unemployment Ins. Per 1,000 Population	9.3	14.0	12.5	11.2	9.8	10.0
Foreclosures Per 1,000 Total Housing Units	0.9	1.3	1.4	2.2	1.5	1.6
Residential Vacancies Per 1,000 Total Housing Units	142.6	81.6	169.9	12.1	36.6	39.4
Commercial Vacancy	12.8%	11.6%	8.5%	18.3%	13.4%	13.8%
Bank-Owned Homes Per 1,000 Total Housing Units	9.8	10.4	11.9	15.2	12.6	12.1

# 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
89086	14.4	10.0	143.4
<b><u>89104</u></b>	<b><u>14.0</u></b>	<b><u>10.0</u></b>	<b><u>139.6</u></b>
89120	13.9	10.0	139.2
89109	13.9	10.0	138.5
89169	13.4	10.0	134.3
89119	13.4	10.0	133.5
<b><u>89106</u></b>	<b><u>12.5</u></b>	<b><u>10.0</u></b>	<b><u>124.5</u></b>
89121	12.4	10.0	124.0
89103	12.2	10.0	122.0
<b><u>89146</u></b>	<b><u>11.9</u></b>	<b><u>10.0</u></b>	<b><u>118.9</u></b>



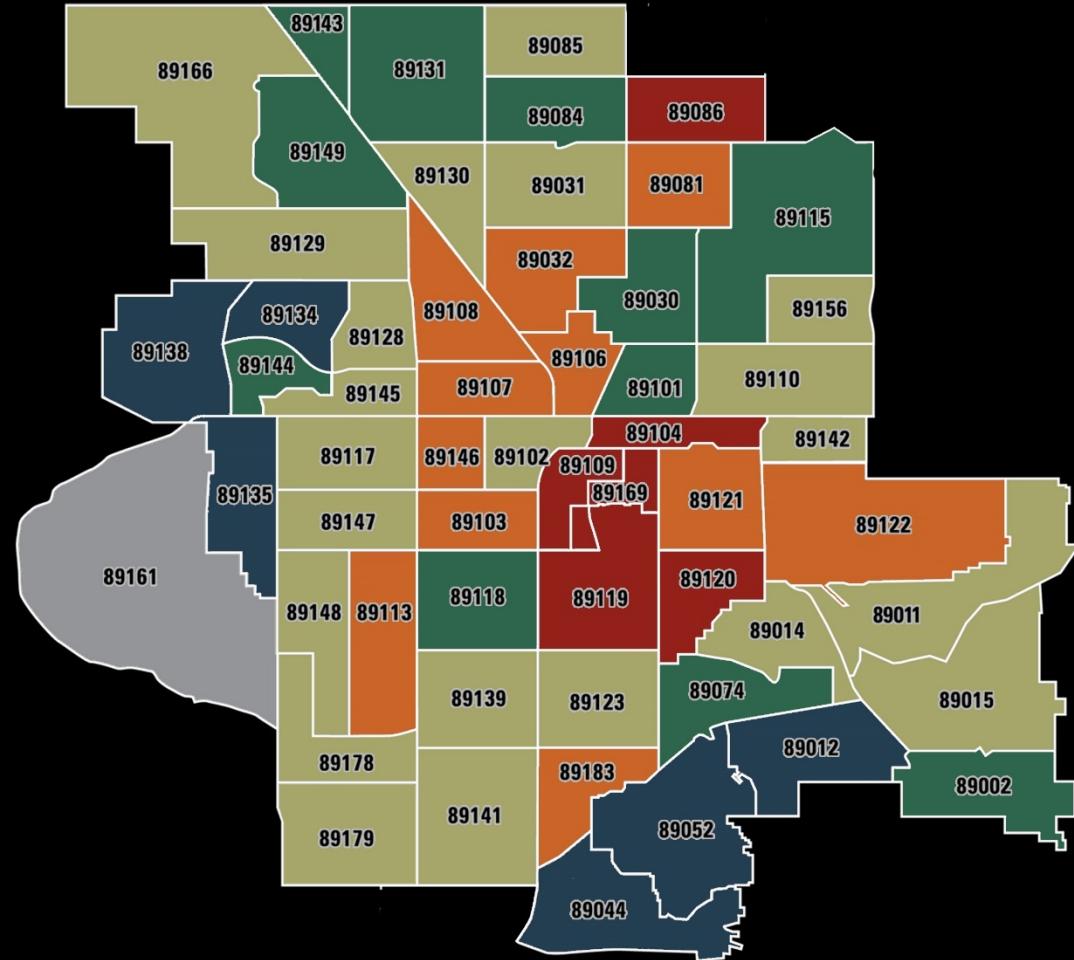
## Employment Instability

The rate of unemployment insurance claims per 1,000 residents rose to 10.0, a slight increase from 9.7 previously.

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

# Elements of the NRI

## Unemp. Insurance | Valley-wide Distribution Map





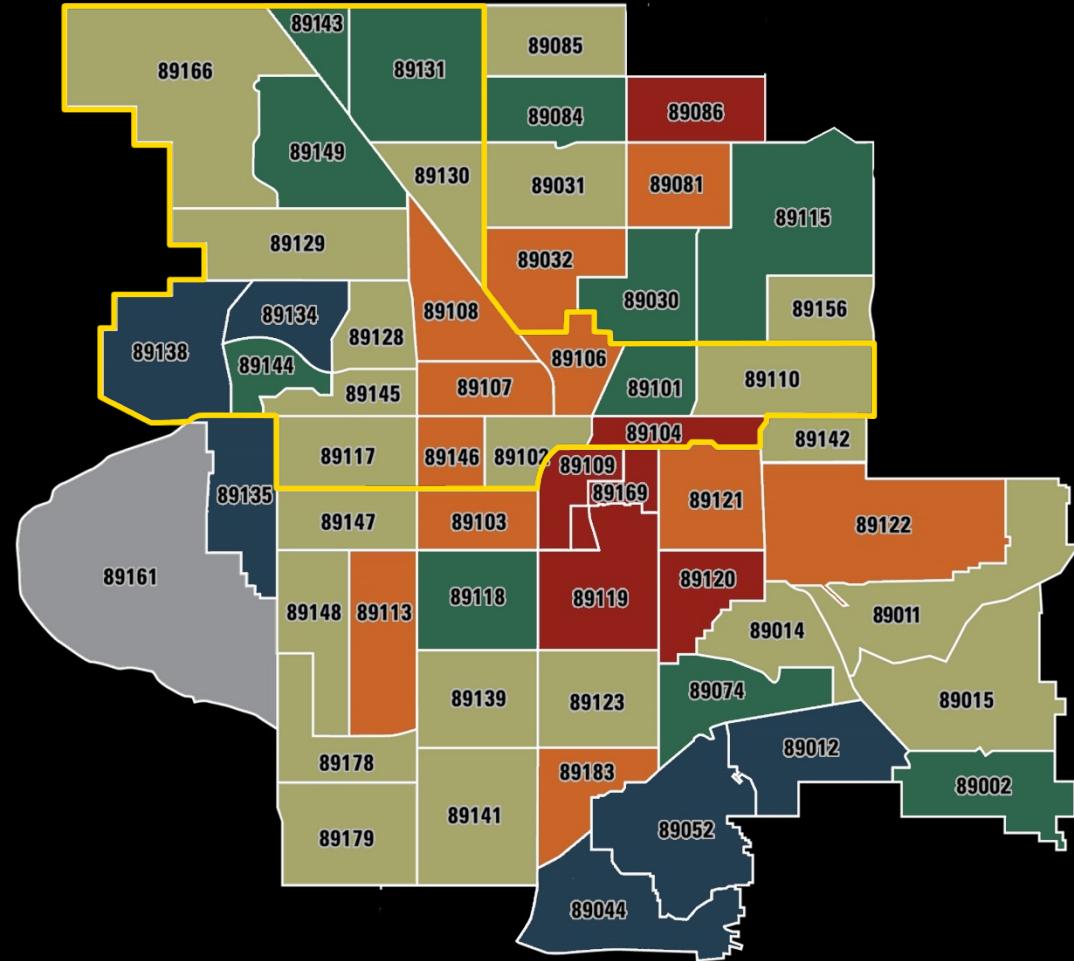
Employment  
Instability

# 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 rose to 10.0, a slight increase from 9.7 previously.



- 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	14.0	9.8	142
89106	12.5	9.8	127
89146	11.9	9.8	121
89108	11.2	9.8	114
89107	11.2	9.8	114

Mean unemployment insurance claims per 1,000 residents:

Valley-wide	10.0
City of Las Vegas	9.8

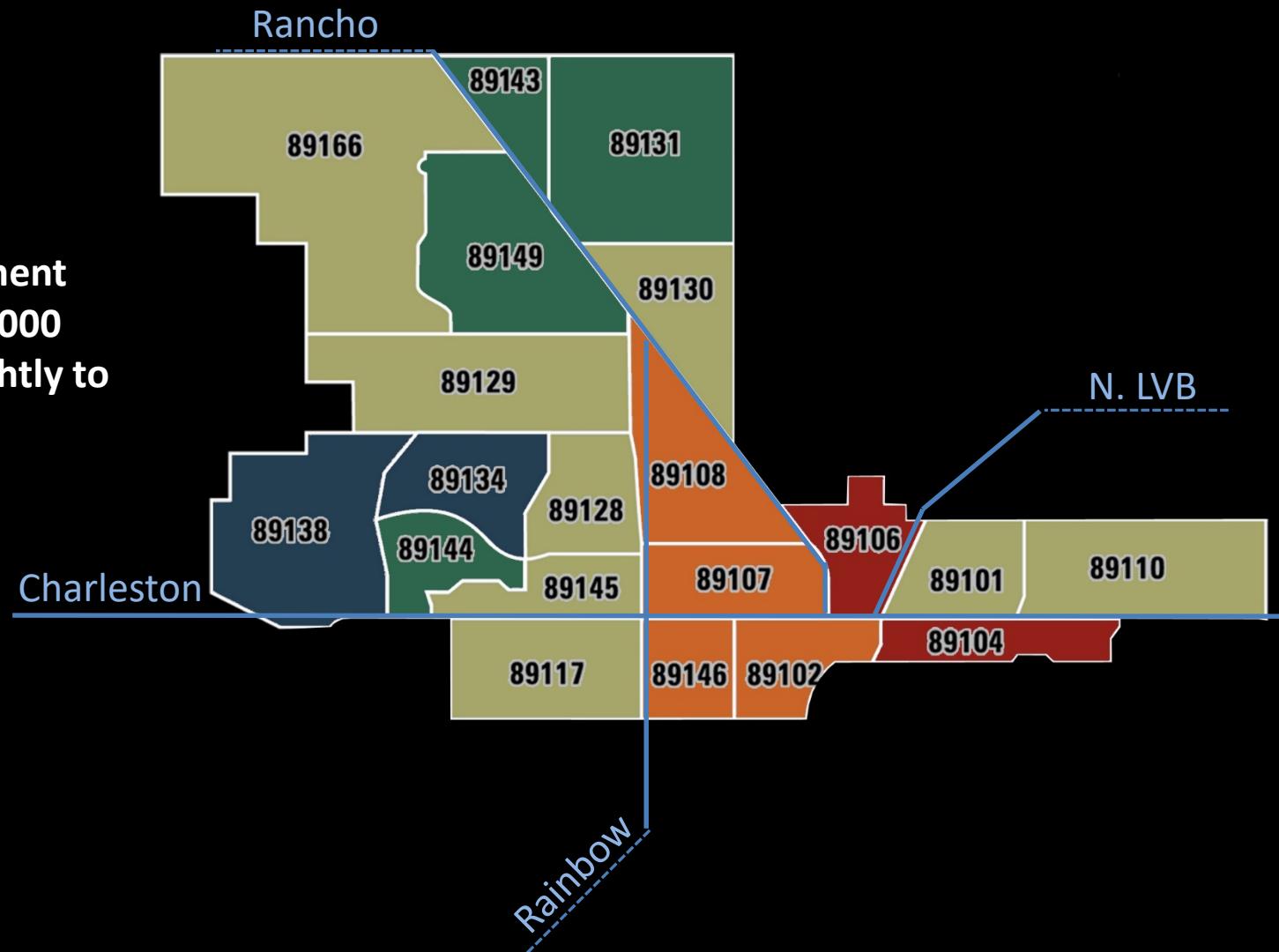


Employment  
Instability

The rate of unemployment insurance claims per 1,000 residents ticked up slightly to 9.8 from 9.3.

