

Neighborhood Economic Risk Assessment

City of Las Vegas

Q4 2018



APPLIED
ANALYSIS



January 14, 2018

Gregory Gray
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 Mr. Gray:

In accordance with your request, Applied Analysis (“AA”) is pleased to submit the enclosed *City of Las Vegas Neighborhood Economic Risk Assessment* for the fourth quarter of 2018. 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

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

A word cloud of educational terms arranged in a circular pattern. The words are in various sizes and orientations, creating a sense of movement. The most prominent words include 'DATA', 'SEARCH', 'SCAN', 'ANALYSIS', 'ASK', 'LEARNING', 'STOCK', 'EXPERIMENT', 'EXAMINE', 'LINK', 'SCIENCE', 'FACTS', 'TEACHING', 'WISDOM', 'PROOF', 'PRACTICE', 'INFORMATION', 'KNOWLEDGE', 'EXPLORATION', 'DETECTION', 'EXPERIMENT', 'PROJECT', 'FACTOR', 'EXPLORE', 'THINK', 'IMPACT', 'CHECK', 'PROBE', 'STOCK', 'LEARNING', 'EXAMINATION', 'BOOK', 'KNOWLEDGE', 'TEACHING', 'ANALYSIS', 'INFORMATION', 'DATA', 'SCAN', 'PROJECT', 'EXPERIMENT', 'DETECTION', 'WISDOM', 'PRACTICE', 'INFORMATION', 'KNOWLEDGE', 'SCAN', 'TEACHING', 'WISDOM', 'PROOF', 'PRACTICE', 'INFORMATION', 'KNOWLEDGE', 'SCAN', 'TEACHING', 'WISDOM', 'PROOF', 'PRACTICE', 'INFORMATION', 'KNOWLEDGE', 'SCAN'. The words are arranged in a circular pattern, with some words appearing multiple times. The overall effect is a dense, circular arrangement of educational terminology.

Methodology of the NRI

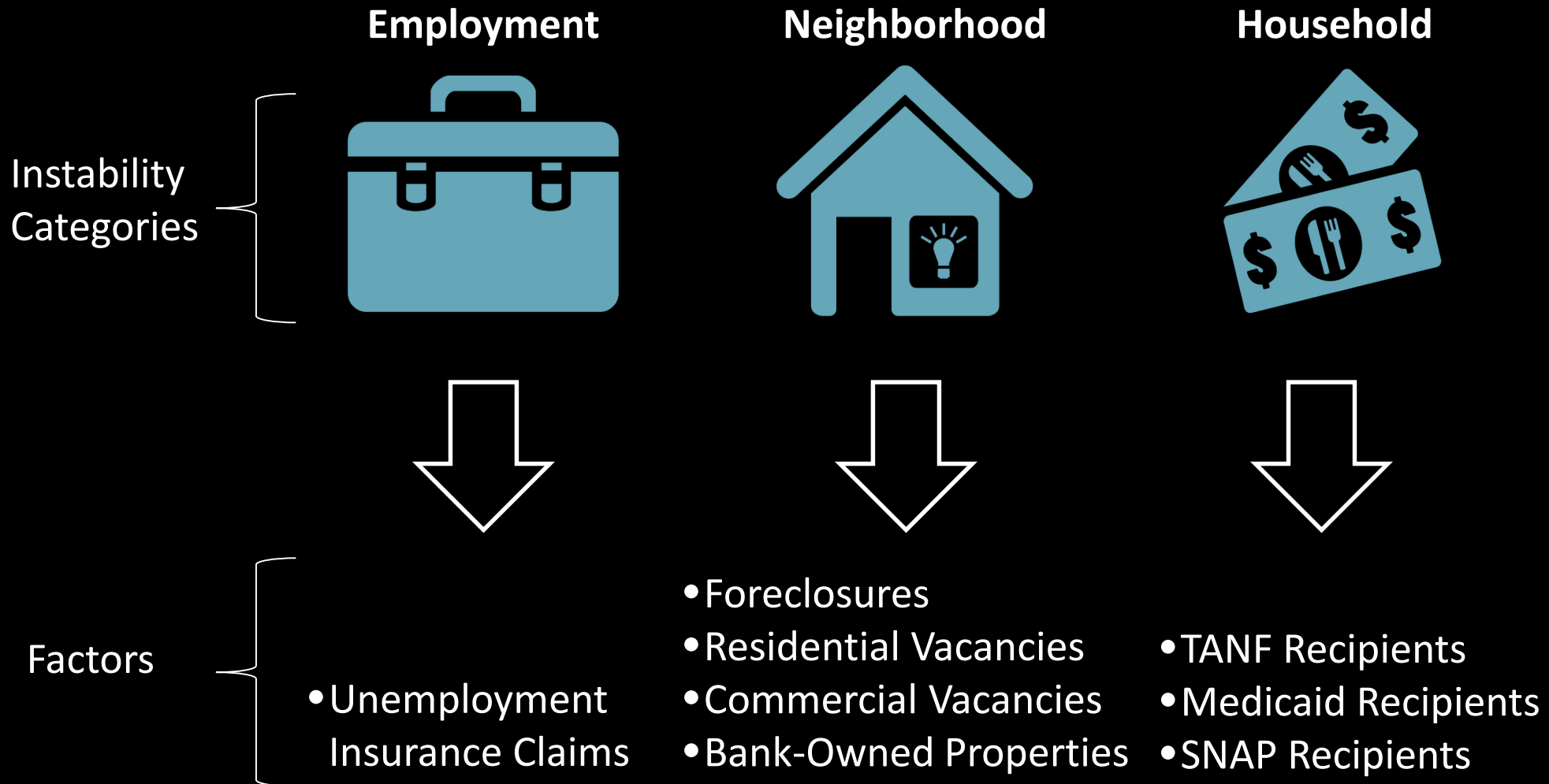
Objective: The City of Las Vegas is seeking to use economic and social data to identify sub-regions within the City at a heightened risk for long-term instability

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

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




Methodology of the NRI

Identifying Instability - Categories and Factors



Methodology of the NRI

Identifying Instability - Categories and Factors

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

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

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

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

Methodology of the NRI

Common Sizing of Critical Factors

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

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

Valley-wide Average = 500

Area	Factor	Factor Index Value
A	650	130




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

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

Methodology of the NRI

Weights and Composite Risk

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




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

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

Methodology of the NRI

Weights and Composite Risk

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

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

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



Composite Risk

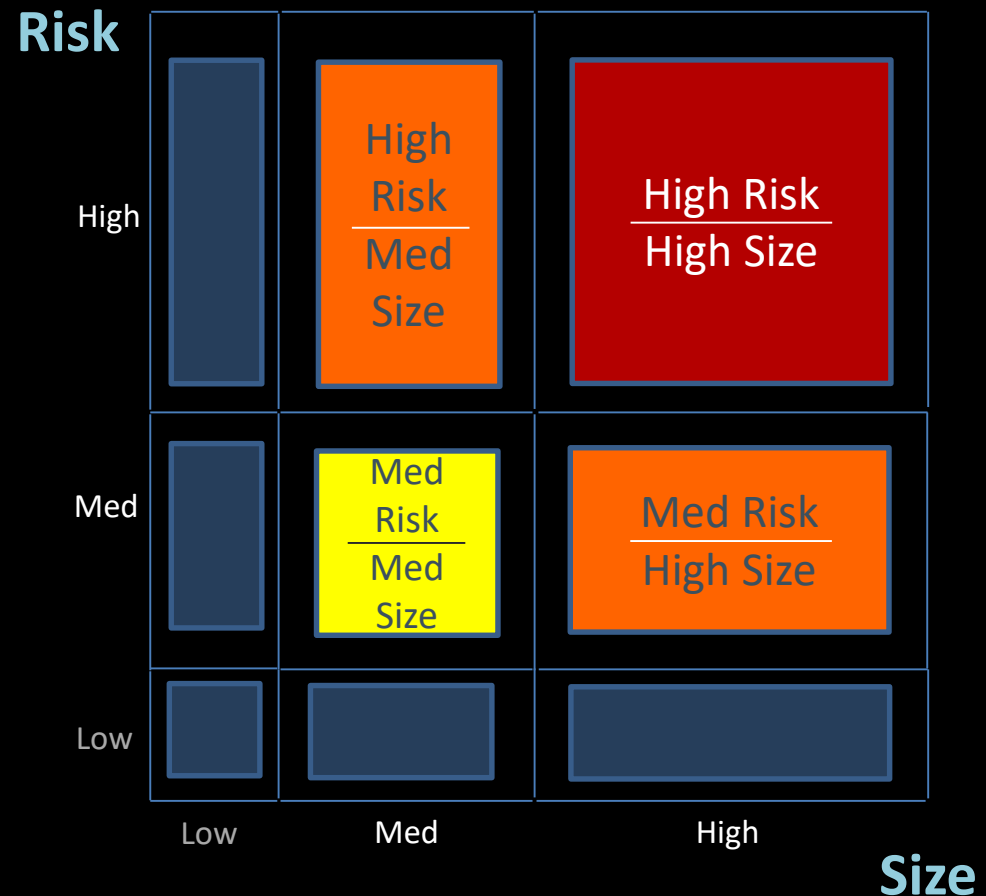
Methodology of the NRI

Relativity and Composite Risk

GOAL

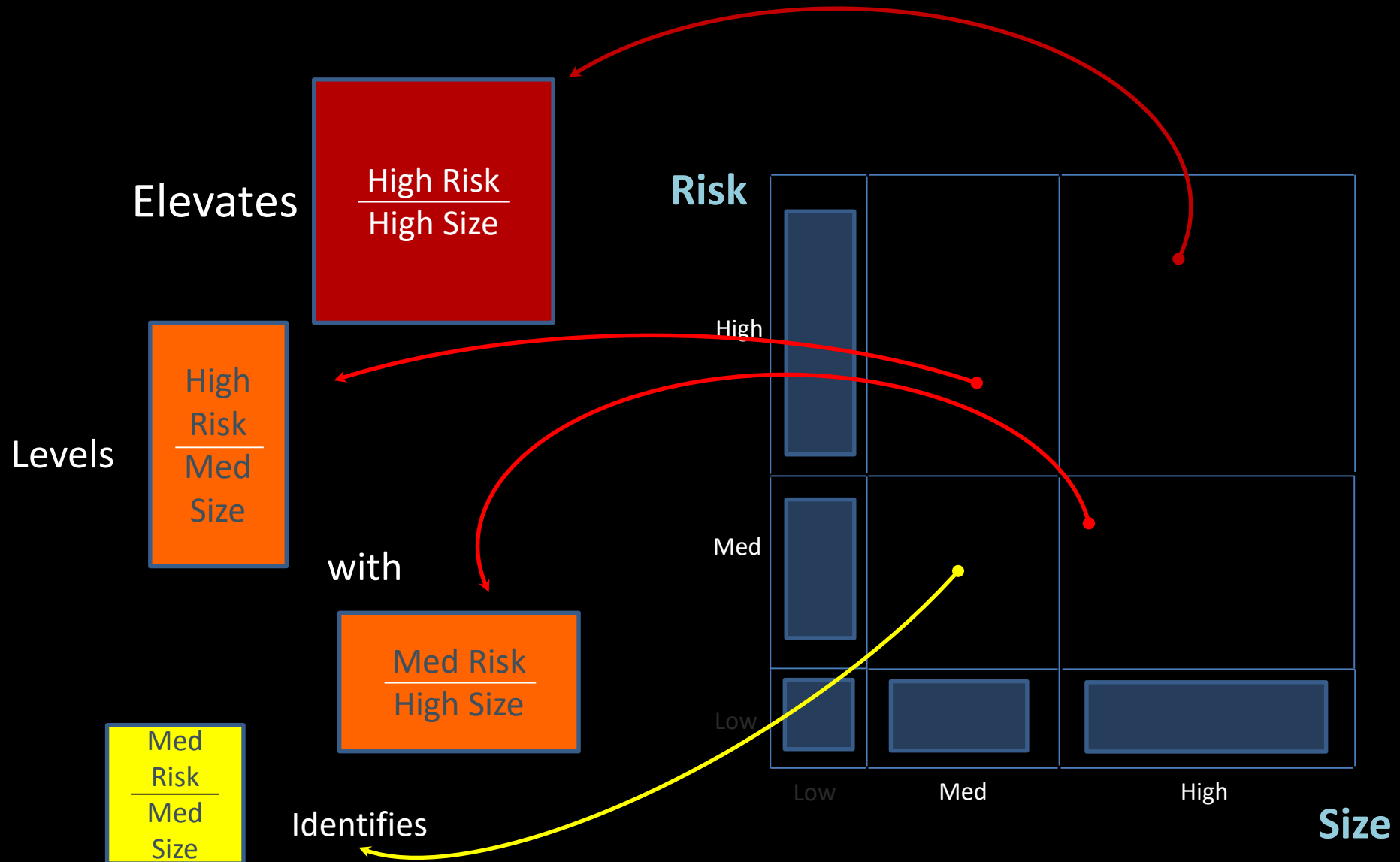
*Focus the City's efforts,
making the best use of limited
resources*

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



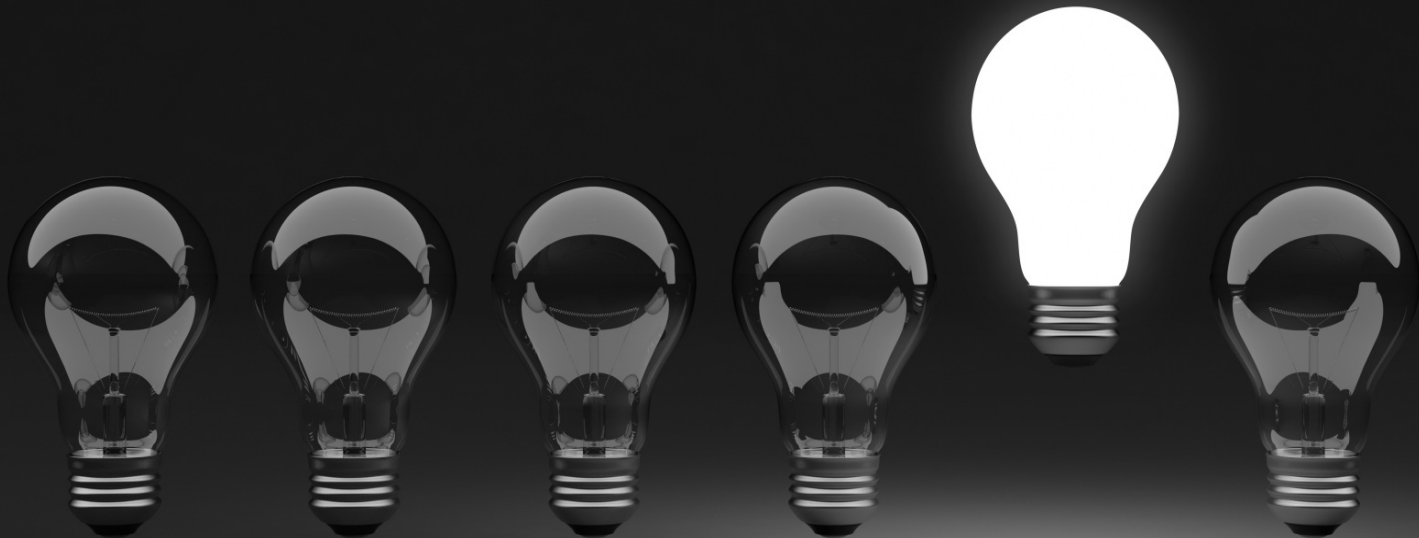
Methodology of the NRI

Relativity and Composite Risk



summary

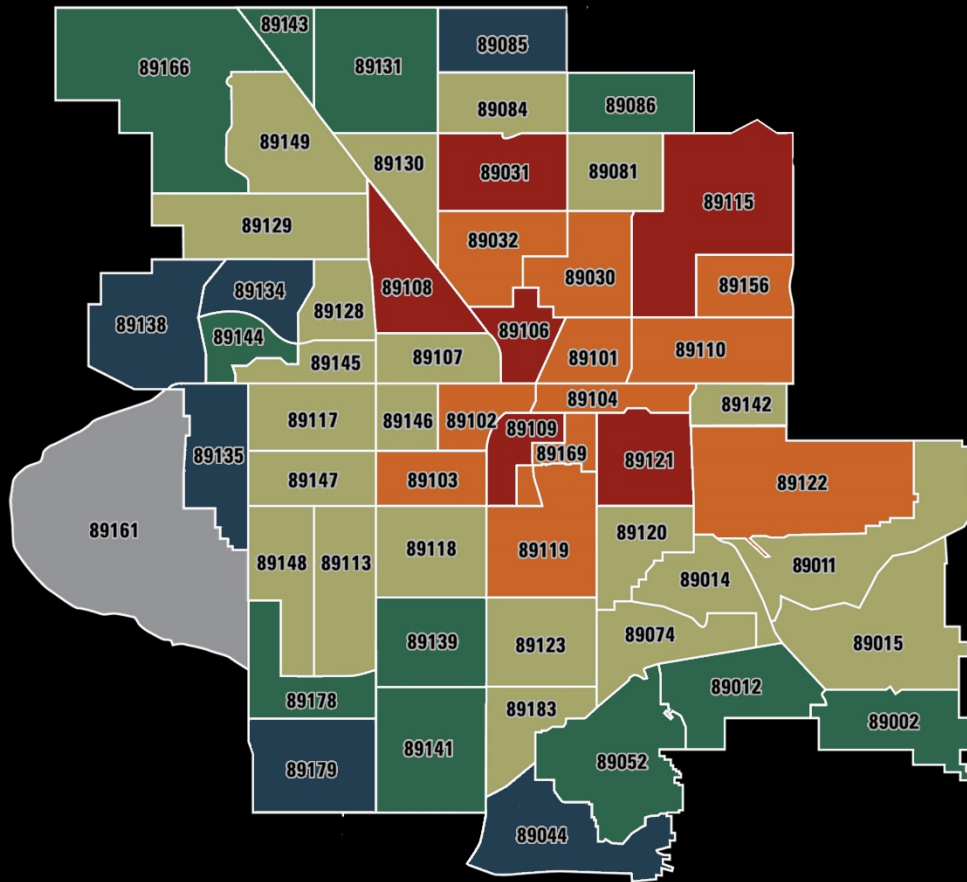
: an abstract, abridgment or
compendium especially of a preceding
discourse