# Elements of the NRI

## Unemp. Insurance | CLV Distribution Map



# 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
89109	11.9	1.6	730.6
89156	3.2	1.6	194.6
89032	2.8	1.6	170.5
<b><u>89107</u></b>	<b><u>2.4</u></b>	<b><u>1.6</u></b>	<b><u>150.4</u></b>
89031	2.4	1.6	144.4
89120	2.2	1.6	136.4
<b><u>89108</u></b>	<b><u>2.2</u></b>	<b><u>1.6</u></b>	<b><u>136.2</u></b>
89122	2.1	1.6	131.3
89179	2.1	1.6	127.9
89030	2.1	1.6	126.4

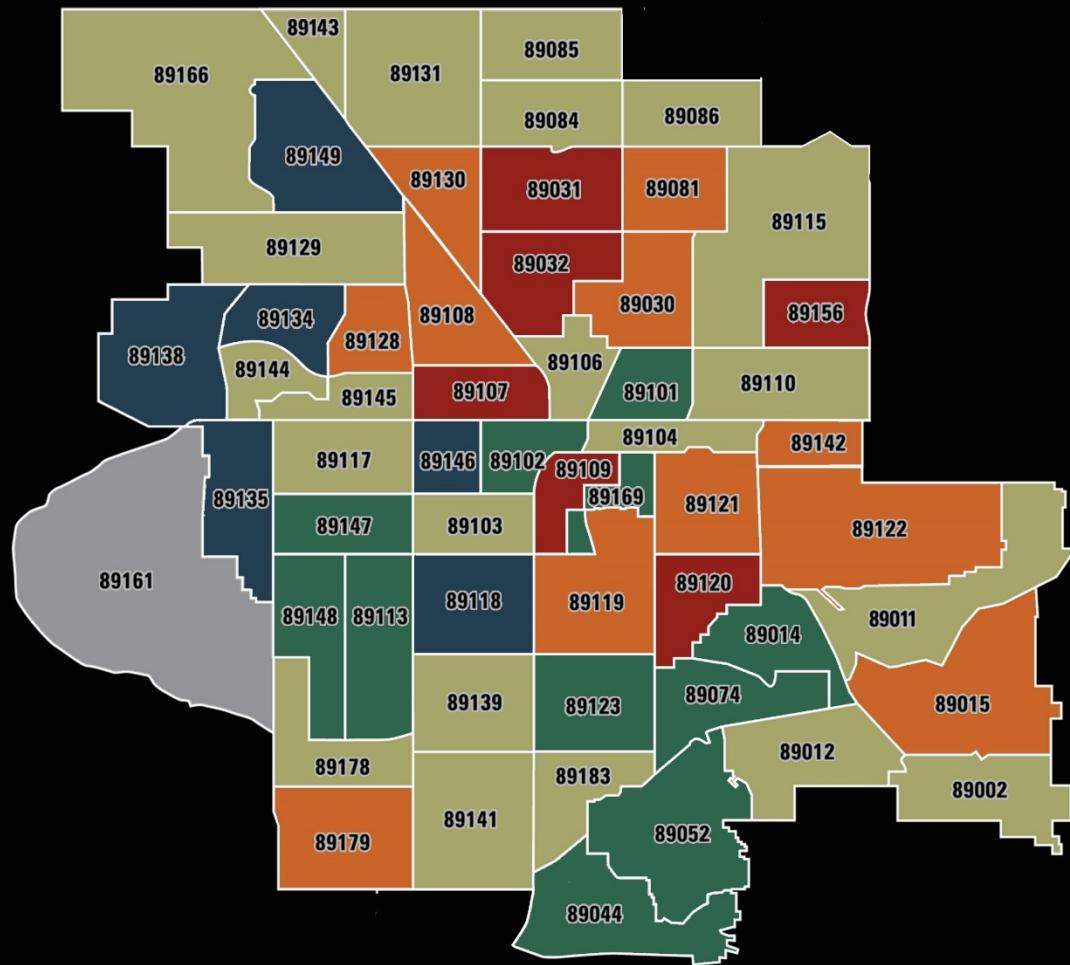


Neighborhood  
Instability

The rate of foreclosures per 1,000 housing units continued to decline. The rate fell to 1.6 from 2.0 last quarter (down 20 percent).

# Elements of the NRI

## Foreclosures | Valley-wide Distribution Map





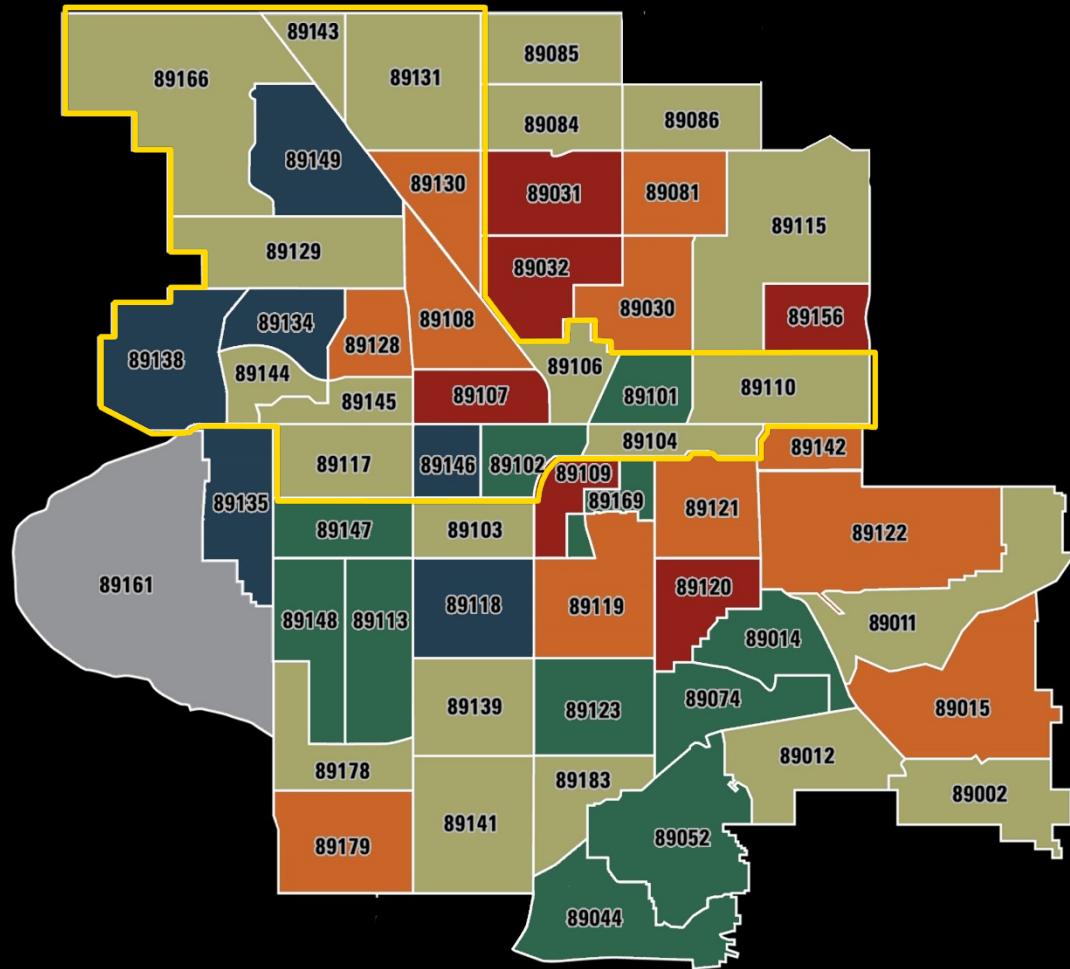
Neighborhood  
Instability

# 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 1.6 from 2.0 last quarter (down 20 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
89107	2.4	1.5	166
89108	2.2	1.5	151
89128	2.0	1.5	138
89130	2.0	1.5	137
89145	1.6	1.5	111

Mean foreclosures per 1,000 housing units:

Valley-wide	1.6
City of Las Vegas	1.5

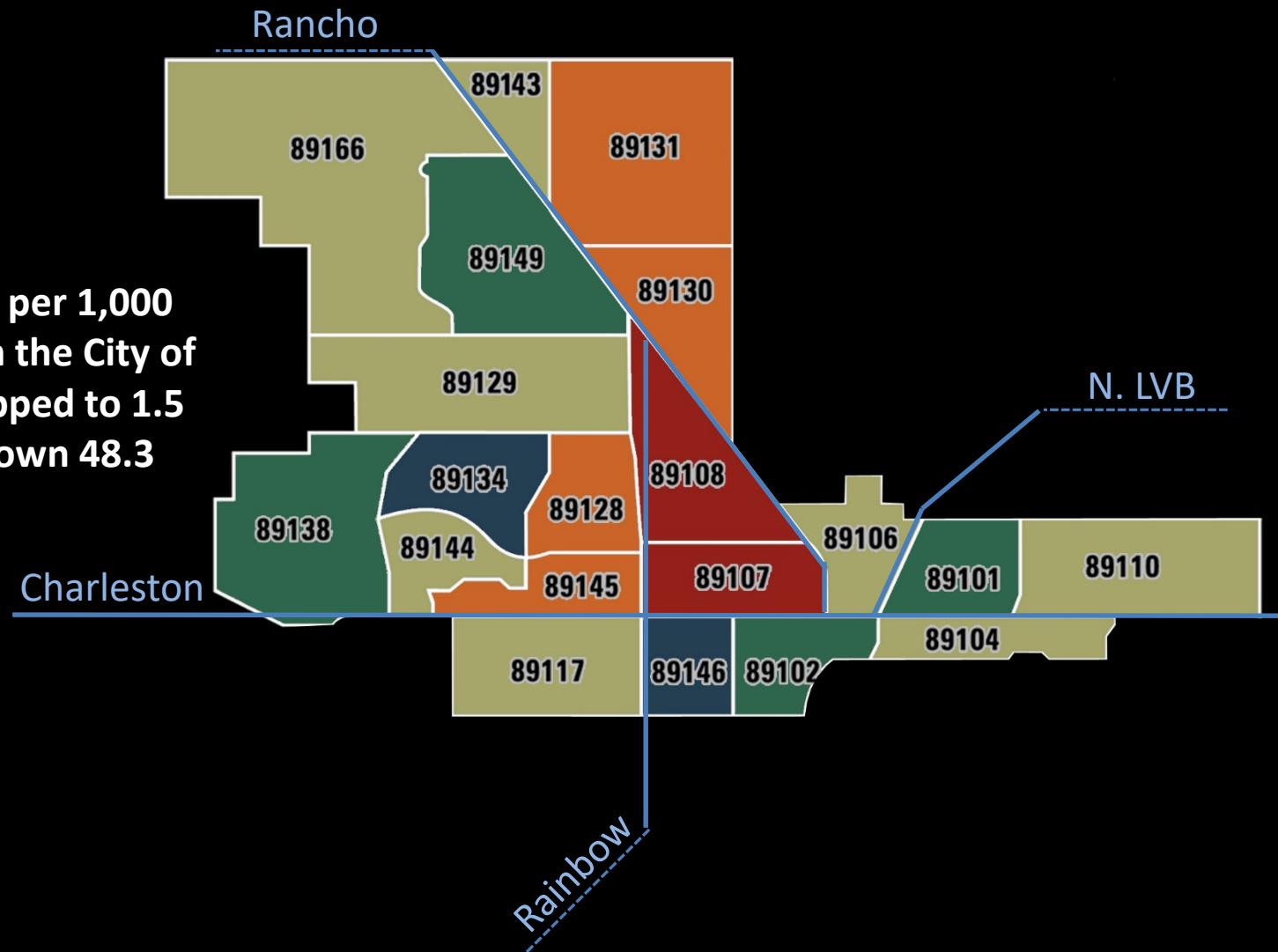


Neighborhood  
Instability

# Elements of the NRI

## Foreclosures | CLV Distribution Map

The rate of foreclosures per 1,000 housing units fell within the City of Las Vegas. The rate dropped to 1.5 from 2.9 last quarter (down 48.3 percent).





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	680.1	39.4	1,726.3
89086	189.4	39.4	480.8
<b><u>89106</u></b>	<b><u>169.9</u></b>	<b><u>39.4</u></b>	<b><u>431.1</u></b>
89179	152.8	39.4	387.9
<b><u>89101</u></b>	<b><u>142.6</u></b>	<b><u>39.4</u></b>	<b><u>361.9</u></b>
89169	139.0	39.4	352.9
<b><u>89166</u></b>	<b><u>128.6</u></b>	<b><u>39.4</u></b>	<b><u>326.3</u></b>
89011	110.8	39.4	281.4
<b><u>89102</u></b>	<b><u>105.8</u></b>	<b><u>39.4</u></b>	<b><u>268.6</u></b>
89178	104.4	39.4	264.9

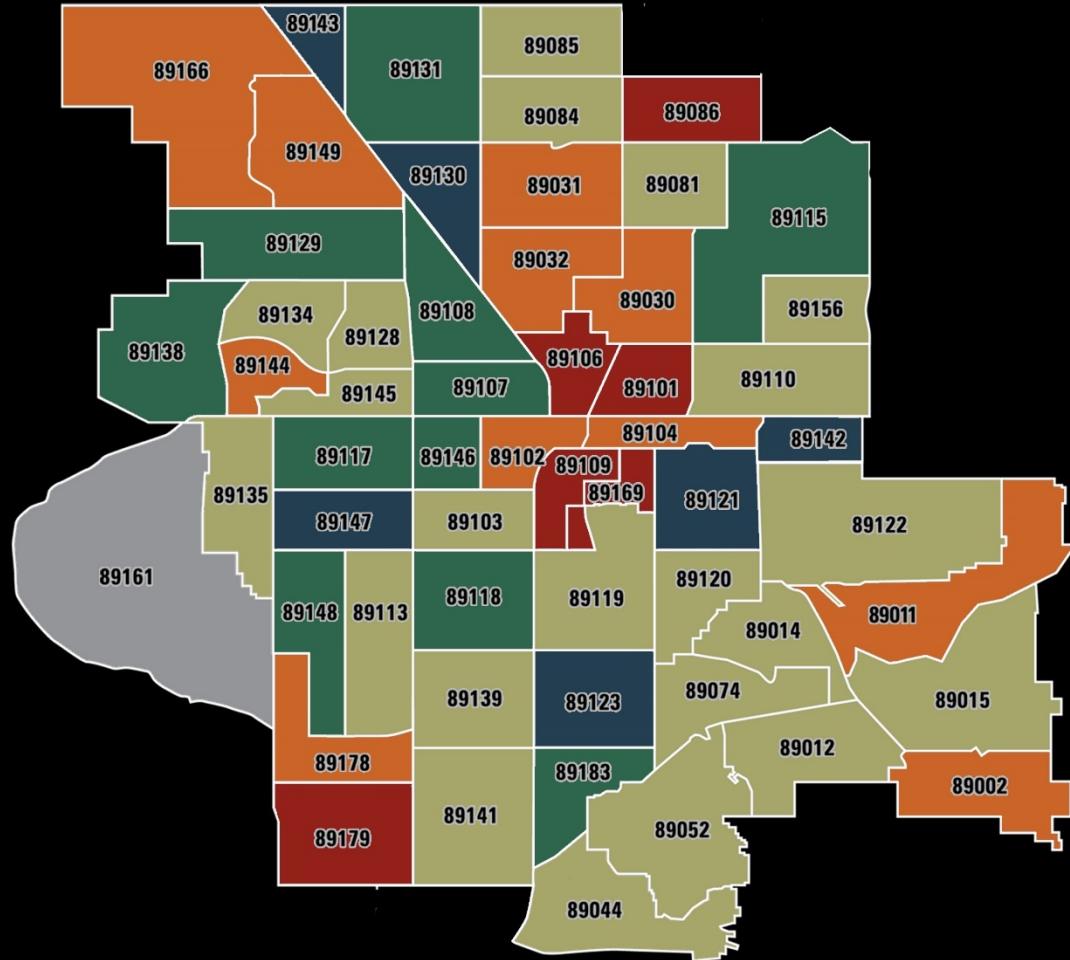


Neighborhood  
Instability

Residential vacancies  
per 1,000 housing units  
declined significantly  
year-over-year from  
72.4 to 39.4.