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

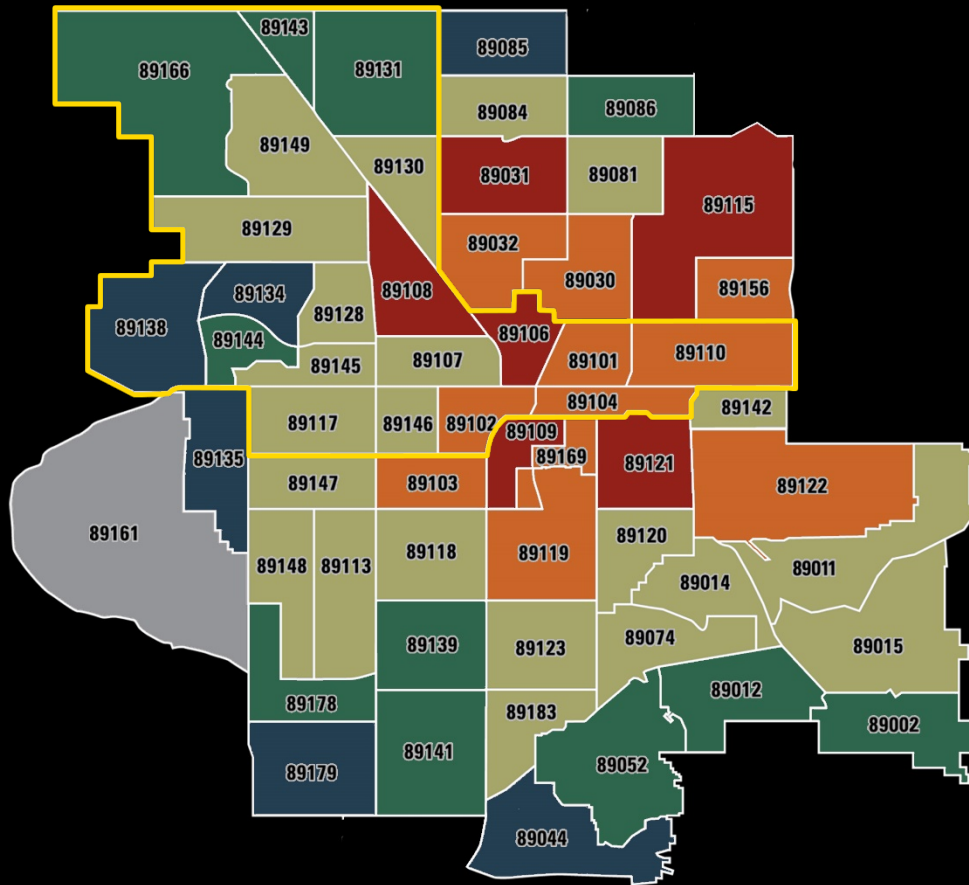
Summary

Valley-wide NRI



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

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



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

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

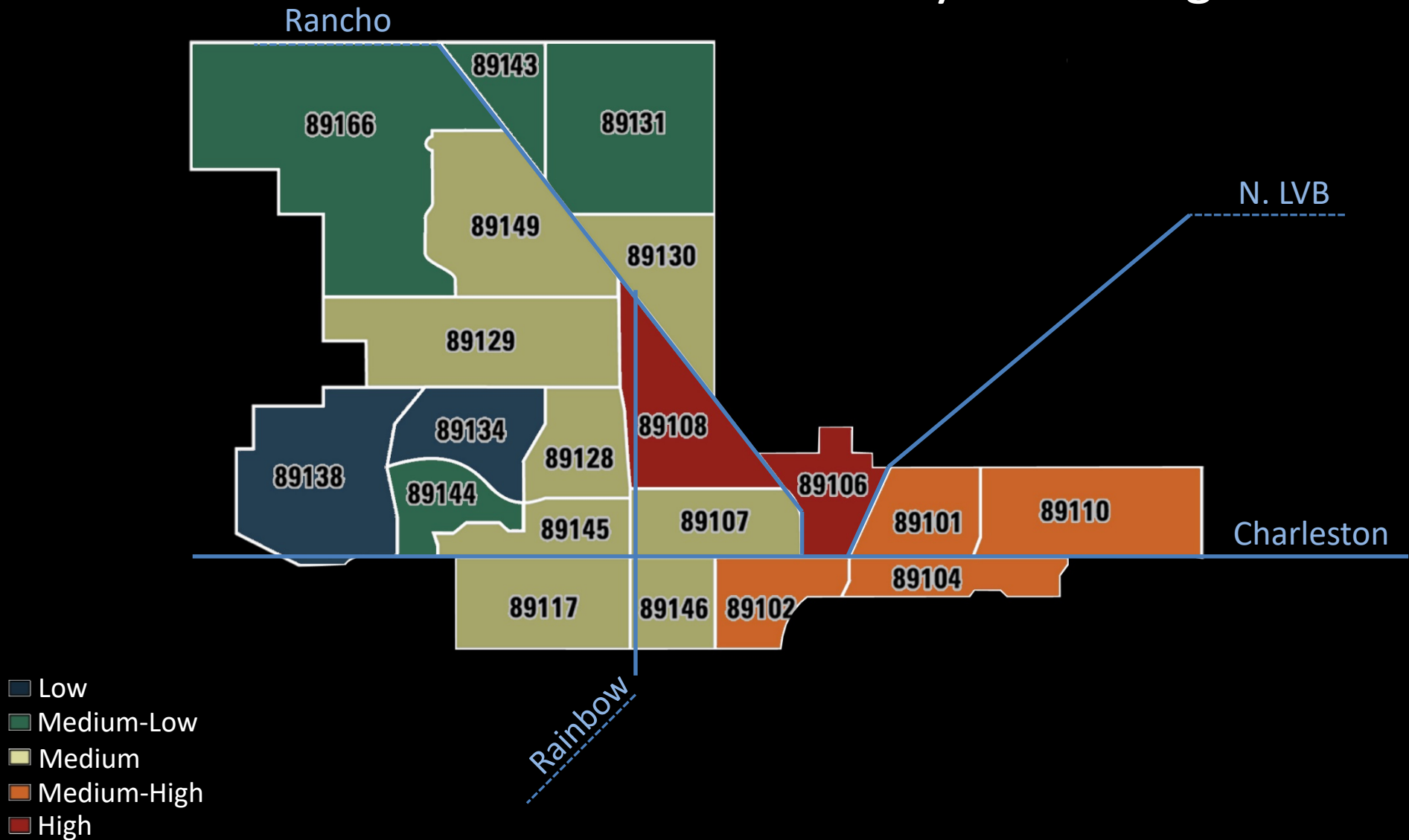
	89107			
	89015			
	89011			
	89142			
	89128			
	89123			
	89130			
	89129			
	89120			
	89183			
	89081			
	89147	89178		
	89101	89146	89139	
	89169	89118	89002	
	89122	89117	89131	
	89032	89148	89012	
89109	89104	89113	89143	89044
89115	89110	89014	89141	89135
89106	89156	89084	89166	89134
89121	89119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