# Elements of the NRI

## Residential Vacancy | Valley-wide Distribution Map



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



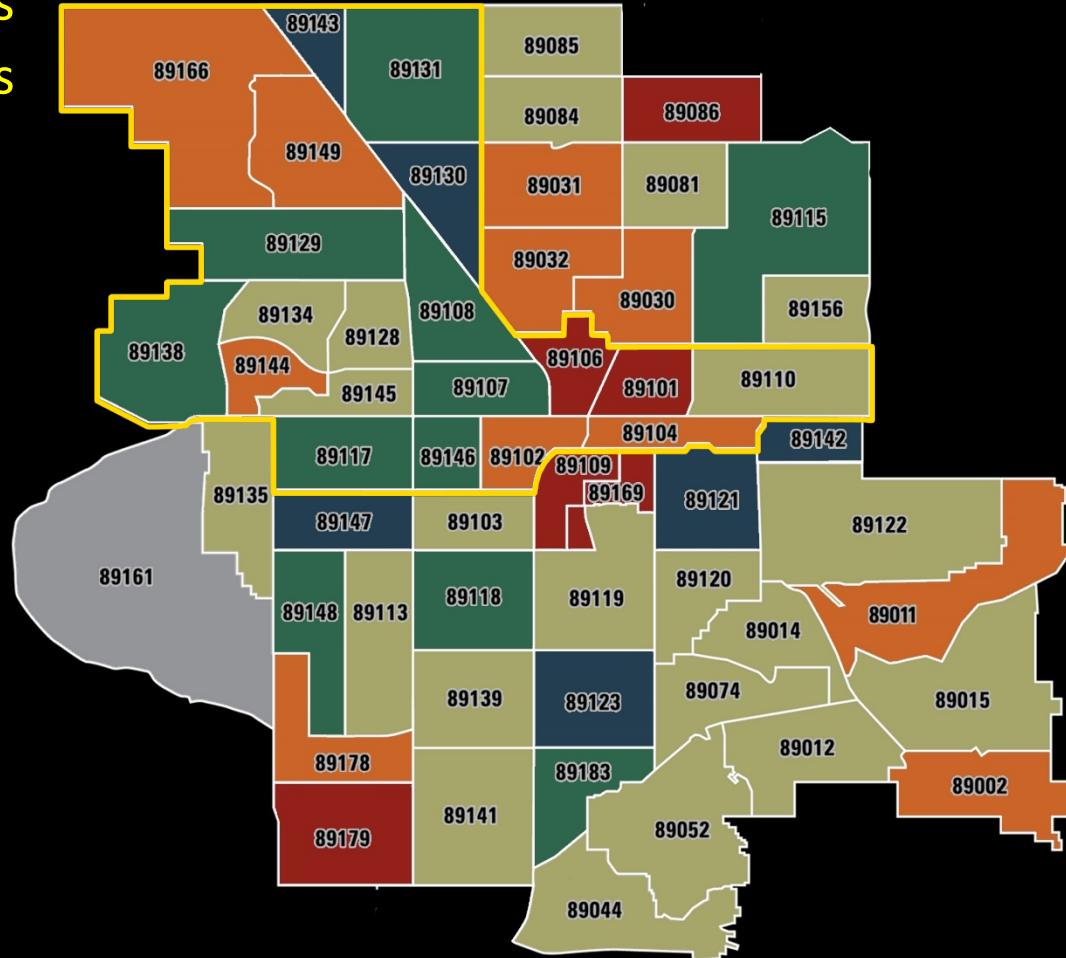
Neighborhood  
Instability

# Elements of the NRI

## Residential Vacancy | Valley-wide Distribution Map

Residential vacancies per 1,000 housing units declined significantly year-over-year from 72.4 to 39.4.

City of Las Vegas  
Zip Codes



- 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	169.9	36.6	464
89101	142.6	36.6	390
89166	128.6	36.6	352
89102	105.8	36.6	289
89104	81.6	36.6	223

Mean residential vacancies per 1,000 housing units:

Valley-wide	39.4
City of Las Vegas	36.6

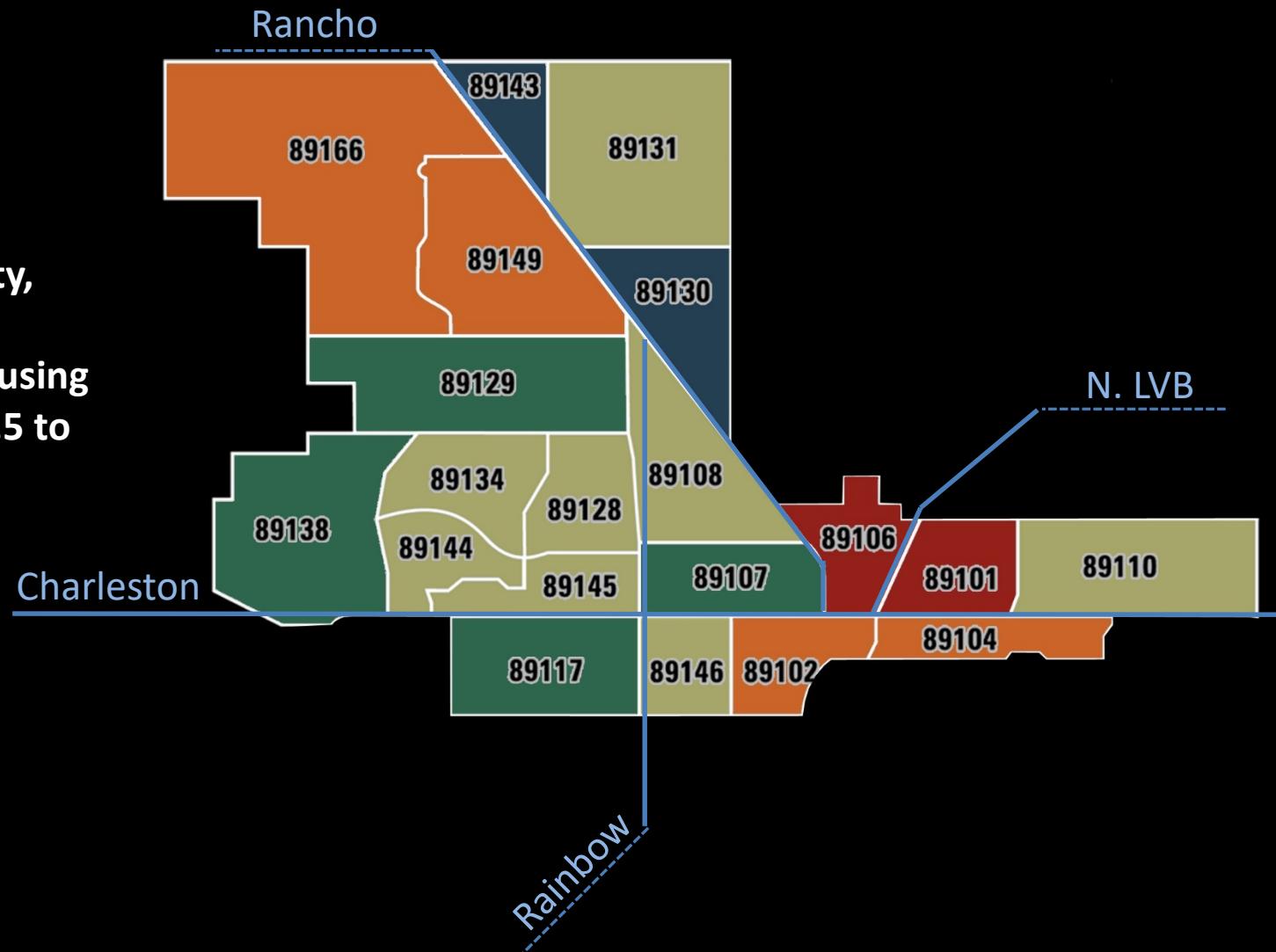


Neighborhood  
Instability

Similarly, within the City,  
the rate of residential  
vacancies per 1,000 housing  
units declined from 63.5 to  
36.6 this year.

# Elements of the NRI

## Residential Vacancy | CLV Distribution Map



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



Neighborhood  
Instability

# 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	Commercial Valley-wide Mean	Commercial Vacancy Rate Index Value
89011	76.6%	13.8%	555.8
89115	39.2%	13.8%	284.3
89109	25.9%	13.8%	188.2
<b><u>89107</u></b>	<b><u>22.7%</u></b>	<b><u>13.8%</u></b>	<b><u>164.9</u></b>
89118	21.3%	13.8%	154.8
89169	20.0%	13.8%	144.8
89119	19.4%	13.8%	140.9
<b><u>89108</u></b>	<b><u>18.3%</u></b>	<b><u>13.8%</u></b>	<b><u>132.5</u></b>
<b><u>89128</u></b>	<b><u>17.1%</u></b>	<b><u>13.8%</u></b>	<b><u>124.1</u></b>
<b><u>89102</u></b>	<b><u>16.9%</u></b>	<b><u>13.8%</u></b>	<b><u>122.7</u></b>

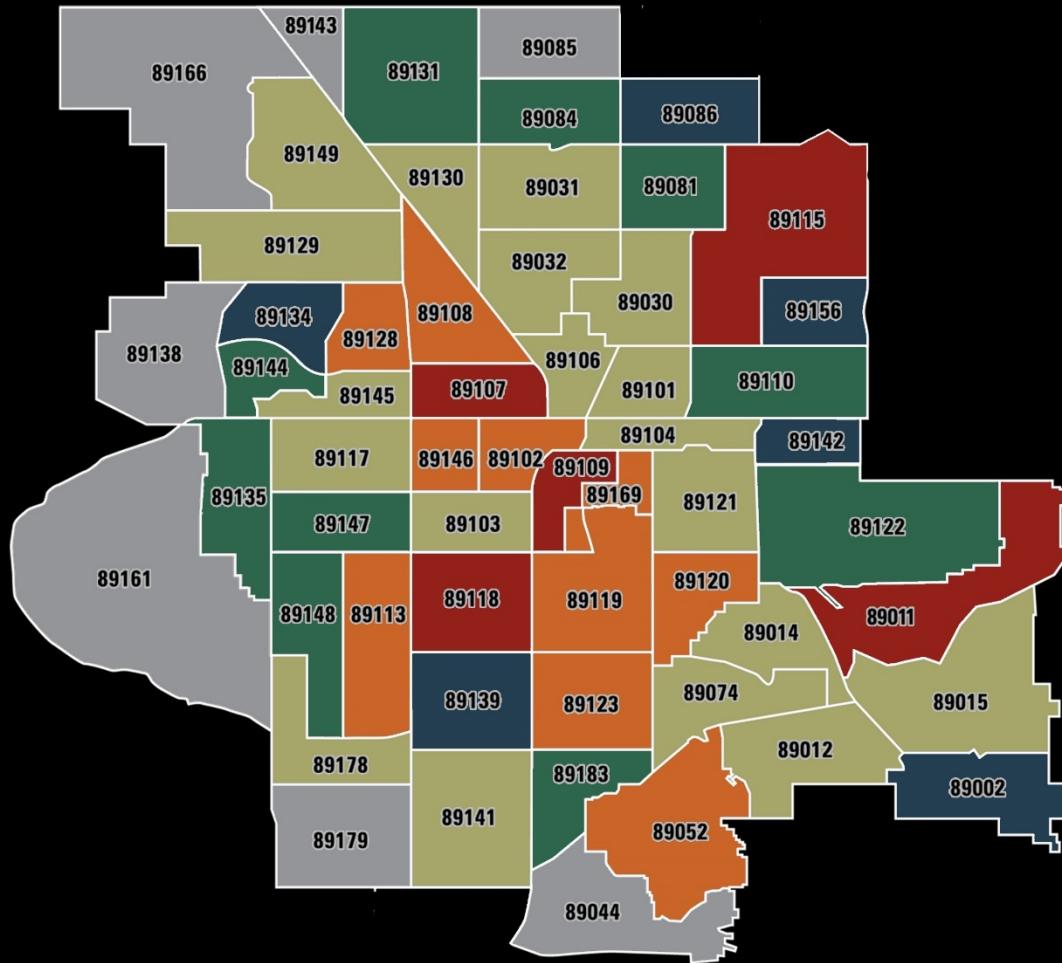


Neighborhood  
Instability

# Elements of the NRI

## Commercial Vacancy | Valley-wide Distribution Map

**Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 13.8 percent from 14.3 percent last quarter (down 0.5 percentage points). 89011 had the highest vacancy rate at 76.6%, followed by 89115 at 39.2% .**



- 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.