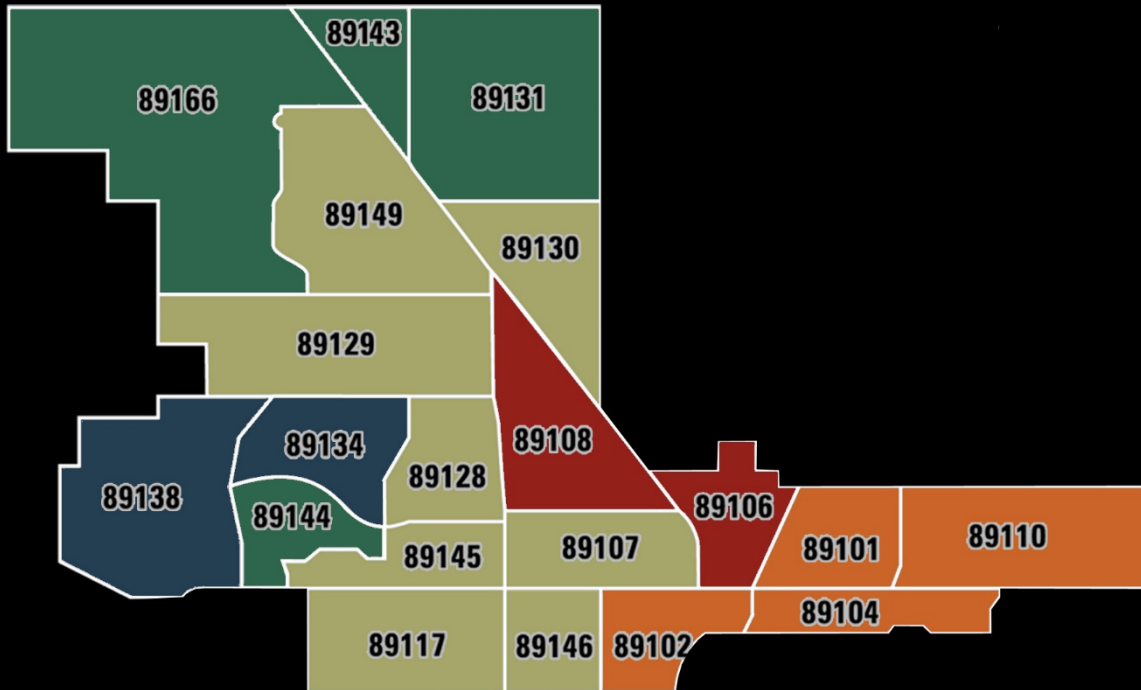
Summary

City of Las Vegas NRI



Summary

City of Las Vegas NRI

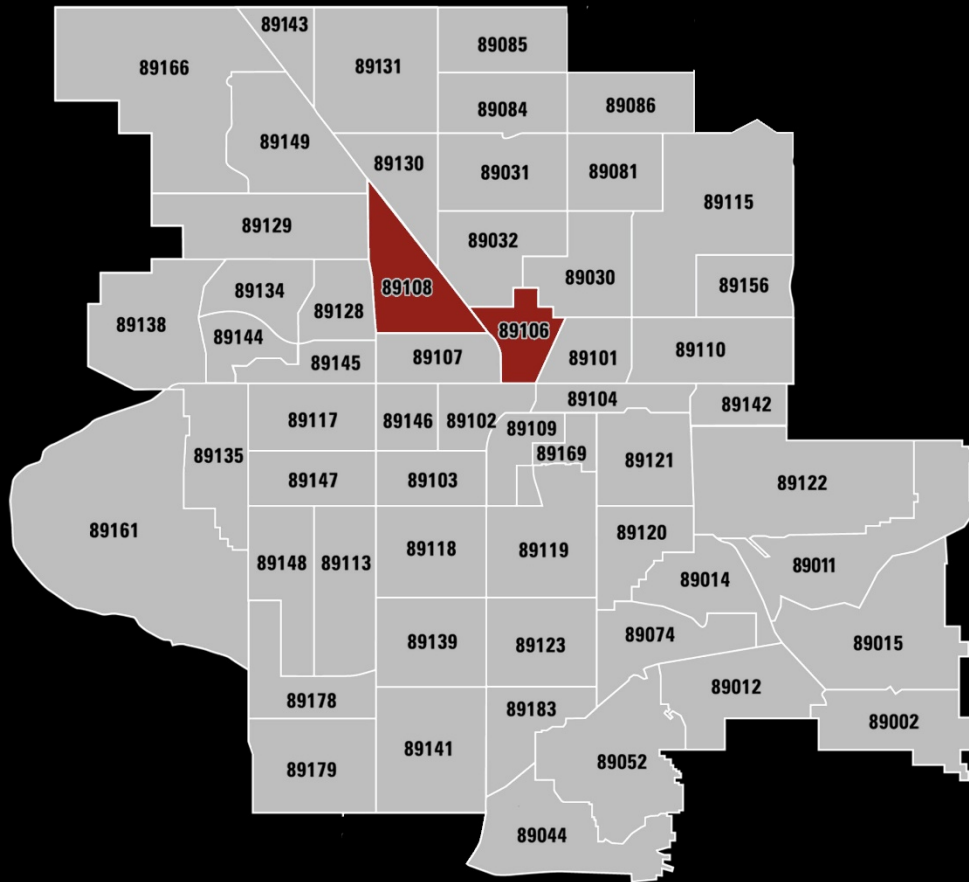


- Low
- Medium-Low
- Medium
- Medium-High
- High

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

Summary

City of Las Vegas NRI



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

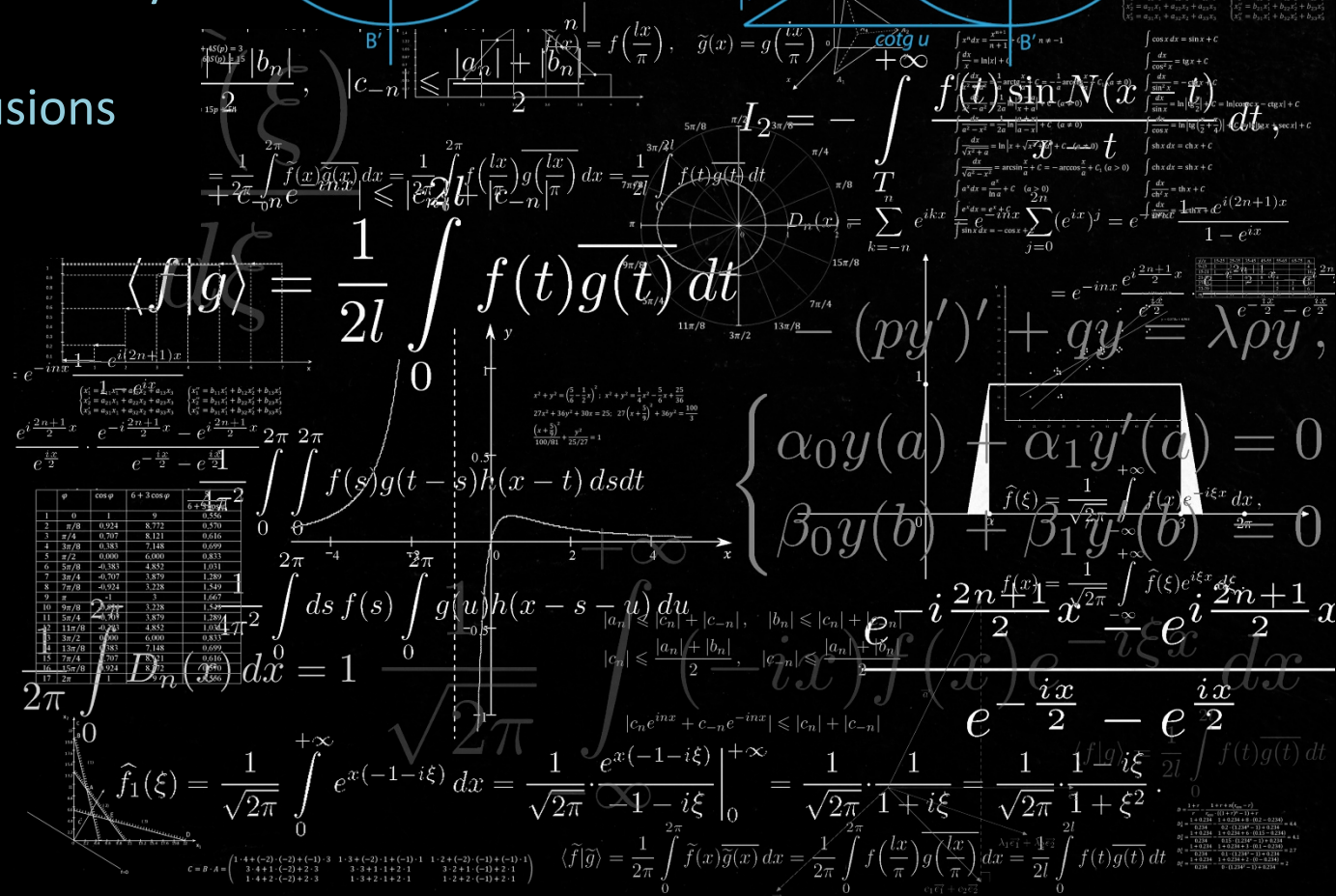
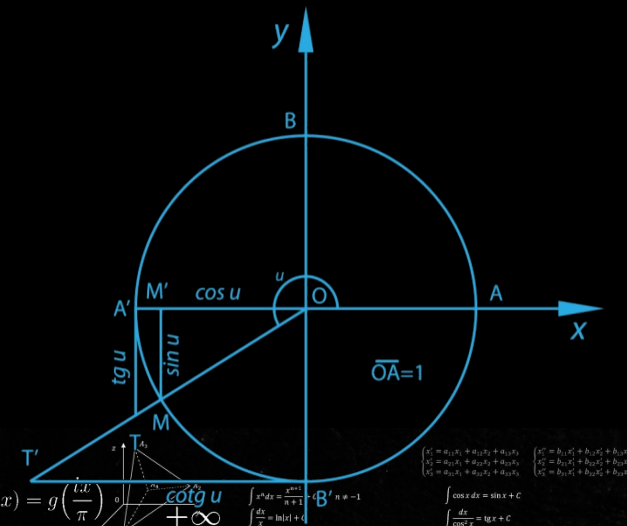
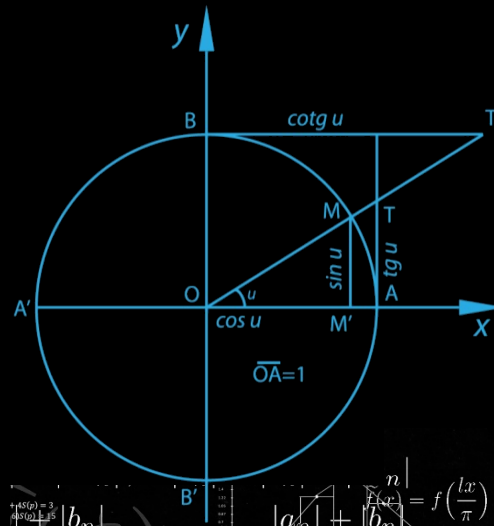
Summary

City of Las Vegas NRI

Zip Code	89106	89108	89101	89104	City Average	LV Valley Average
TANF Recipients Per 1,000 Population	32.0	12.3	23.1	17.9	9.8	9.1
Medicaid Recipients Per 1,000 Population	619.3	318.6	515.1	457.5	260.4	241.4
SNAP Recipients Per 1,000 Population	464.0	208.0	370.9	319.2	169.6	156.8
Unemployment Ins. Per 1,000 Population	11.1	9.5	8.7	12.9	8.6	8.7
Foreclosures Per 1,000 Total Housing Units	1.2	1.2	0.7	0.9	1.0	1.0
Residential Vacancies Per 1,000 Total Housing Units	95.4	42.4	130.7	64.5	51.1	62.1
Commercial Vacancy	8.5%	16.3%	12.2%	10.1%	12.1%	12.7%
Bank-Owned Homes Per 1,000 Total Housing Units	11.1	13.5	8.8	9.7	11.5	11.0

elements

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



Elements of the NRI



Employment Instability



Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Summary Data

Top 10 Zip Codes

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

Zip Codes	Unemployment Insurance Claims (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	Unemployment Insurance Claims Index Value
<u>89104</u>	<u>12.9</u>	<u>8.7</u>	<u>148</u>
89109	12.8	8.7	148
89069	11.6	8.7	133
89086	11.5	8.7	132
<u>89146</u>	<u>11.5</u>	<u>8.7</u>	<u>132</u>
<u>89106</u>	<u>11.1</u>	<u>8.7</u>	<u>128</u>
89121	10.8	8.7	124
89120	10.5	8.7	122
89032	10.5	8.7	121
89156	10.3	8.7	119

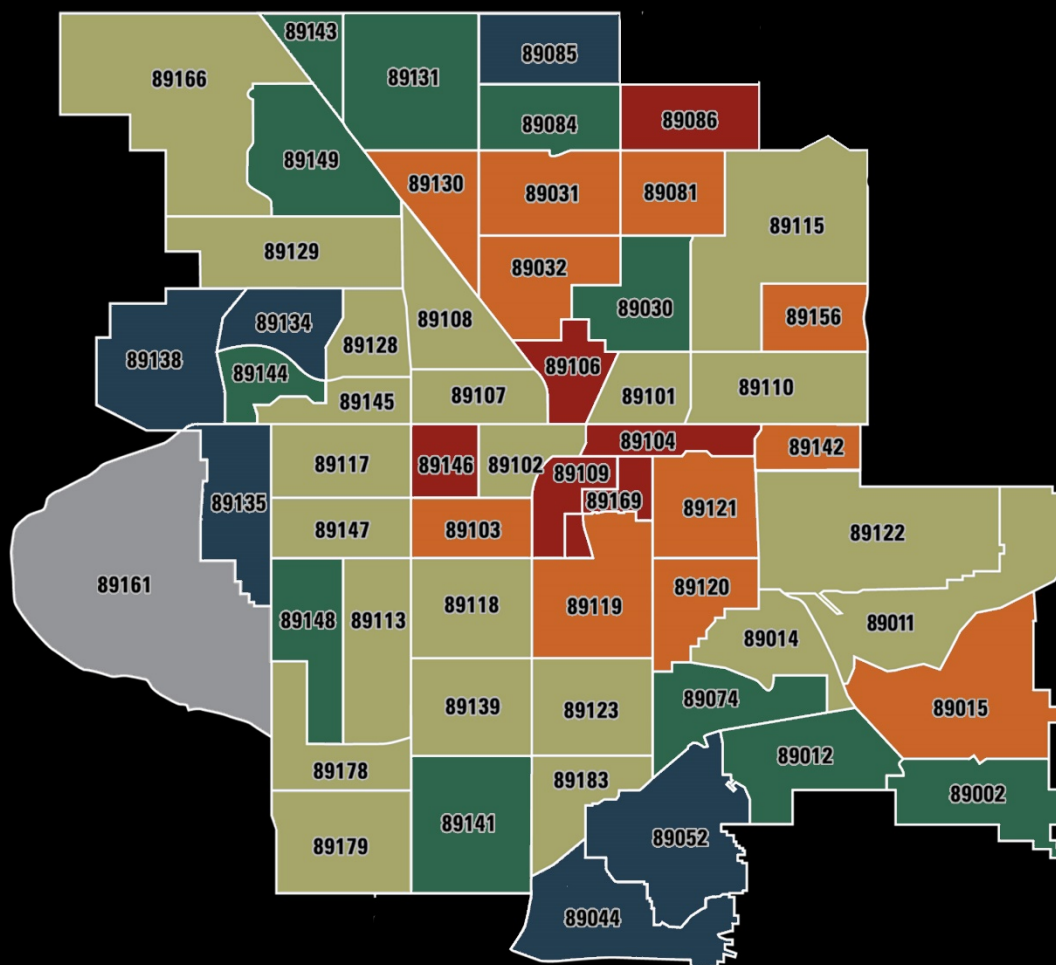


Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map

The rate of unemployment insurance claims per 1,000 residents declined during the quarter to 8.7, a decrease of 4.4 percent from 9.1 in the prior quarter.



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





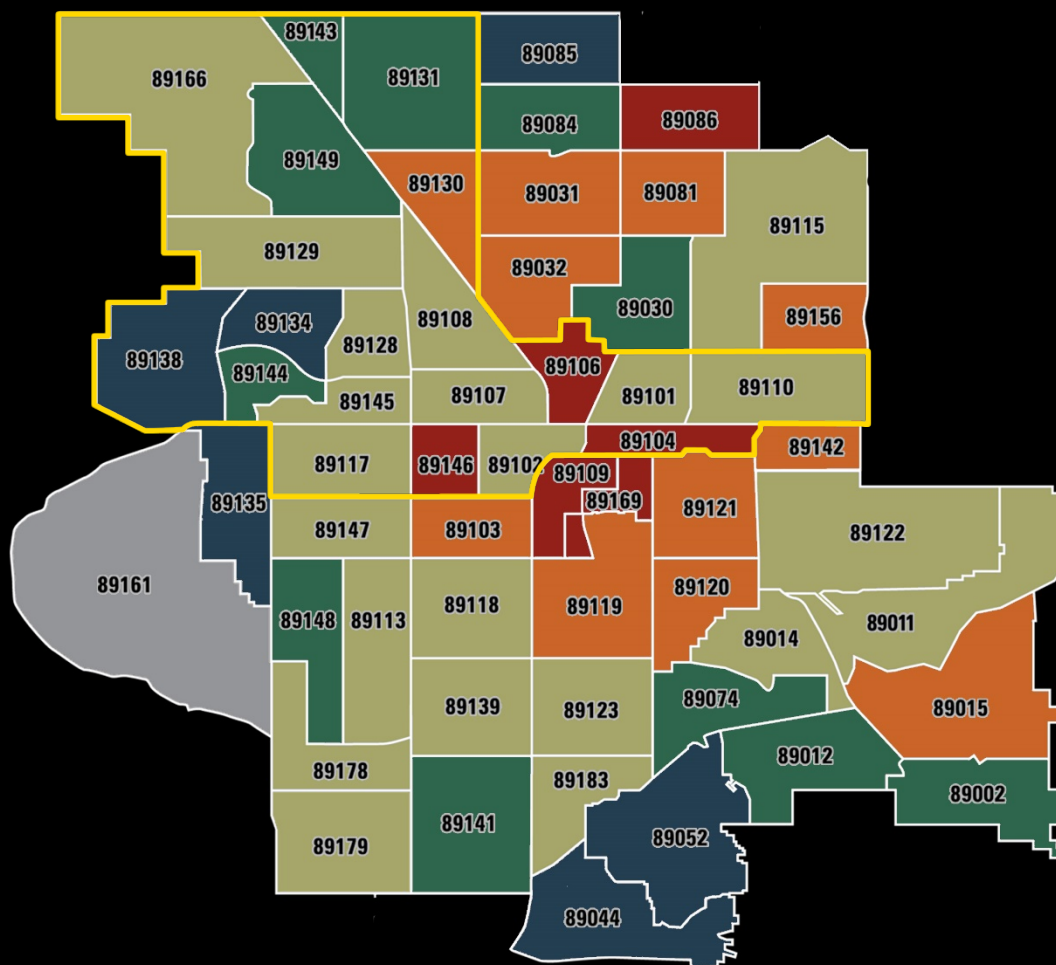
Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

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- 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	12.9	8.6	150
89146	11.5	8.6	134
89106	11.1	8.6	129
89130	9.9	8.6	116
89108	9.5	8.6	111

Mean unemployment insurance claims per 1,000 residents:

Valley-wide	8.7
City of Las Vegas	8.6



APPLIED
ANALYSIS



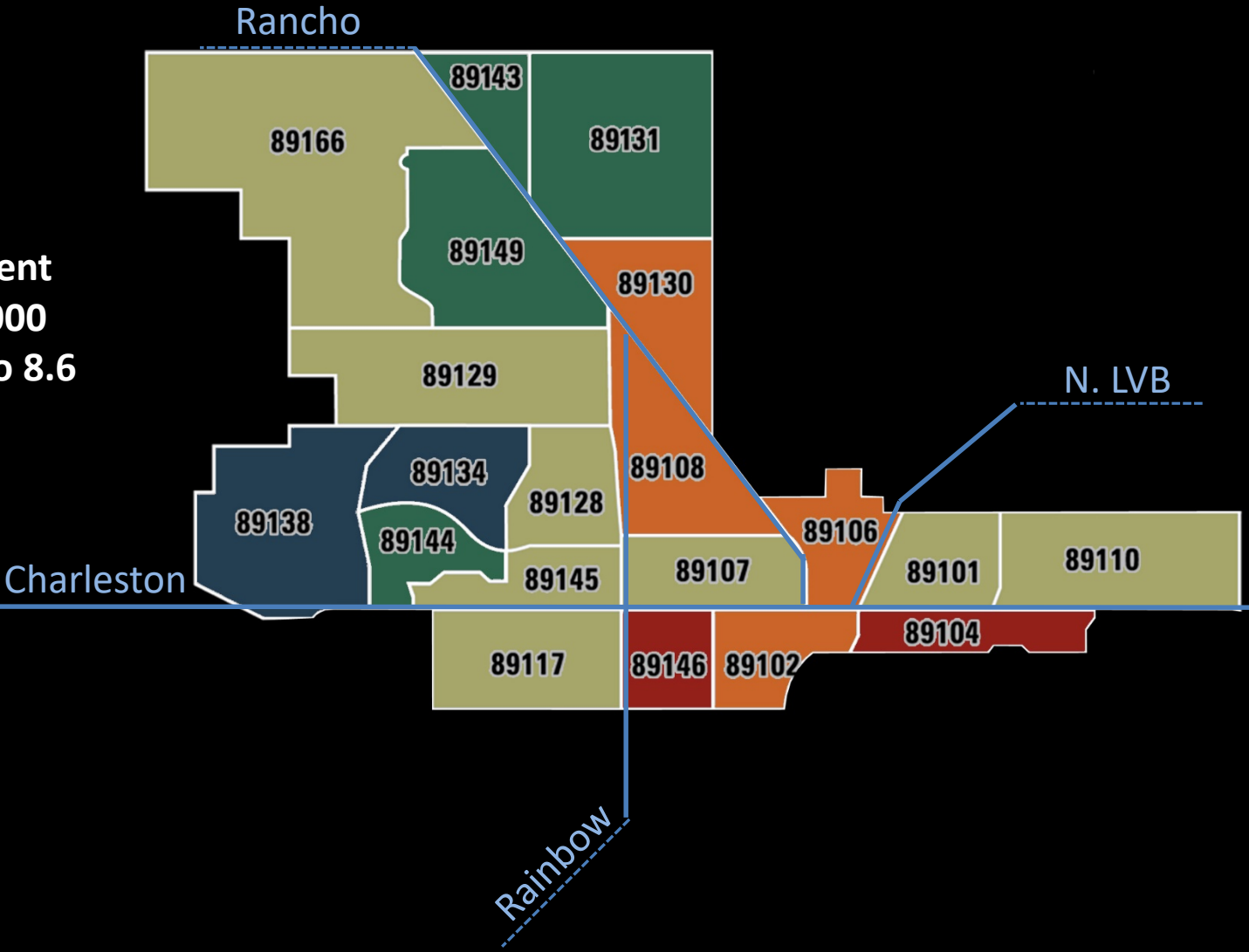


Employment
Instability

Elements of the NRI

Unemp. Insurance | CLV Distribution Map

The rate of unemployment insurance claims per 1,000 residents fell from 9.1 to 8.6 during the quarter.



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

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	4.3	1.0	413
89156	2.1	1.0	199
<u>89143</u>	<u>1.9</u>	<u>1.0</u>	<u>177</u>
89142	1.7	1.0	166
89031	1.7	1.0	166
89122	1.7	1.0	158
89032	1.6	1.0	157
<u>89130</u>	<u>1.6</u>	<u>1.0</u>	<u>152</u>
89183	1.6	1.0	148
89120	1.5	1.0	145

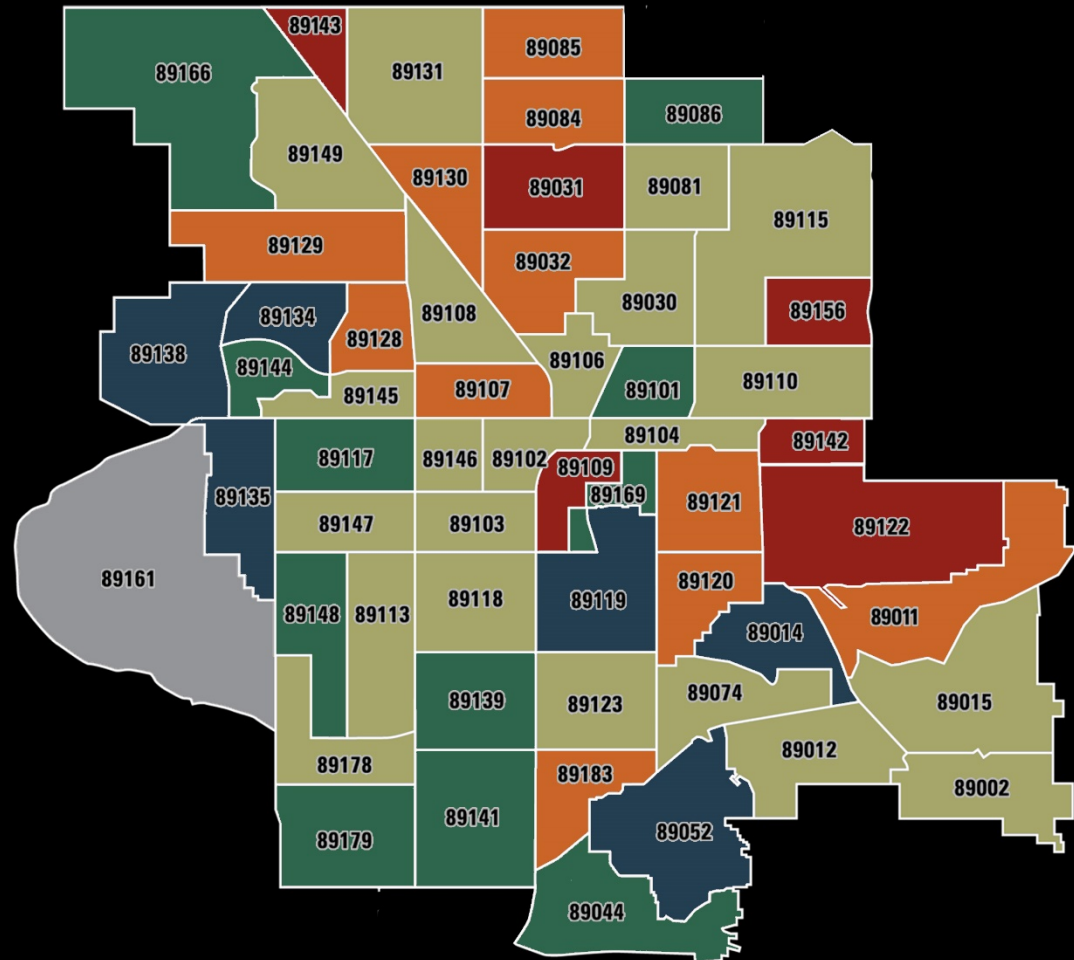


Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

The rate of foreclosures per 1,000 housing units rose from 0.7 to 1.0 for the quarter.