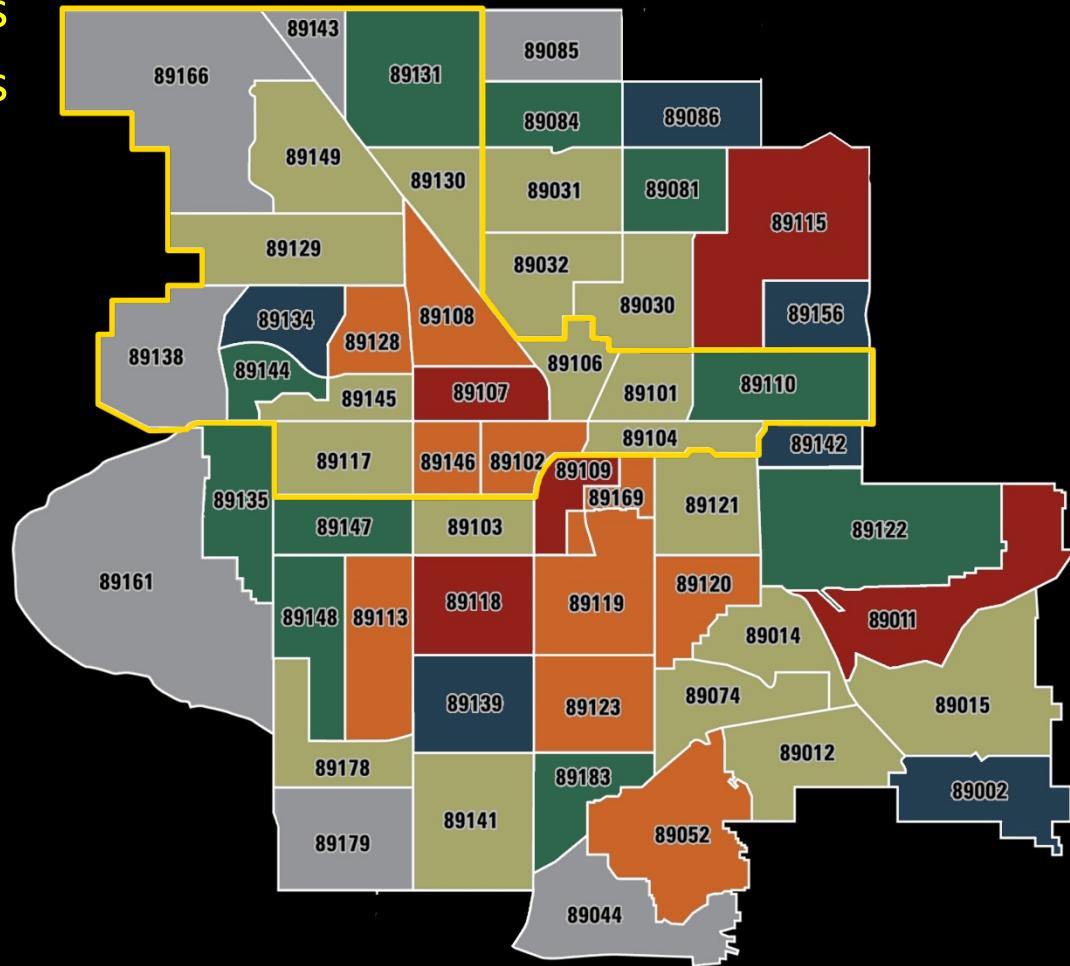
Neighborhood  
Instability

# 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 13.8  
percent from 14.3 percent last  
quarter (down 0.5 percentage  
points). 89011 had the highest  
vacancy rate at 76.6%,  
followed by 89115 at 39.2% .**



- 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
89107	22.7%	13.4%	170.1
89108	18.3%	13.4%	136.6
89128	17.1%	13.4%	128.0
89102	16.9%	13.4%	126.5
89146	16.1%	13.4%	120.1

Mean commercial vacancy rate:

Valley-wide                    13.8%  
City of Las Vegas            13.4%

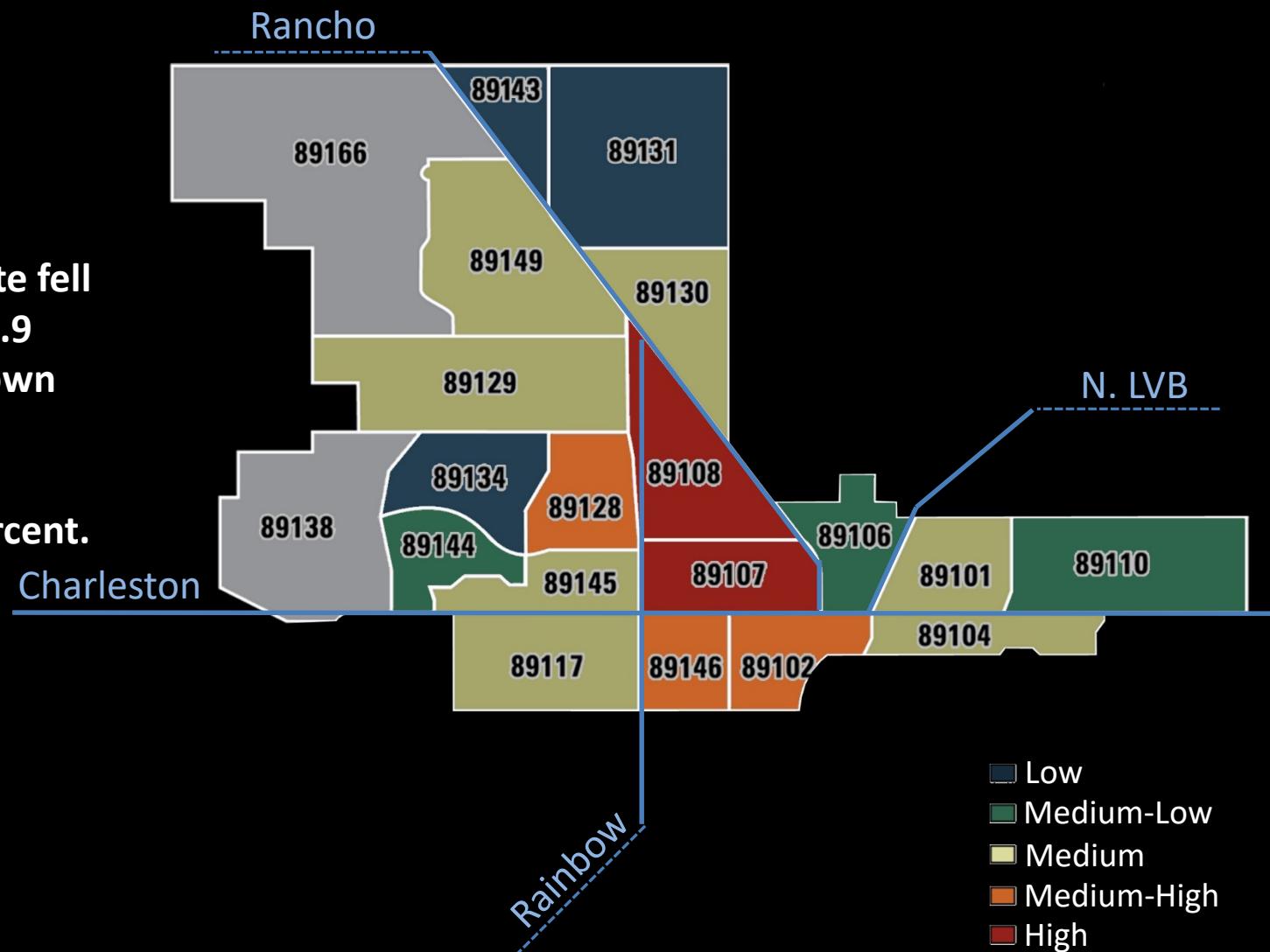


Neighborhood  
Instability

**City-wide commercial  
vacancy declined in the  
quarter. The vacancy rate fell  
to 13.4 percent from 13.9  
percent last quarter (down  
0.5 percentage points).  
89107 had the highest  
vacancy rate at 22.7 percent.**

# Elements of the NRI

## Commercial Vacancy | CLV Distribution Map



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



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## Neighborhood Economic Risk Assessment





# 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	21.4	12.1	176.9
89031	21.0	12.1	174.0
89156	20.5	12.1	169.6
<b><u>89143</u></b>	<b><u>20.1</u></b>	<b><u>12.1</u></b>	<b><u>166.6</u></b>
89030	19.7	12.1	163.1
<b><u>89110</u></b>	<b><u>19.0</u></b>	<b><u>12.1</u></b>	<b><u>157.2</u></b>
89032	18.4	12.1	152.4
89141	17.3	12.1	143.4
<b><u>89107</u></b>	<b><u>17.1</u></b>	<b><u>12.1</u></b>	<b><u>141.2</u></b>
89081	17.0	12.1	140.5

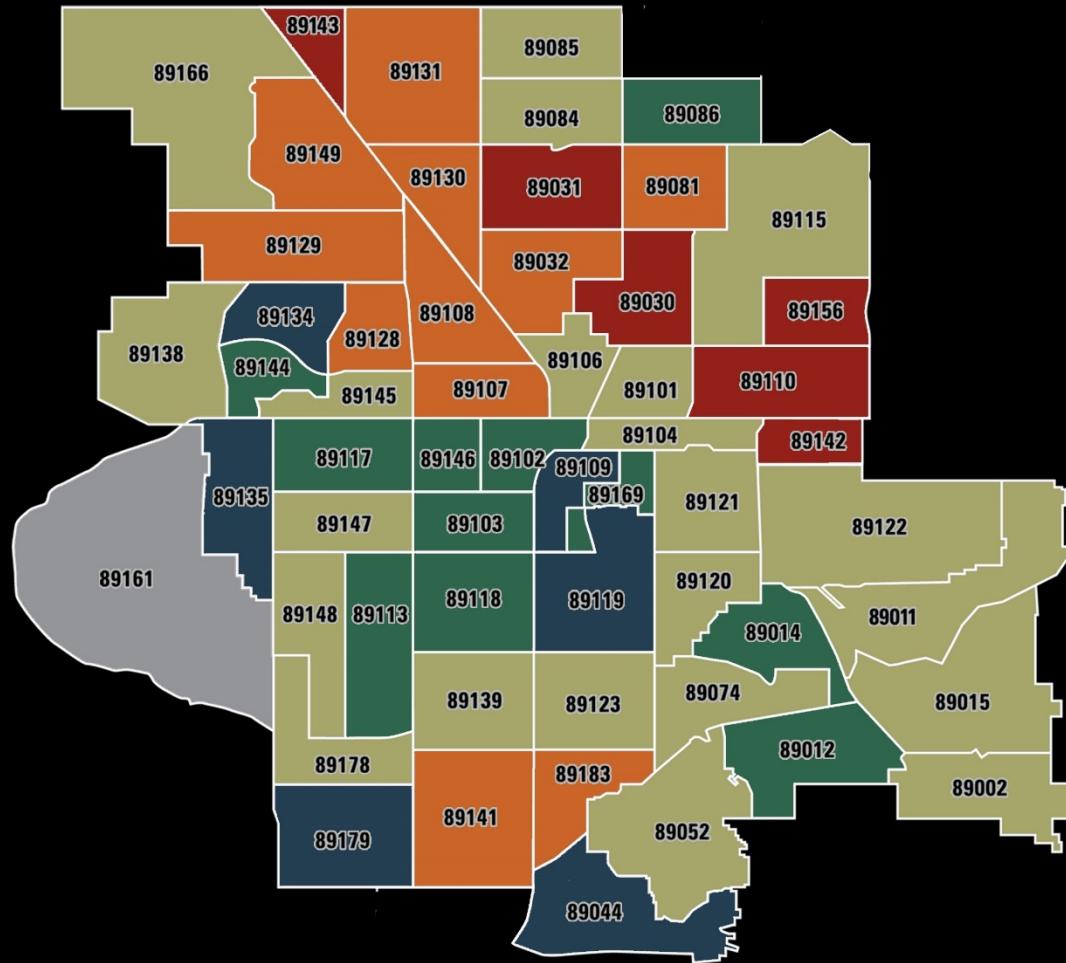


Neighborhood  
Instability

The rate of bank-owned homes per 1,000 housing units fell from 13.2 to 12.1 for the quarter.

# Elements of the NRI

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





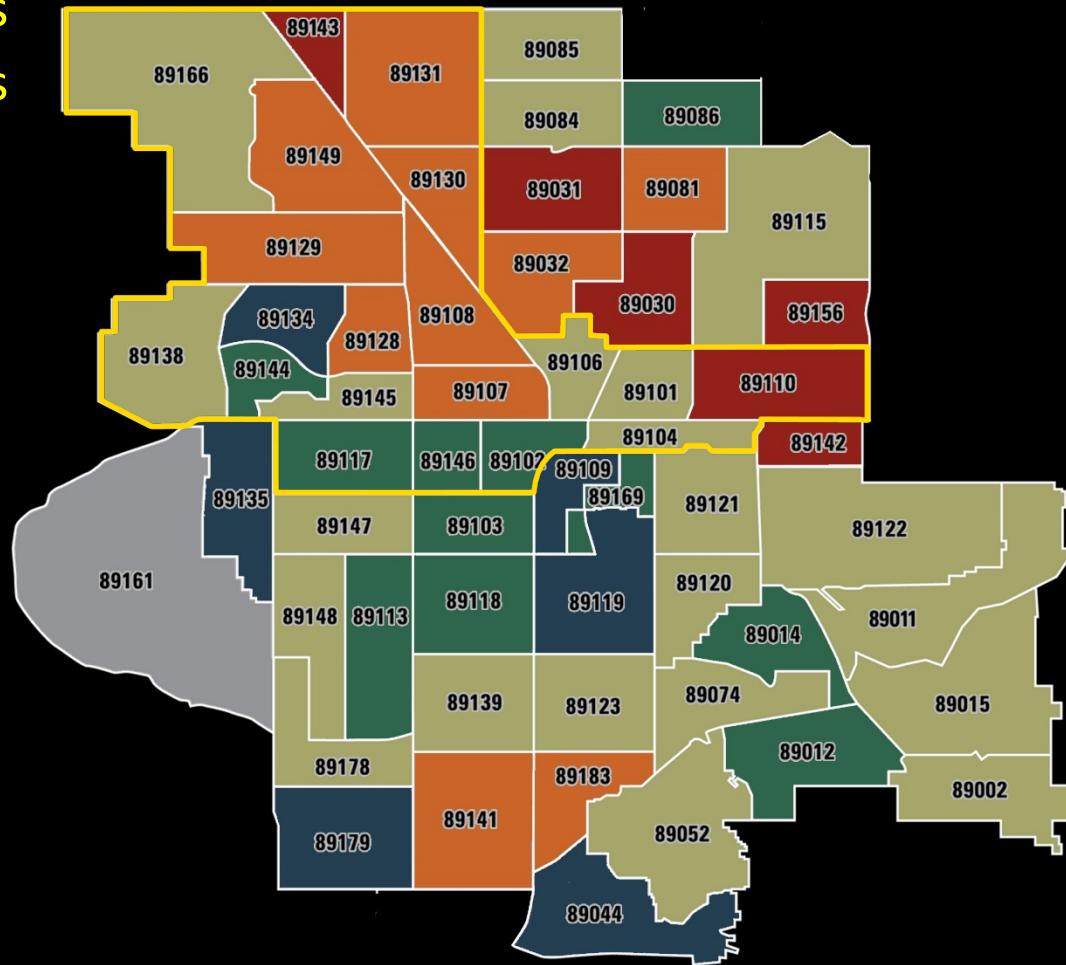
Neighborhood  
Instability

# 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 fell from 13.2 to 12.1 for the quarter.



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# 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	20.1	12.6	160
89110	19.0	12.6	151
89107	17.1	12.6	135
89130	15.9	12.6	126
89131	15.8	12.6	125