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



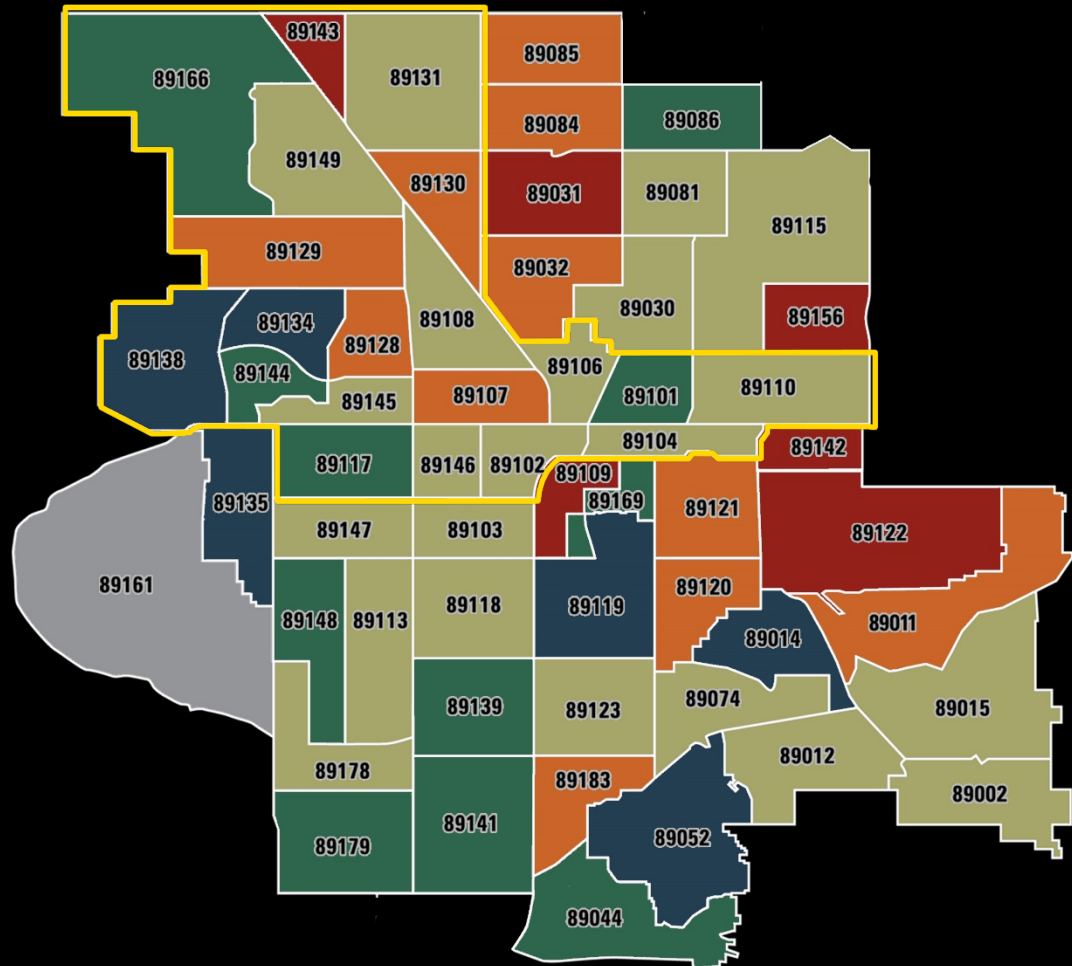
Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

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- 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	1.9	1.0	189
89130	1.6	1.0	163
89128	1.4	1.0	139
89107	1.3	1.0	129
89129	1.2	1.0	125

Mean foreclosures per 1,000 housing units:

Valley-wide 1.0

City of Las Vegas 1.0

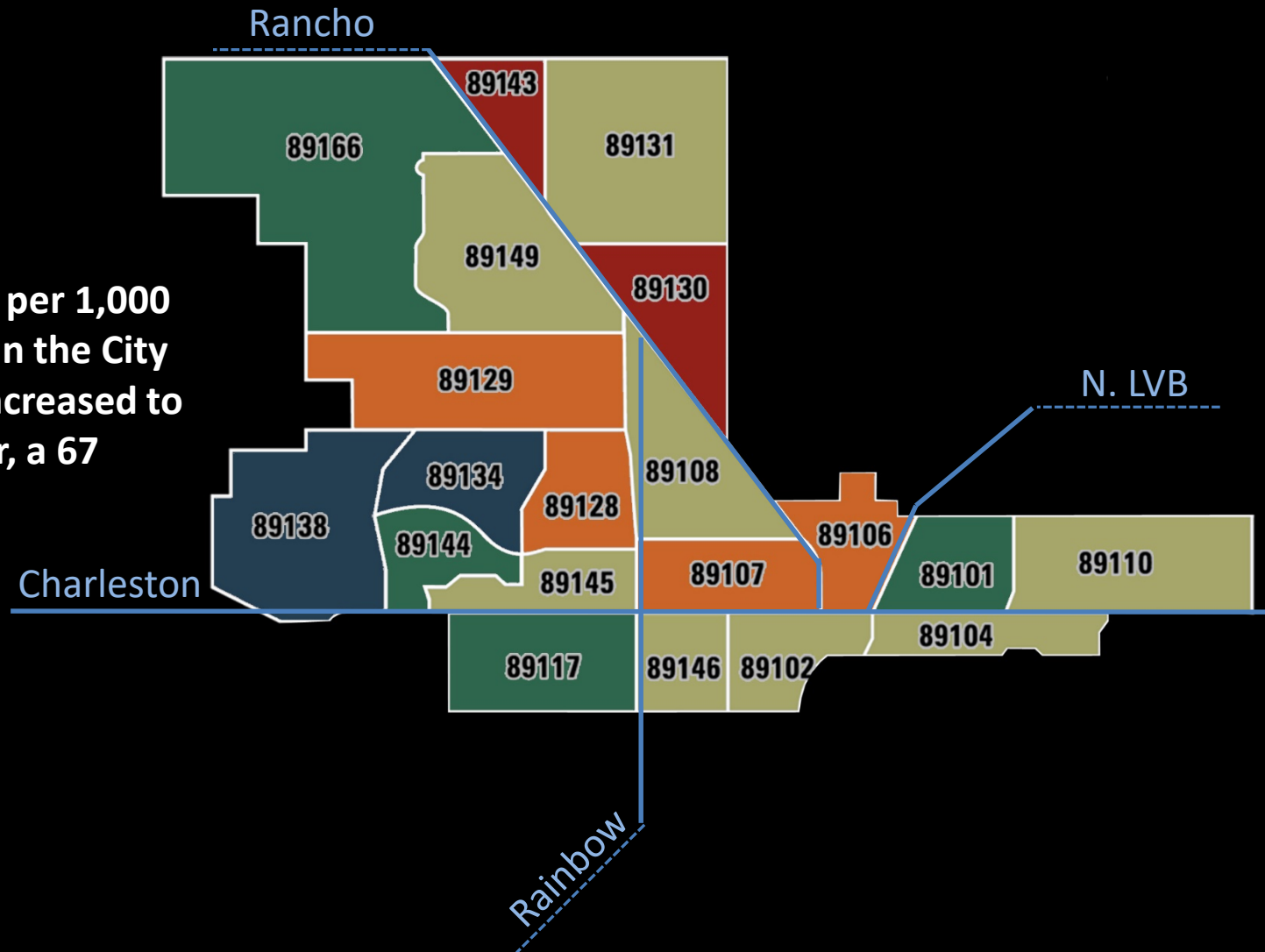


Neighborhood
Instability

Elements of the NRI

Foreclosures | CLV Distribution Map

The rate of foreclosures per 1,000 housing units rose within the City of Las Vegas. The rate increased to 1.0 from 0.6 last quarter, a 67 percent increase.



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



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	684.5	62.1	1,102
<u>89166</u>	<u>162.7</u>	<u>62.1</u>	<u>262</u>
89169	140.6	62.1	226
<u>89101</u>	<u>130.7</u>	<u>62.1</u>	<u>210</u>
89119	127.4	62.1	205
89011	120.8	62.1	194
89103	115.2	62.1	185
<u>89102</u>	<u>99.8</u>	<u>62.1</u>	<u>161</u>
89115	97.6	62.1	157
<u>89106</u>	<u>95.4</u>	<u>62.1</u>	<u>154</u>



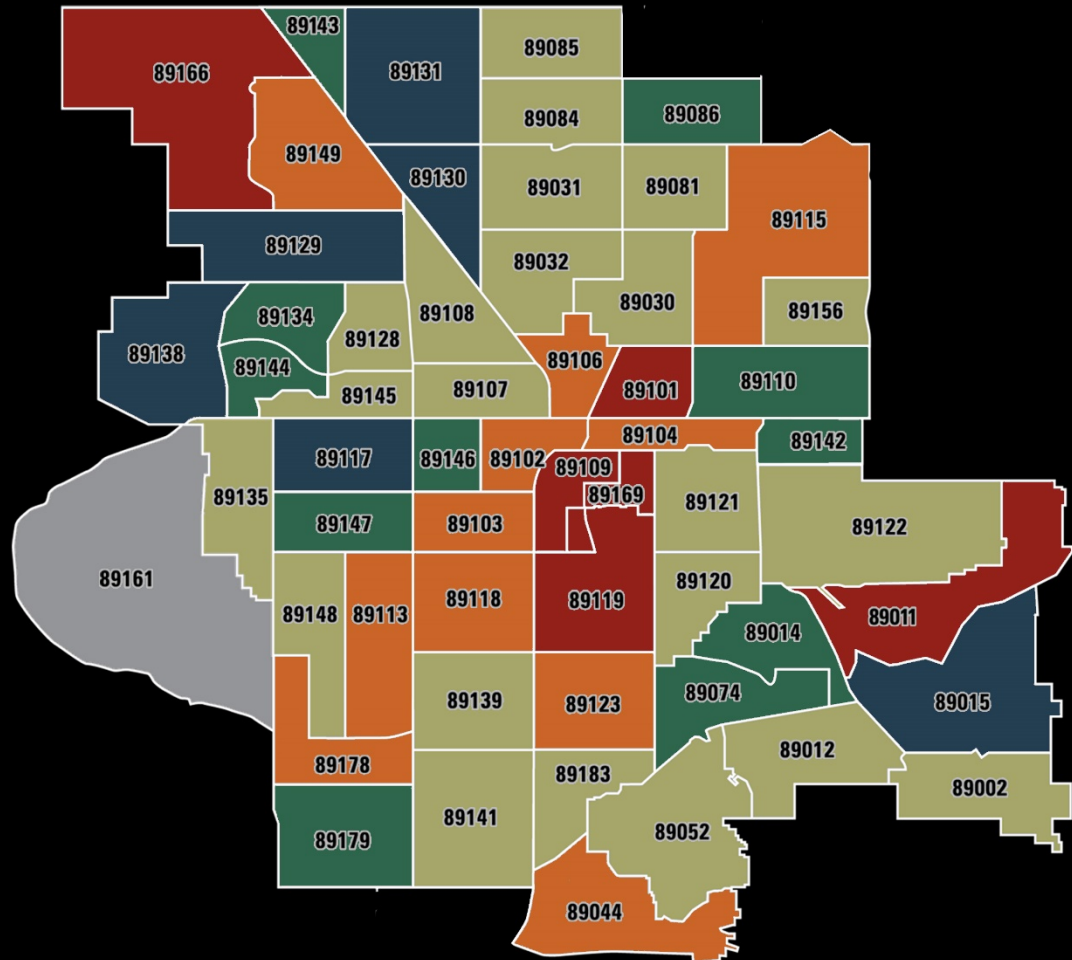


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

Residential vacancies
per 1,000 housing units
remained at 62.1 from
the previous the
quarter.