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

City of Las Vegas	12.1
Valley-wide	12.6

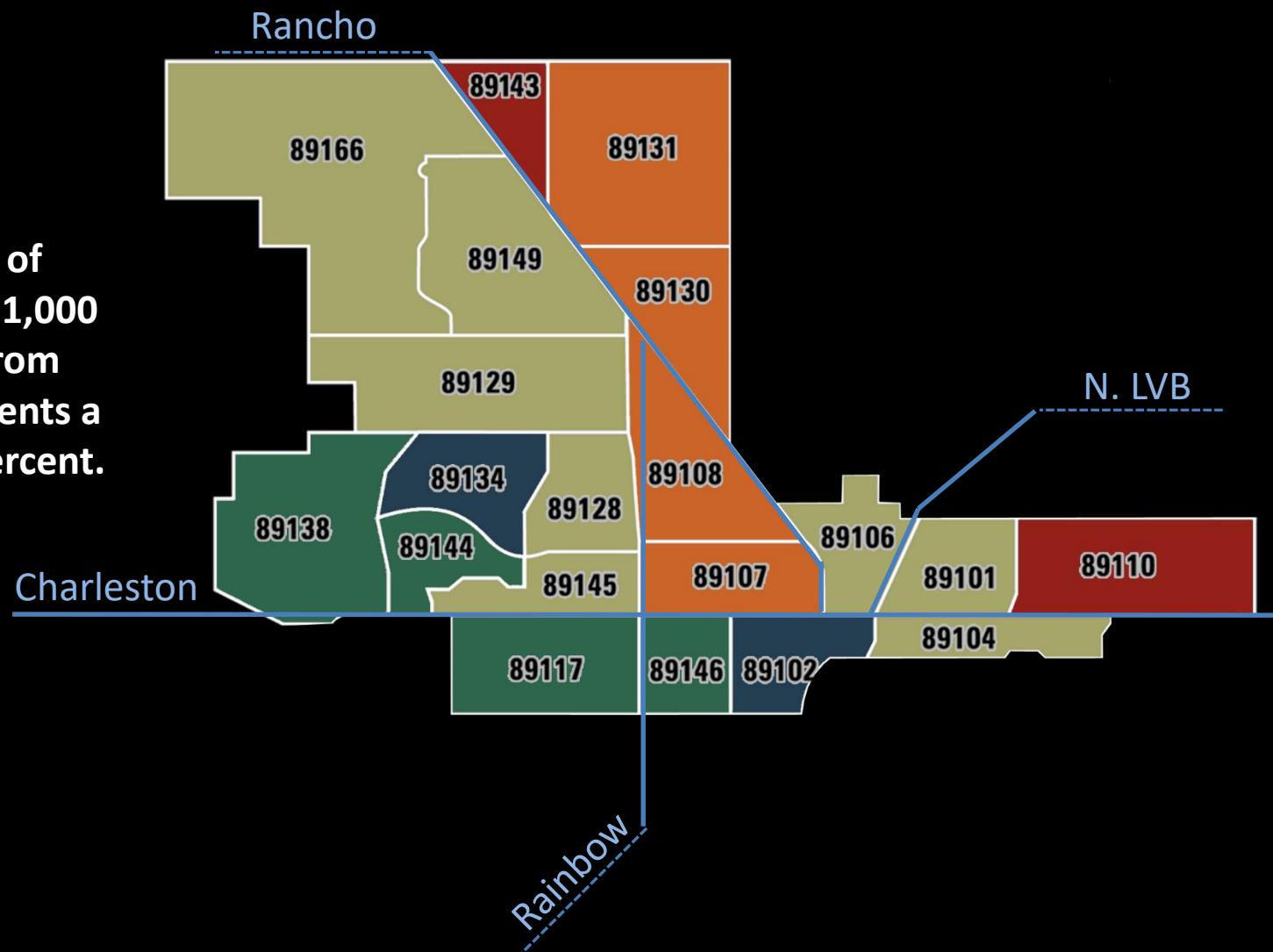


Neighborhood  
Instability

# 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 fell, from 13.9 to 12.6. This represents a decrease of nearly 10 percent.



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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>29.8</u></b>	<b><u>8.8</u></b>	<b><u>338.8</u></b>
89030	27.9	8.8	316.9
<b><u>89101</u></b>	<b><u>23.4</u></b>	<b><u>8.8</u></b>	<b><u>265.6</u></b>
89115	21.3	8.8	241.7
89169	21.0	8.8	238.1
<b><u>89104</u></b>	<b><u>20.0</u></b>	<b><u>8.8</u></b>	<b><u>226.8</u></b>
89109	17.1	8.8	194.7
89119	15.9	8.8	181.0
<b><u>89102</u></b>	<b><u>15.9</u></b>	<b><u>8.8</u></b>	<b><u>180.3</u></b>
<b><u>89110</u></b>	<b><u>14.1</u></b>	<b><u>8.8</u></b>	<b><u>160.6</u></b>

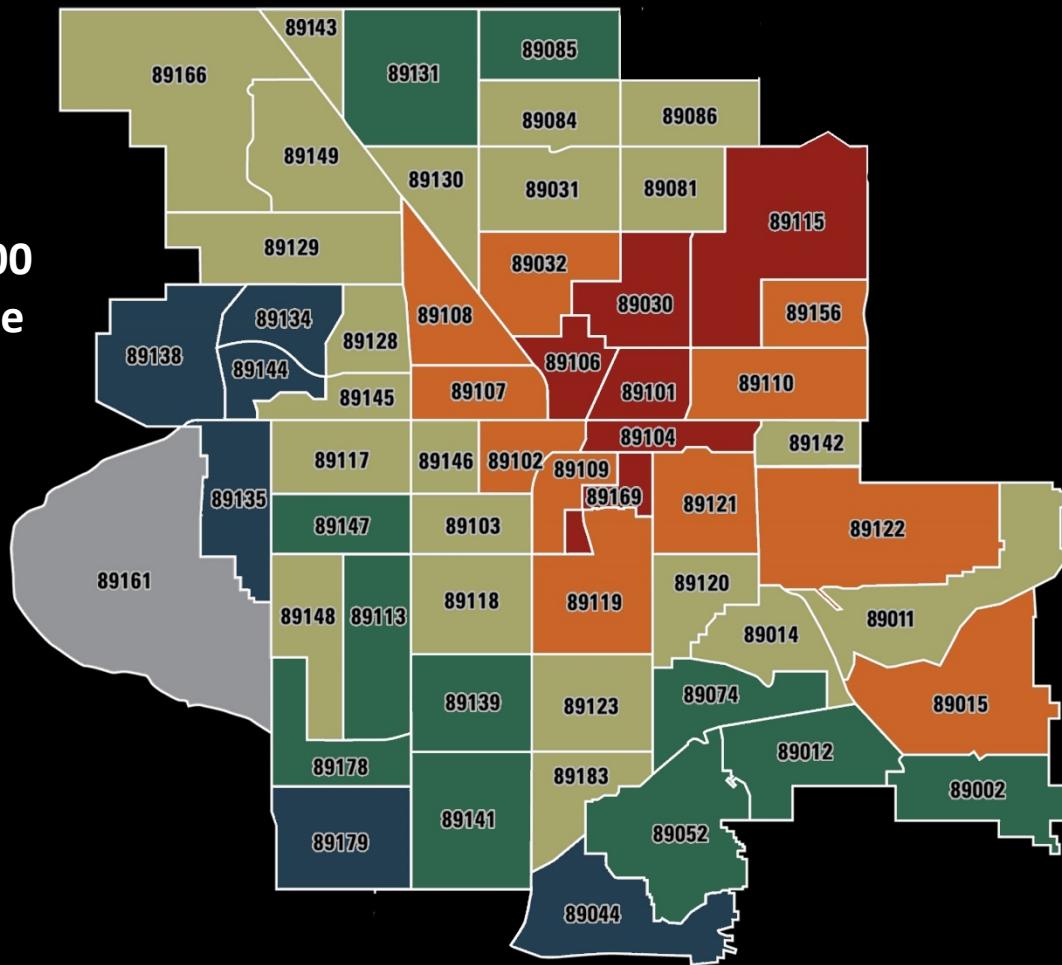


## Household Instability

# Elements of the NRI

## TANF | Valley-wide Distribution Map

The rate of TANF recipients per 1,000 residents fell during the quarter. The rate fell to 8.8 from 9.7 last quarter (down 9.3 percent).



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



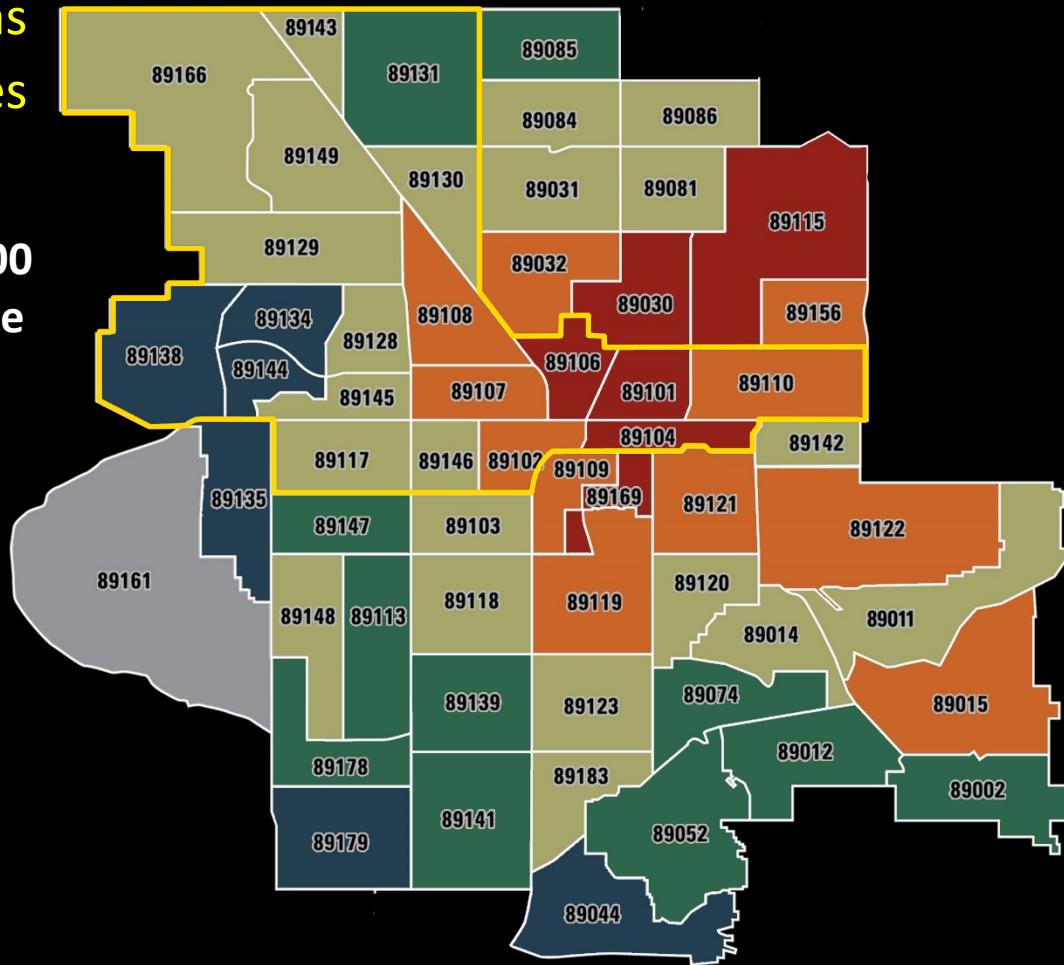
Household  
Instability

# Elements of the NRI

## TANF | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of TANF recipients per 1,000 residents fell during the quarter. The rate fell to 8.8 from 9.7 last quarter (down 9.3 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	29.8	9.8	305
89101	23.4	9.8	239
89104	20.0	9.8	204
89102	15.9	9.8	162
89110	14.1	9.8	145

Mean TANF recipients per 1,000 residents:

City of Las Vegas	9.8
Valley-wide	8.8

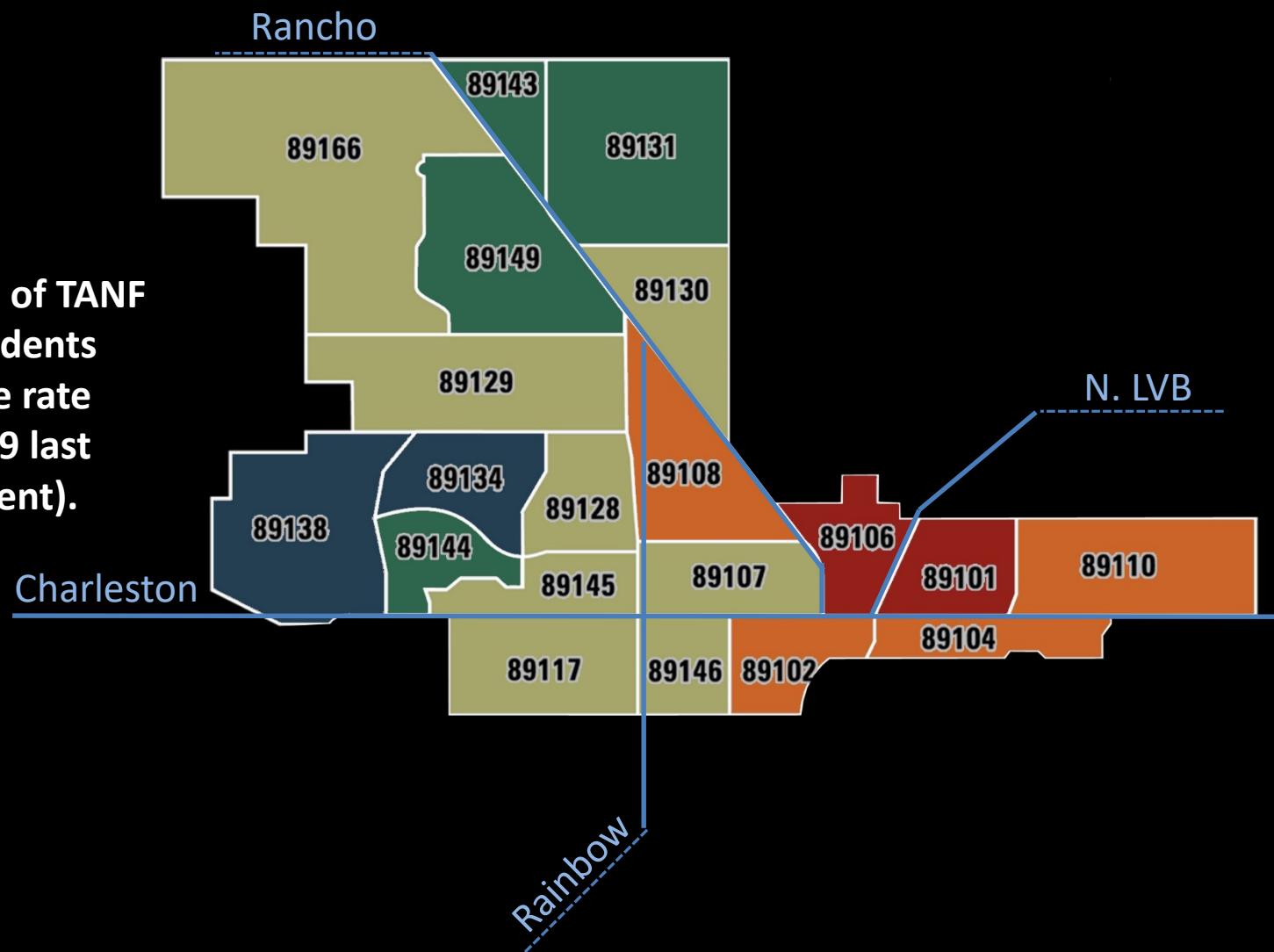


Household  
Instability

# Elements of the NRI

## TANF | CLV Distribution Map

Within the City, the rate of TANF recipients per 1,000 residents also fell this quarter. The rate dropped to 9.8 from 10.9 last quarter (down 10.1 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>89106</b>	<b>429.1</b>	<b>156.6</b>	<b>274.0</b>
89030	378.5	156.6	241.6
<b>89101</b>	<b>355.7</b>	<b>156.6</b>	<b>227.1</b>
<b>89104</b>	<b>322.6</b>	<b>156.6</b>	<b>206.0</b>
89169	317.1	156.6	202.4
89109	290.8	156.6	185.7
89115	284.6	156.6	181.7
<b>89102</b>	<b>271.2</b>	<b>156.6</b>	<b>173.2</b>
89119	264.9	156.6	169.1
89121	231.6	156.6	147.8

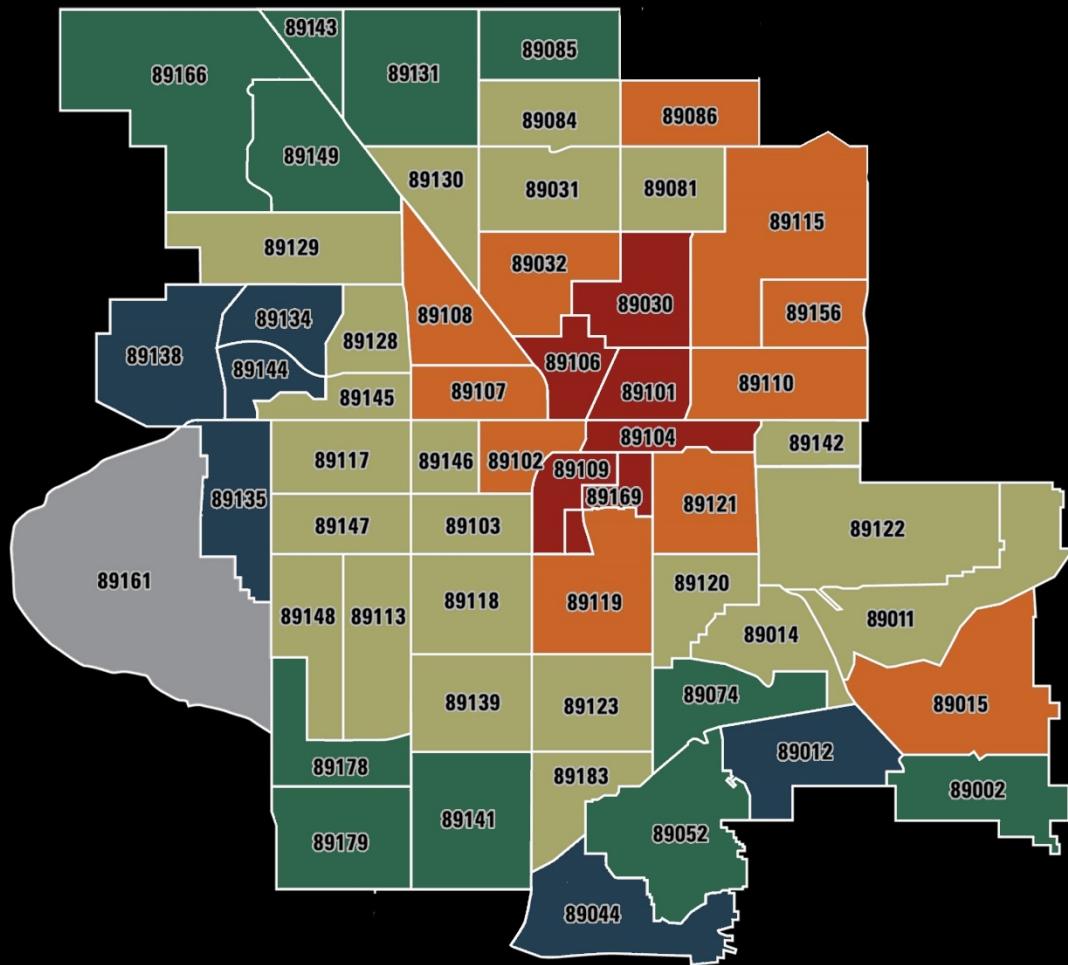


## Household Instability

The rate of SNAP recipients per 1,000 residents fell to 156.6 from 162.1 last quarter (down 3.4 percent).

# Elements of the NRI

## SNAP | Valley-wide Distribution Map



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



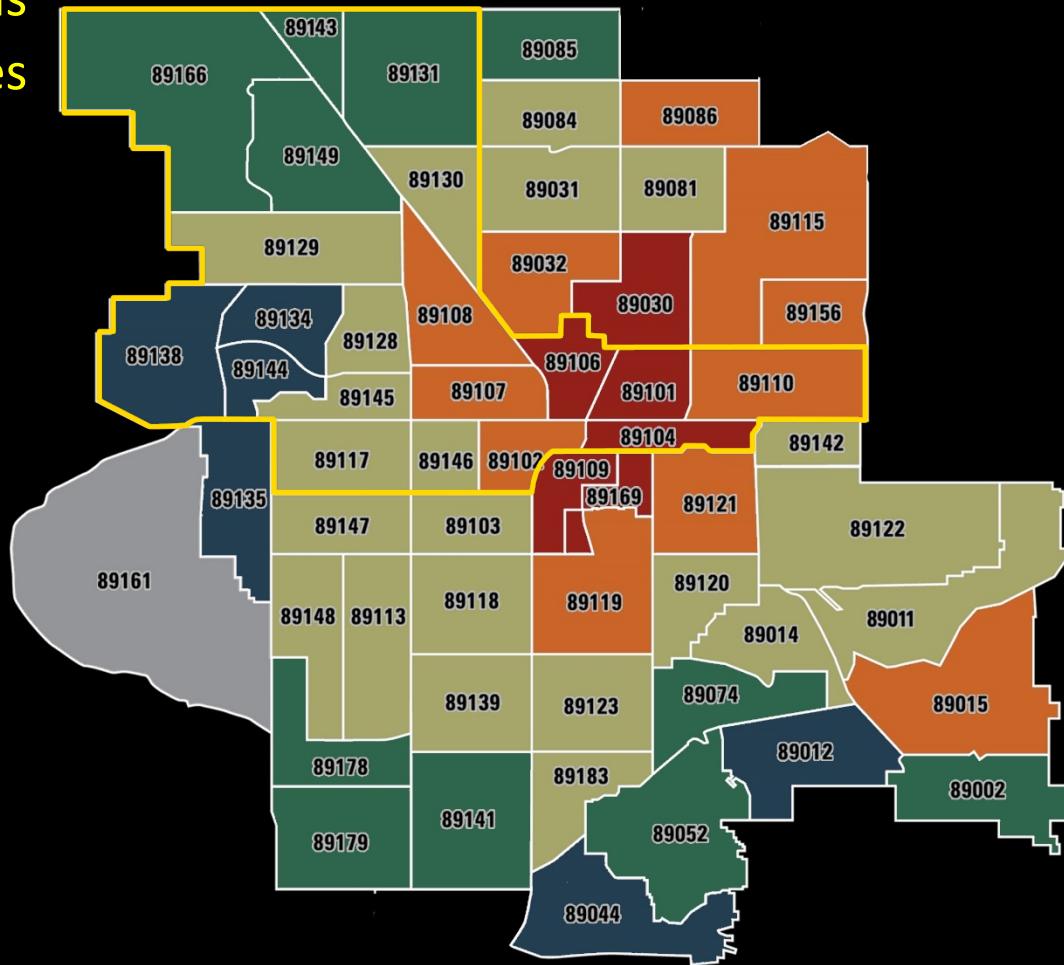
Household Instability

# Elements of the NRI

## SNAP | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes

The rate of SNAP recipients per 1,000 residents fell to 156.6 from 162.1 last quarter (down 3.4 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	429.1	169.0	254
89101	355.7	169.0	210
89104	322.6	169.0	191
89102	271.2	169.0	160
89110	219.9	169.0	130

Mean SNAP recipients per 1,000 residents:

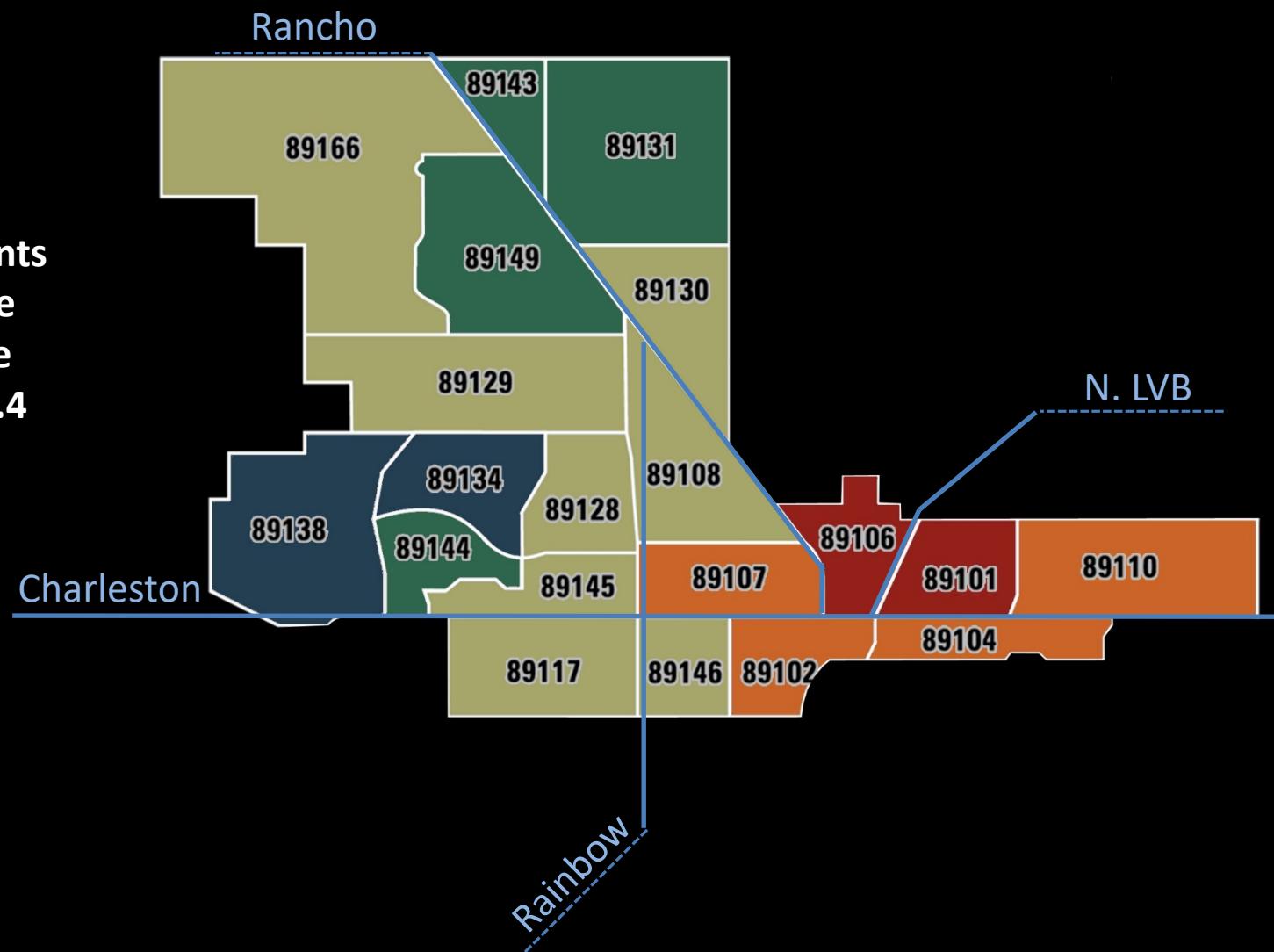
City of Las Vegas	169.0
Valley-wide	156.6



## Household Instability

The rate of SNAP recipients per 1,000 residents in the city decreased during the quarter, falling from 176.4 from 169.0 (down 4.2 percent).

# Elements of the NRI SNAP | CLV Distribution Map





Household  
Instability

# Elements of the NRI

## Medicaid | Valley-wide Summary Data

### Top 10 Zip Codes

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

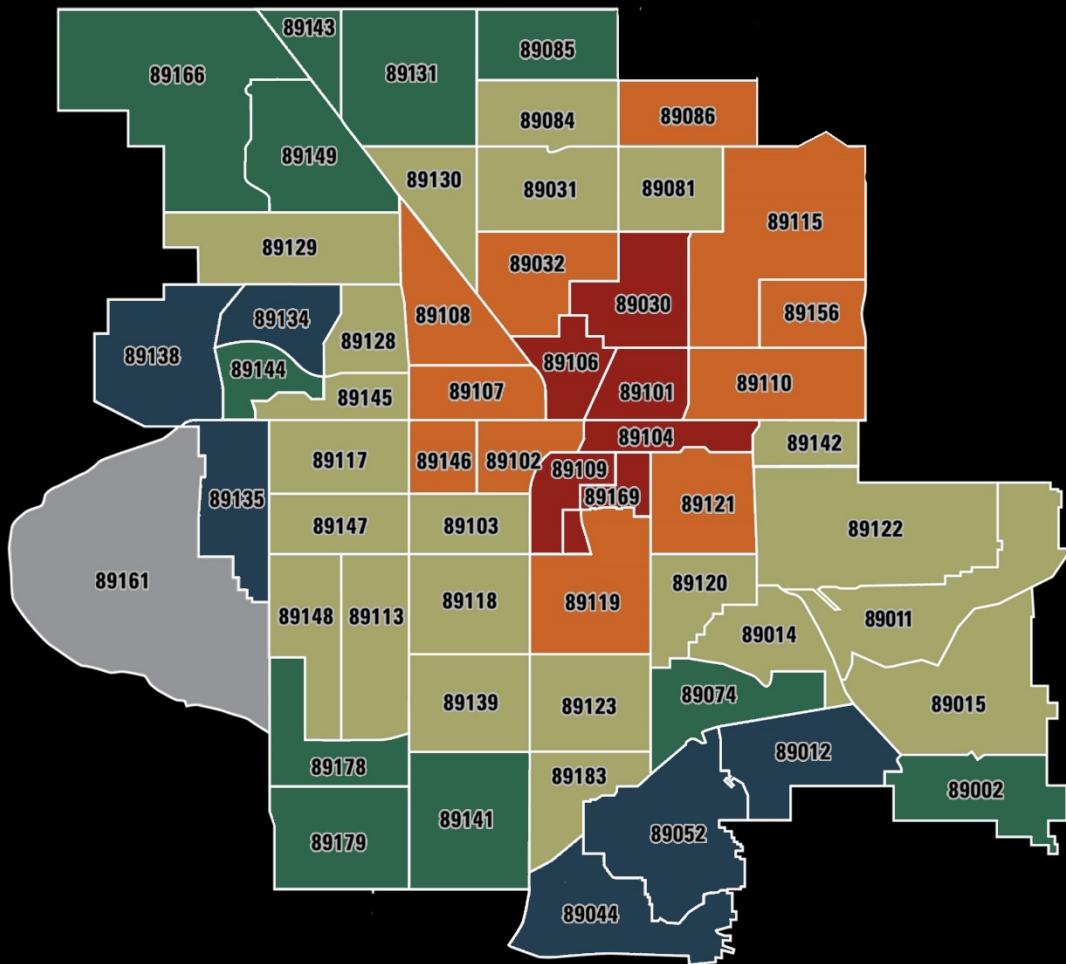
Zip Codes	Medicaid Recipients (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	Medicaid Recipients Index Value
<b>89106</b>	<b>570.7</b>	<b>235.7</b>	<b>242.1</b>
89030	530.5	235.7	225.0
<b>89101</b>	<b>484.1</b>	<b>235.7</b>	<b>205.4</b>
<b>89104</b>	<b>453.7</b>	<b>235.7</b>	<b>192.4</b>
89109	415.4	235.7	176.2
89169	403.8	235.7	171.3
89115	387.7	235.7	164.5
<b>89102</b>	<b>374.6</b>	<b>235.7</b>	<b>158.9</b>
89119	358.0	235.7	151.9
89156	337.0	235.7	143.0



## Household Instability

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose slightly to 235.7 from 235.2 last quarter (up 0.2 percent).

# Elements of the NRI Medicaid | Valley-wide Distribution Map



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



## Household Instability

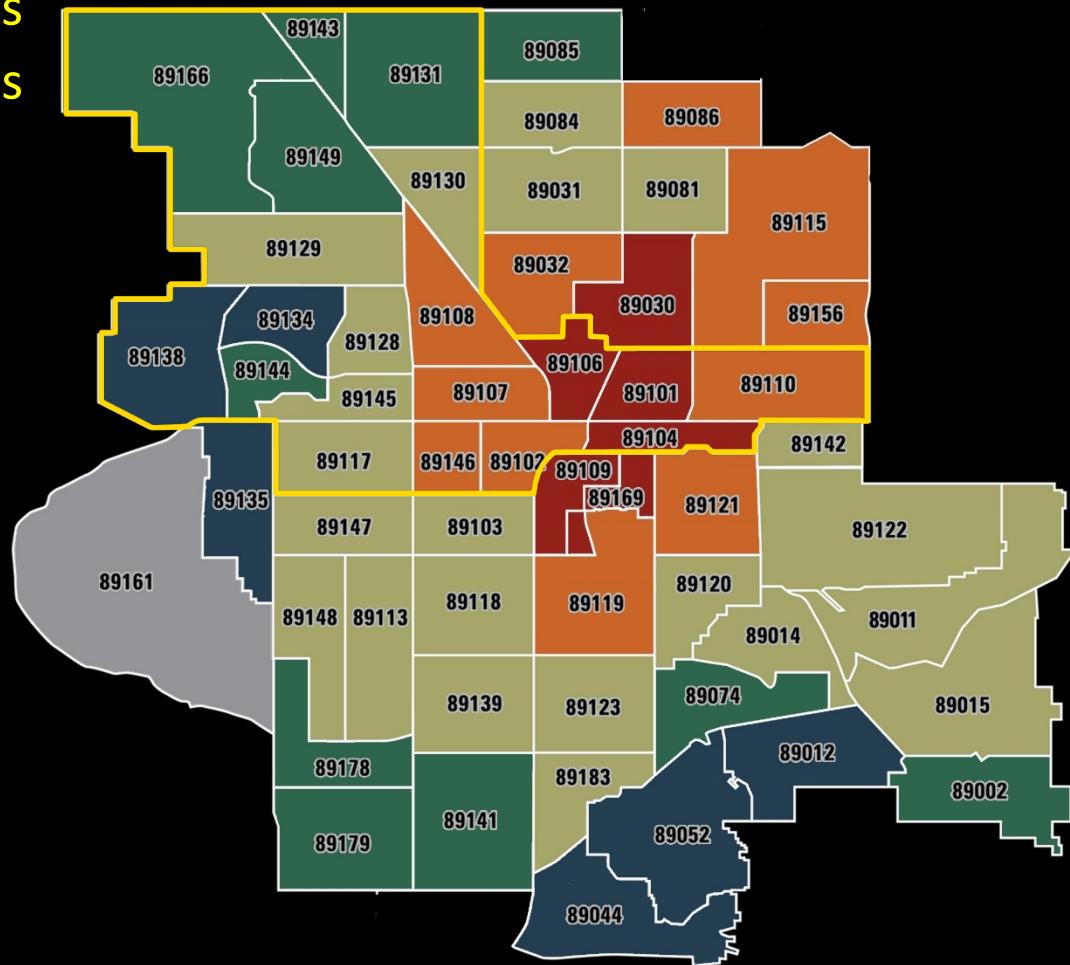
The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose slightly to 235.7 from 235.2 last quarter (up 0.2 percent).

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

# Elements of the NRI

## Medicaid | Valley-wide Distribution Map

City of Las Vegas  
Zip Codes





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	570.7	254.1	225
89101	484.1	254.1	191
89104	453.7	254.1	179
89102	374.6	254.1	147
89107	335.2	254.1	132

Mean Medicaid recipients per 1,000 residents:

City of Las Vegas      254.1  
Valley-wide            235.7

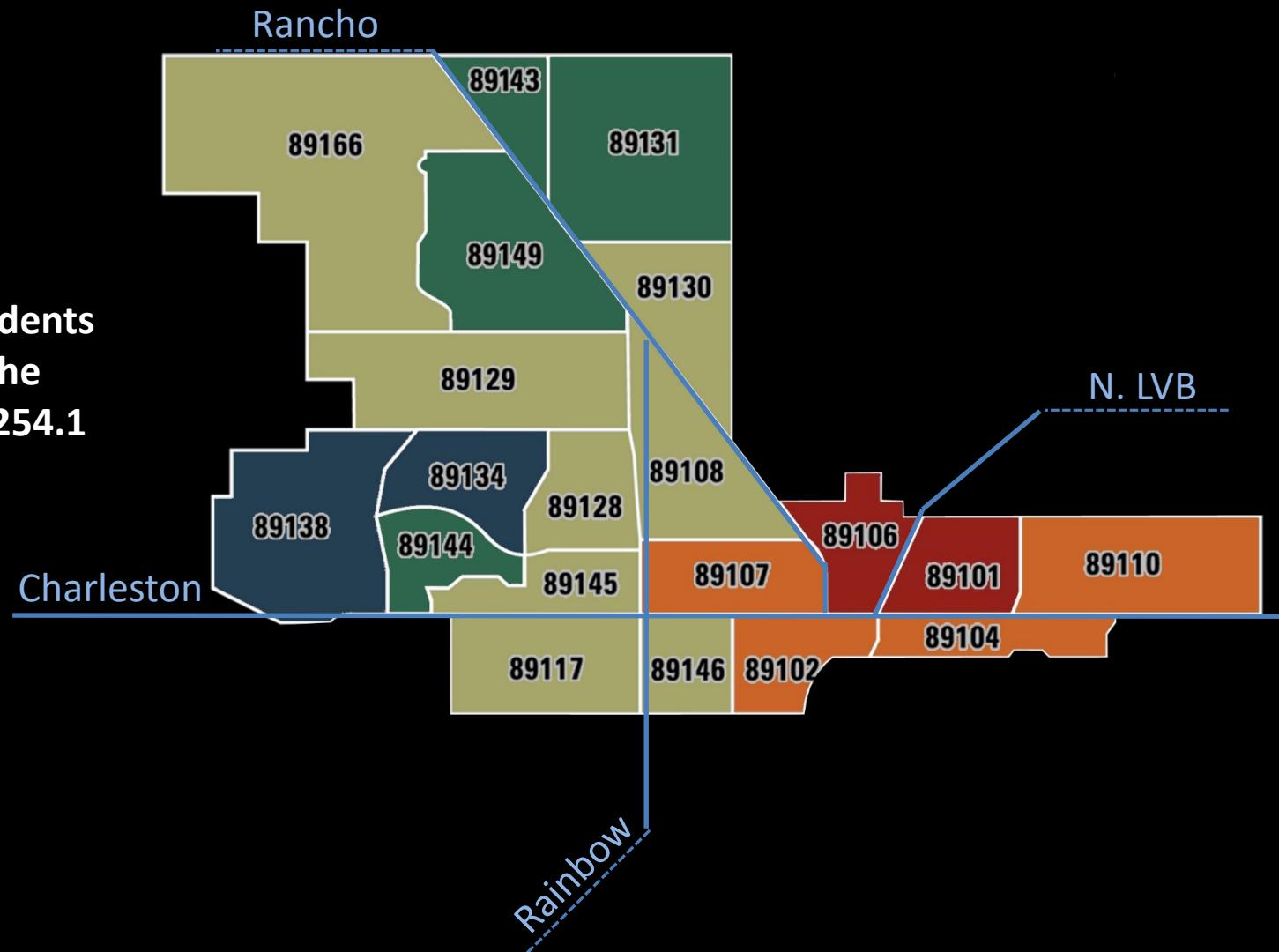


Household  
Instability

# Elements of the NRI

## Medicaid | CLV Distribution Map

The rate of Medicaid recipients per 1,000 residents continued to increase. The rate rose from 254.0 to 254.1 this quarter.