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



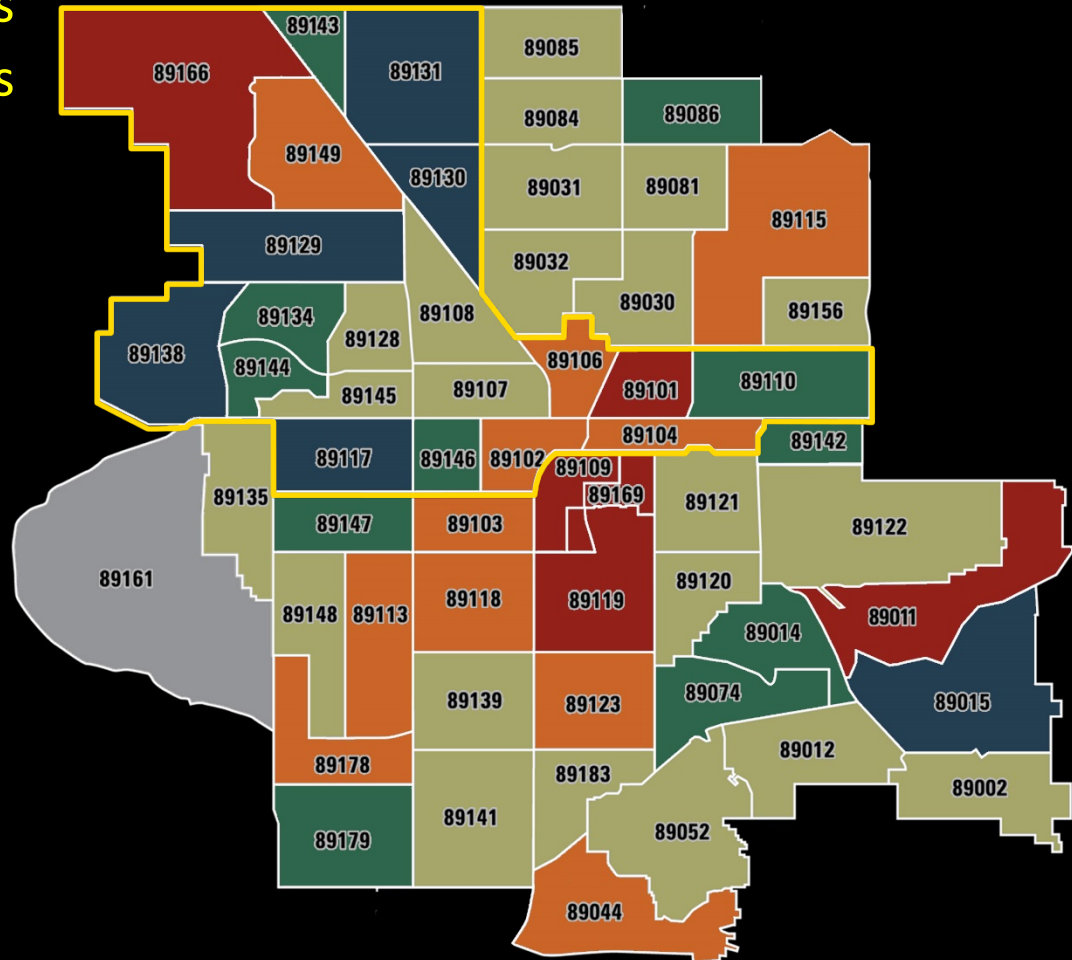
Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

Residential vacancies
per 1,000 housing units
remained at 62.1 from
the previous the
quarter.



- 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
89166	162.7	51.1	318
89101	130.7	51.1	256
89102	99.8	51.1	195
89106	95.4	51.1	187
89149	65.6	51.1	128

Mean residential vacancies per 1,000
housing units:

Valley-wide 62.1

City of Las Vegas 51.1

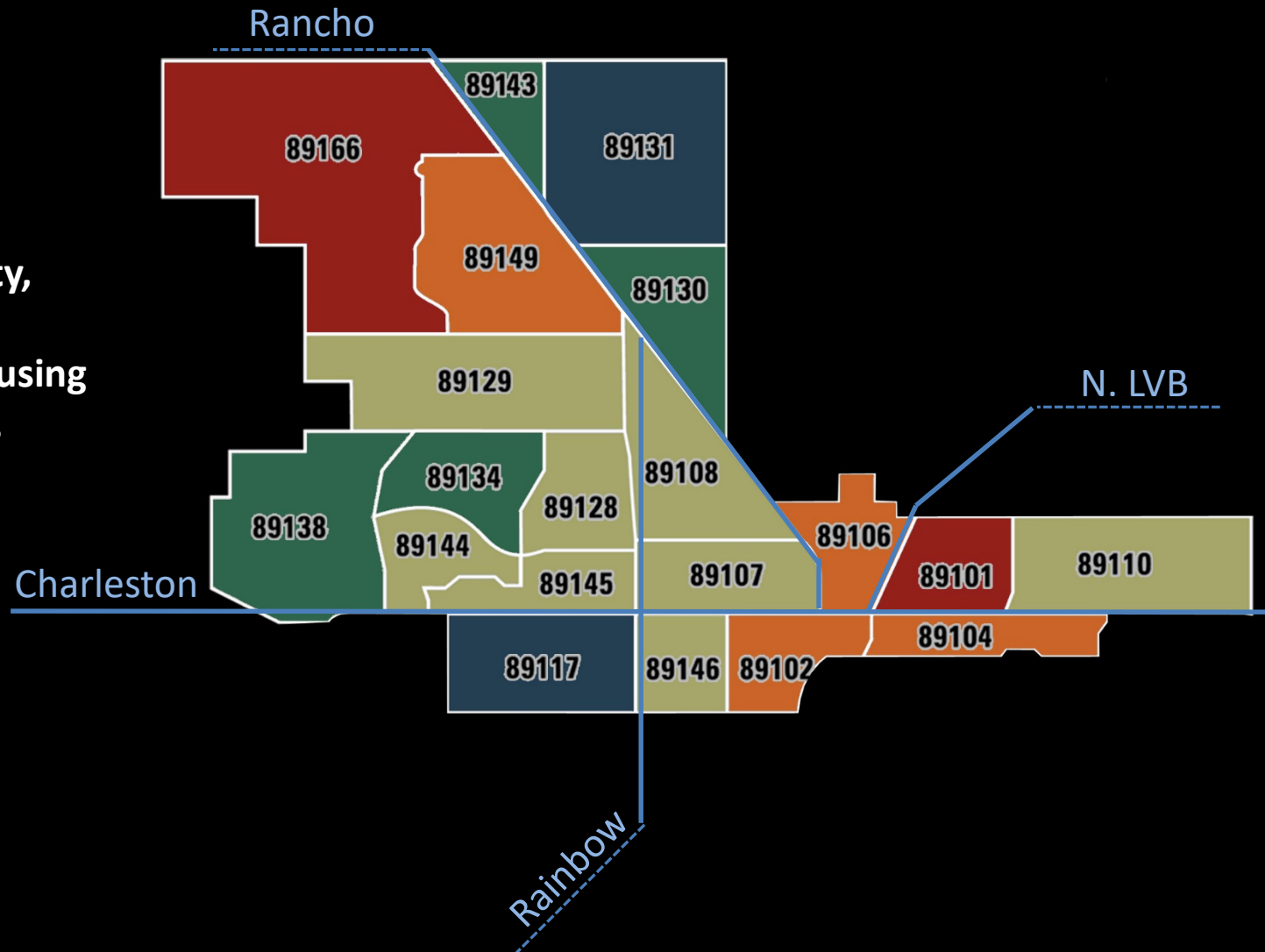


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | CLV Distribution Map

Similarly, within the City,
the rate of residential
vacancies per 1,000 housing
units remained at 51.1.



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



Elements of the NRI

Commercial Vacancy | Valley-wide Summary Data

Top 10 Zip Codes

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

Zip Codes	Commercial Vacancy Rate	Valley-wide Mean	Commercial Vacancy Rate Index Value
89011	40.9%	12.7%	323
89115	38.0%	12.7%	300
89169	26.4%	12.7%	208
89109	24.0%	12.7%	190
89107	22.5%	12.7%	178
89119	17.5%	12.7%	138
89108	16.3%	12.7%	129
89128	16.3%	12.7%	129
89015	15.8%	12.7%	125
89118	15.4%	12.7%	122