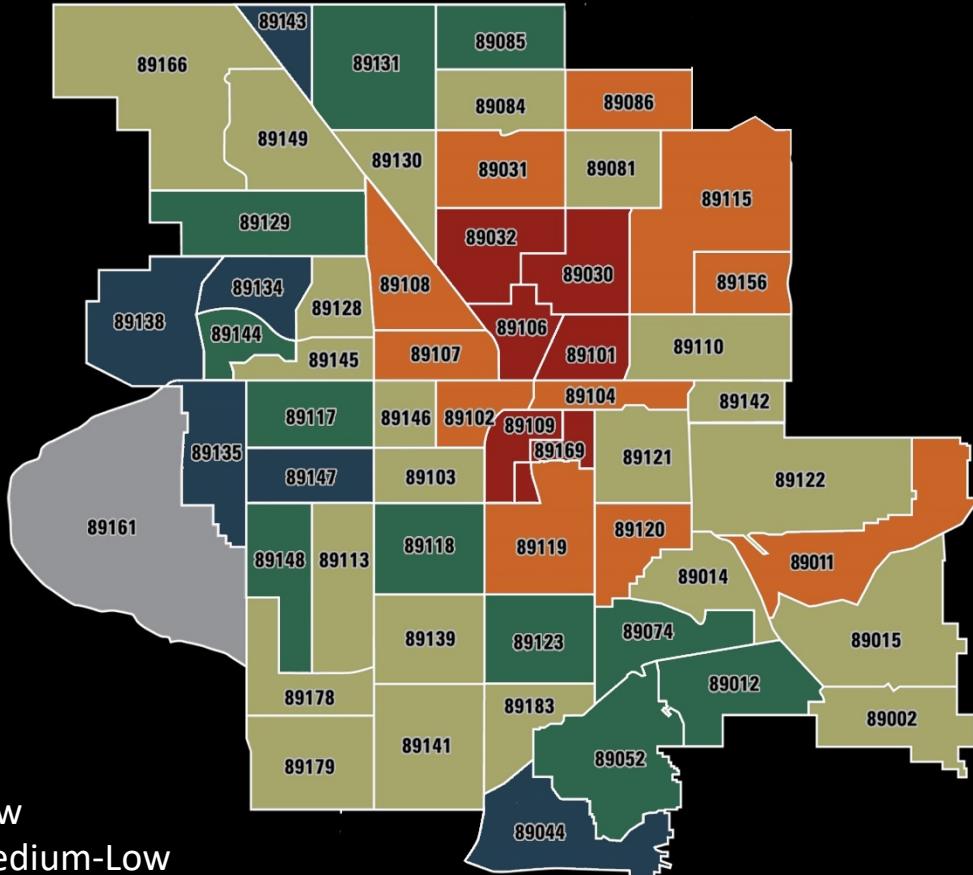
# Elements of the NRI



## Composite Risk



## Composite Risk



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

# Elements of the NRI

## Composite Risk | Valley-wide Distribution Map

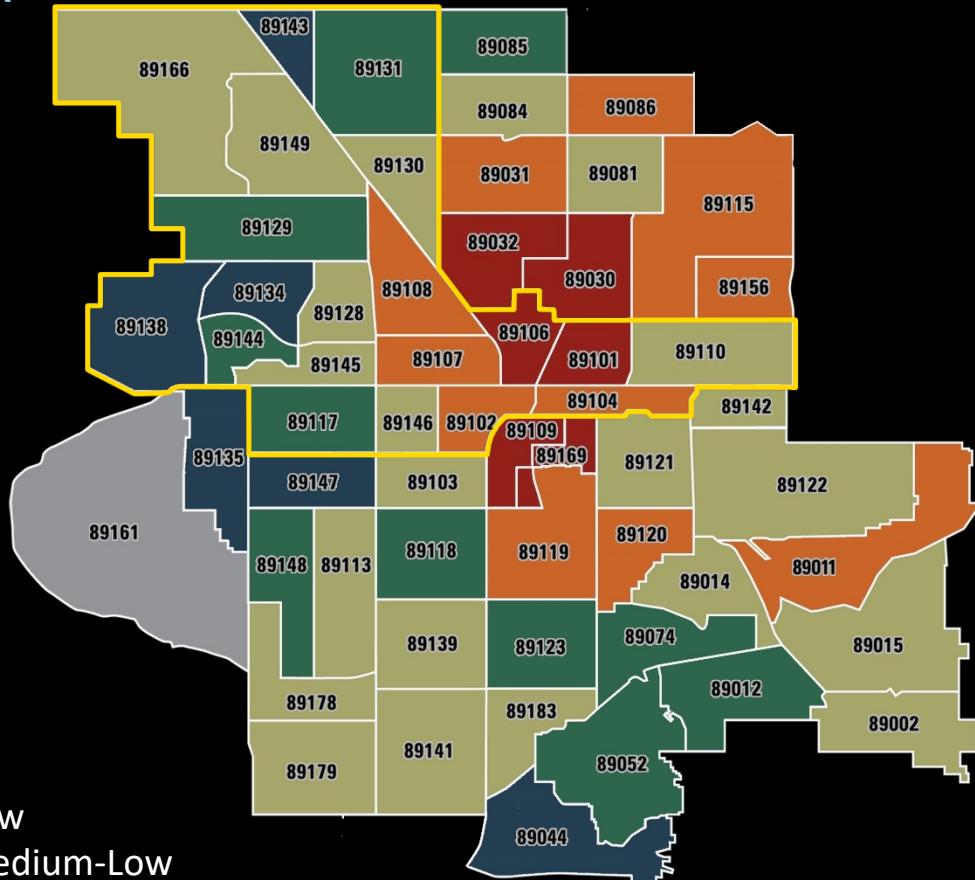
89015	89122	89081	89110	89128	89121	89179	89178	89103	89145	89166	89011	89130	89129	
89106	89107	89031	89102	89084	89086	89115	89156	89104	89142	89117	89086	89146	89131	
89169	89169	89109	89109	89101	89101	89111	89111	89104	89142	89117	89119	89139	89012	
89032	89032	89030	89030	89106	89106	89110	89110	89156	89183	89085	89119	89139	89012	
89101	89101	89101	89101	89104	89104	89112	89112	89104	89142	89117	89109	89115	89119	
High	Medium-	High	High	High	Low									
	High	Low	Low	Low	Low									



# Elements of the NRI

## Composite Risk | Valley-wide Distribution Map

Composite  
Risk

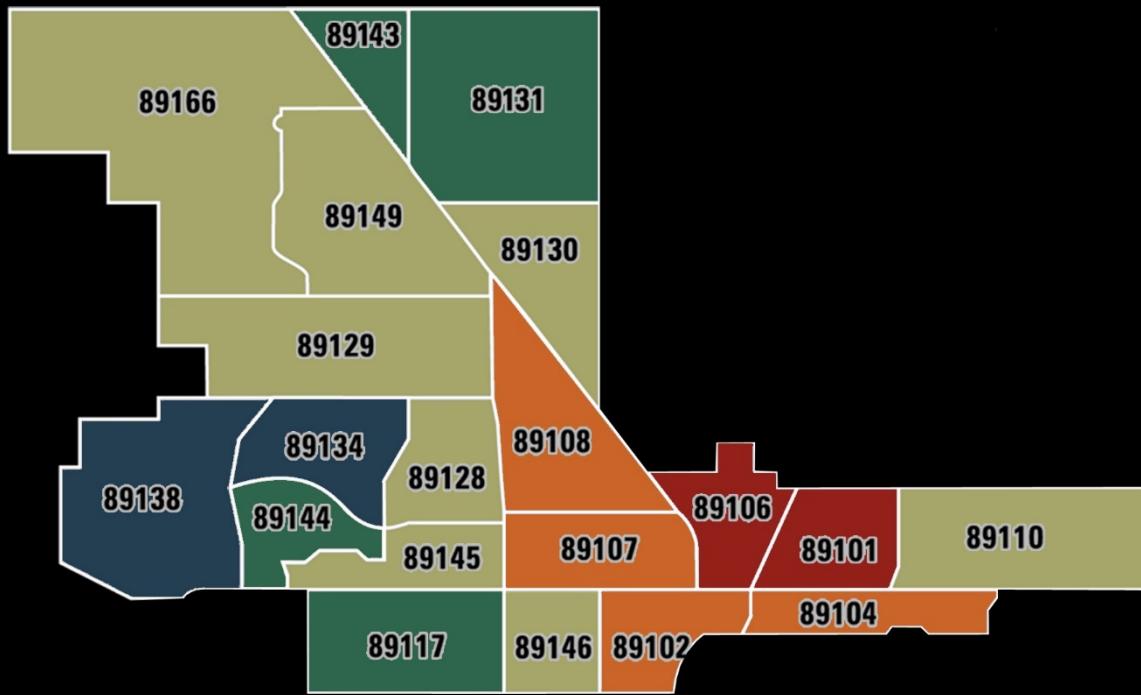


89011	<b><u>89130</u></b>	<b><u>89129</u></b>		
89086	<b><u>89146</u></b>	<b><u>89131</u></b>		
<b><u>89104</u></b>	89142	<b><u>89117</u></b>		
89156	89183	89085		
89119	89139	89012		
<b><u>89109</u></b>	89115	89113	<b><u>89119</u></b>	<b><u>89143</u></b>
<b><u>89106</u></b>	<b><u>89107</u></b>	89014	89123	89147
89030	<b><u>89102</u></b>	89084	89074	89044
89169	89031	<b><u>89149</u></b>	89148	<b><u>89134</u></b>
89032	<b><u>89108</u></b>	89141	<b><u>89144</u></b>	89135
<b><u>89101</u></b>	89120	89002	<b><u>89052</u></b>	<b><u>89138</u></b>

High      Medium-High      Medium-Low      Medium-Low      Low



Composite  
Risk



# Elements of the NRI

## Composite Risk | CLV Distribution Map

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

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

# **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.



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)
89109	3,334	428.4	100.0
<b><u>89106</u></b>	<b><u>8,998</u></b>	<b><u>172.9</u></b>	<b><u>52.8</u></b>
89030	13,956	155.7	55.1
89169	10,766	147.8	46.9
89032	14,751	140.9	49.9
<b><u>89101</u></b>	<b><u>14,543</u></b>	<b><u>140.6</u></b>	<b><u>49.6</u></b>
89011	10,786	140.3	44.0
89086	1,701	139.1	17.6
<b><u>89104</u></b>	<b><u>12,625</u></b>	<b><u>138.5</u></b>	<b><u>46.1</u></b>
89156	9,794	133.5	39.9

# 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)
89106	8,998	172	100.0
89101	14,543	140	93
89104	12,625	138	87
89107	13,492	1278	80
89102	13,814	123	78

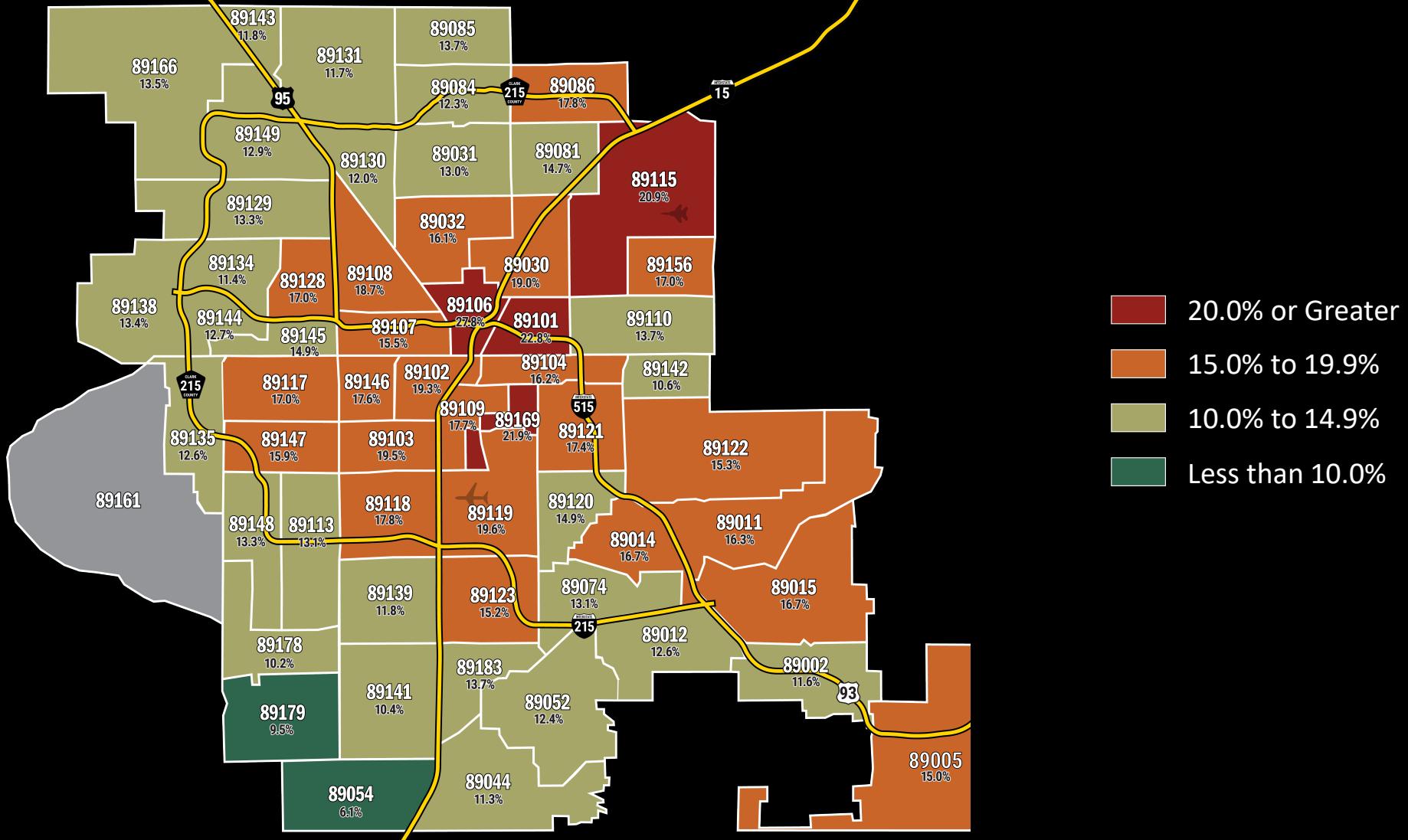
# Additional Considerations

Neighborhood Economic Risk Assessment

Q3 2017

# Alternative Measures of Risk

## Food Insecurity



Note: Based on 2016 data.



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## Neighborhood Economic Risk Assessment

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# Neighborhood Economic Risk Assessment

City of Las Vegas

Q3 2017