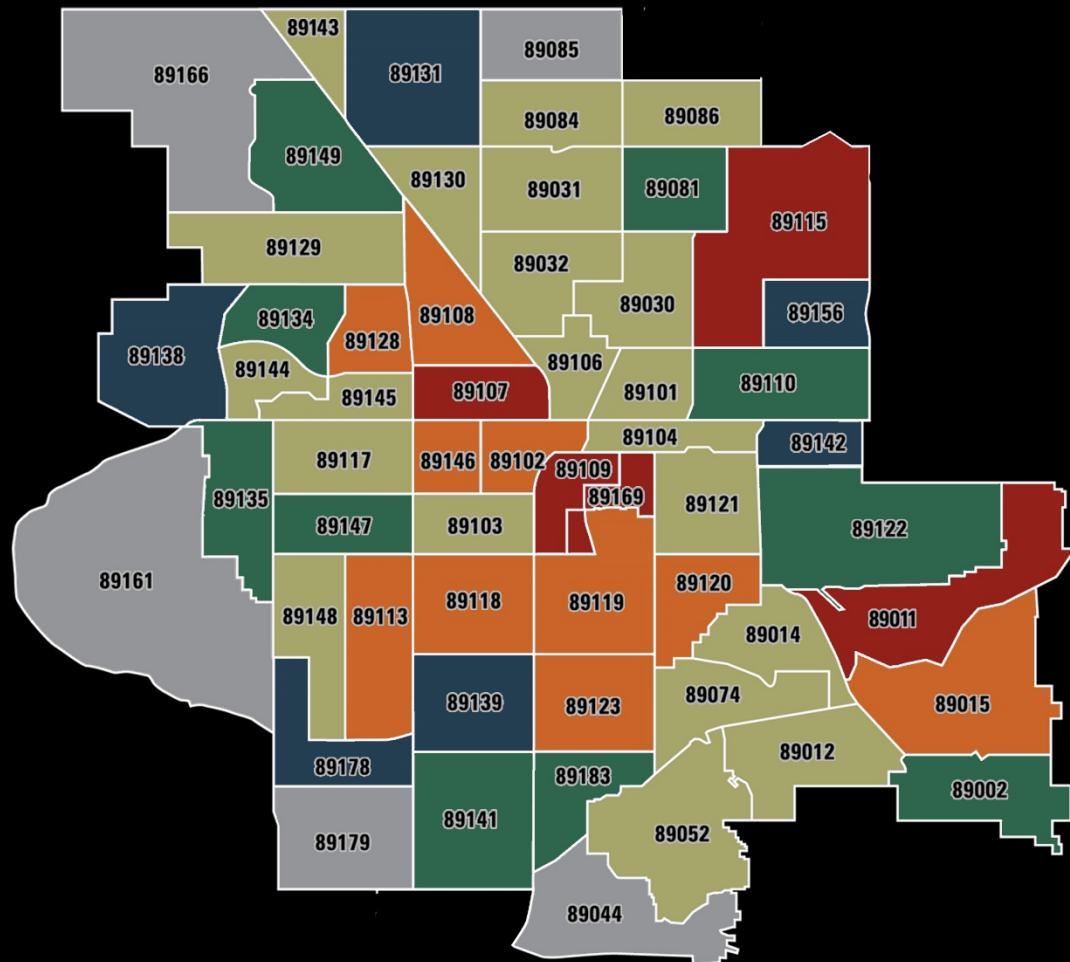


Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

Valley-wide commercial vacancy continued to drop. The vacancy rate fell to 12.7 percent from 12.9 percent last quarter (down 0.2 percentage points). 89011 had the highest vacancy rate at 40.9%, followed by 89115 at 38.0% .



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



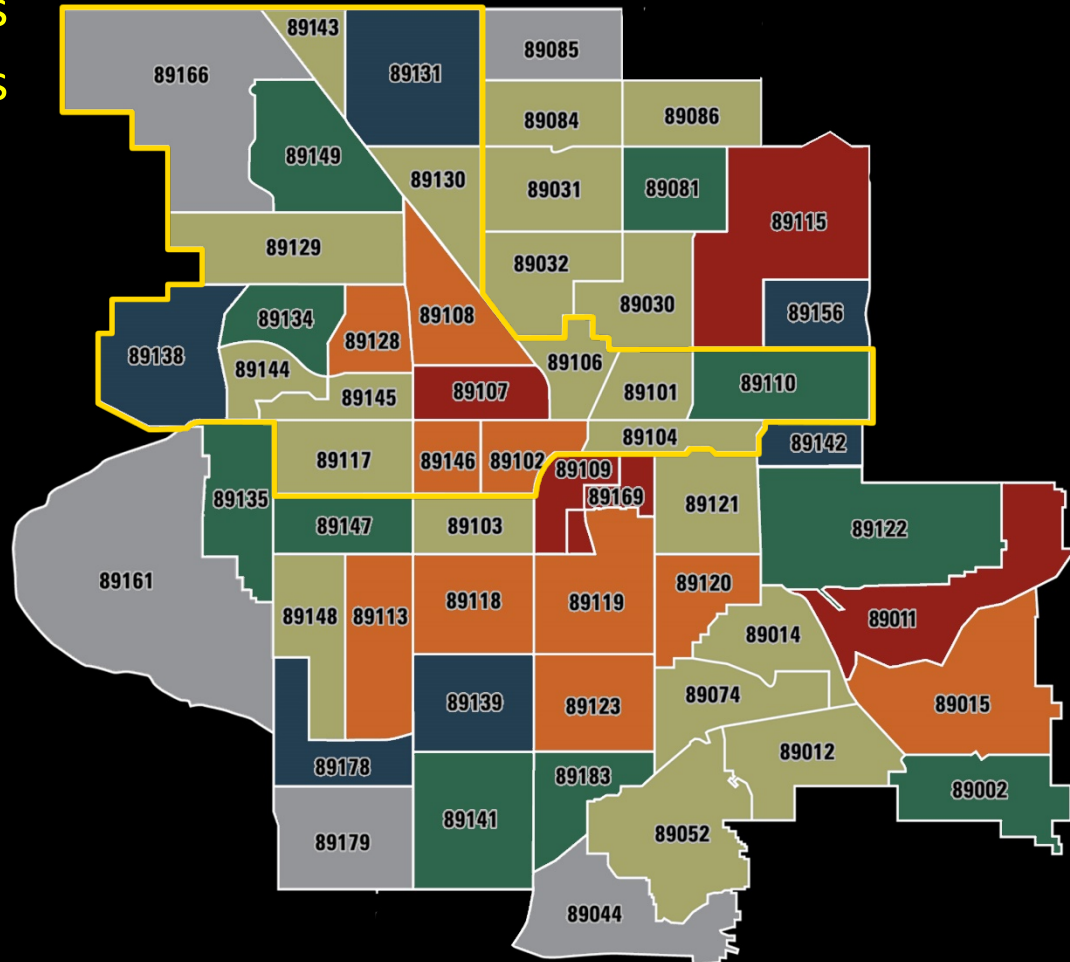
Neighborhood
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Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

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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	22.5%	12.1%	185
89108	16.3%	12.1%	134
89128	16.3%	12.1%	134
89146	15.0%	12.1%	124
89102	14.8%	12.1%	122

Mean commercial vacancy rate:

Valley-wide 12.7%

City of Las Vegas 12.1%

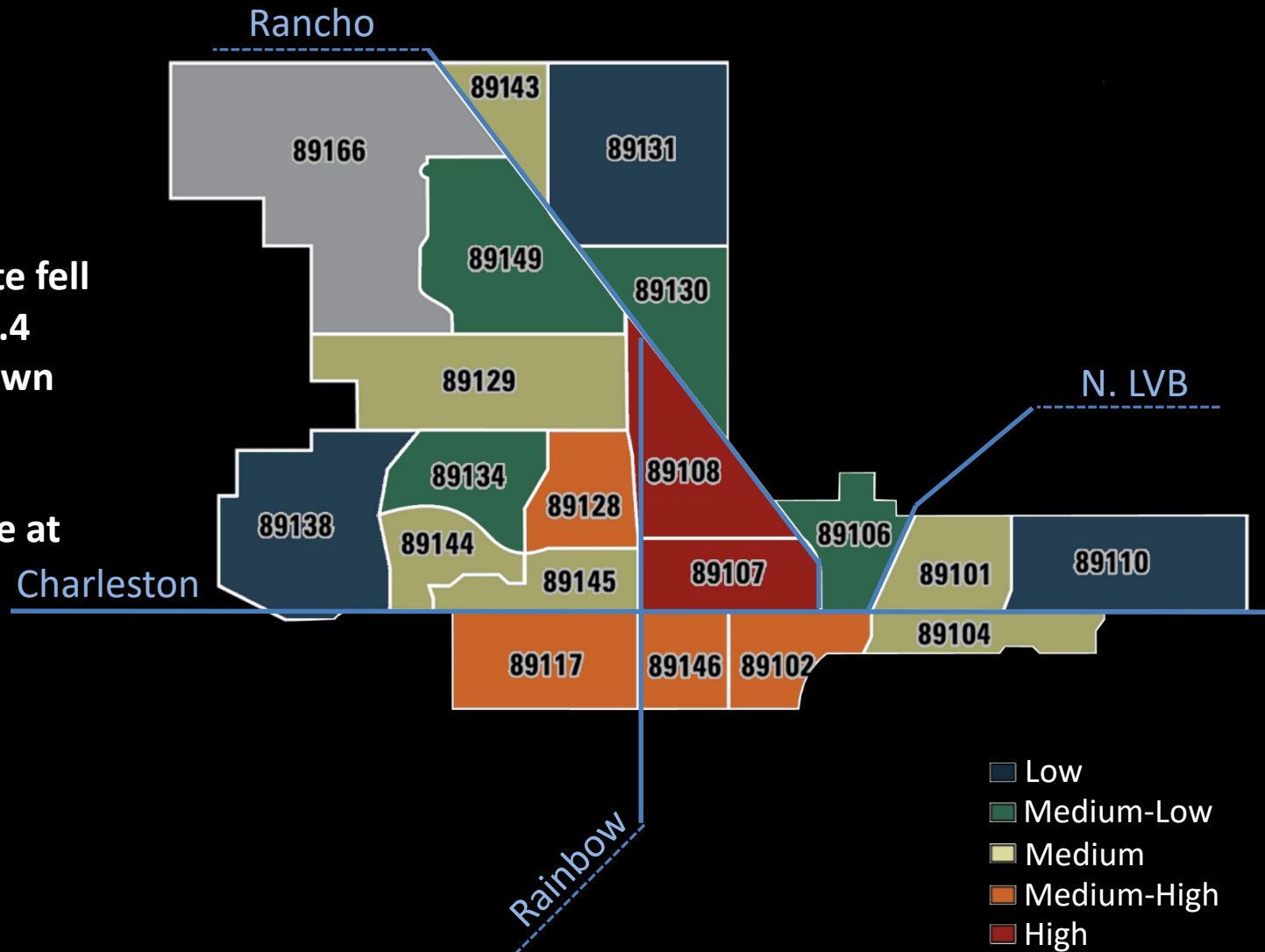


Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | CLV Distribution Map

City-wide commercial vacancy declined in the quarter. The vacancy rate fell to 12.1 percent from 12.4 percent last quarter (down 0.3 percentage points). 89107 had the highest commercial vacancy rate at 22.5 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

Q4 2018



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	20.5	11.0	186
89031	19.9	11.0	180
<u>89143</u>	<u>19.0</u>	<u>11.0</u>	<u>172</u>
89156	18.9	11.0	172
<u>89110</u>	<u>17.4</u>	<u>11.0</u>	<u>158</u>
89030	16.7	11.0	151
89032	16.6	11.0	151
89141	16.0	11.0	146
<u>89107</u>	<u>15.8</u>	<u>11.0</u>	<u>143</u>
<u>89131</u>	<u>15.2</u>	<u>11.0</u>	<u>138</u>

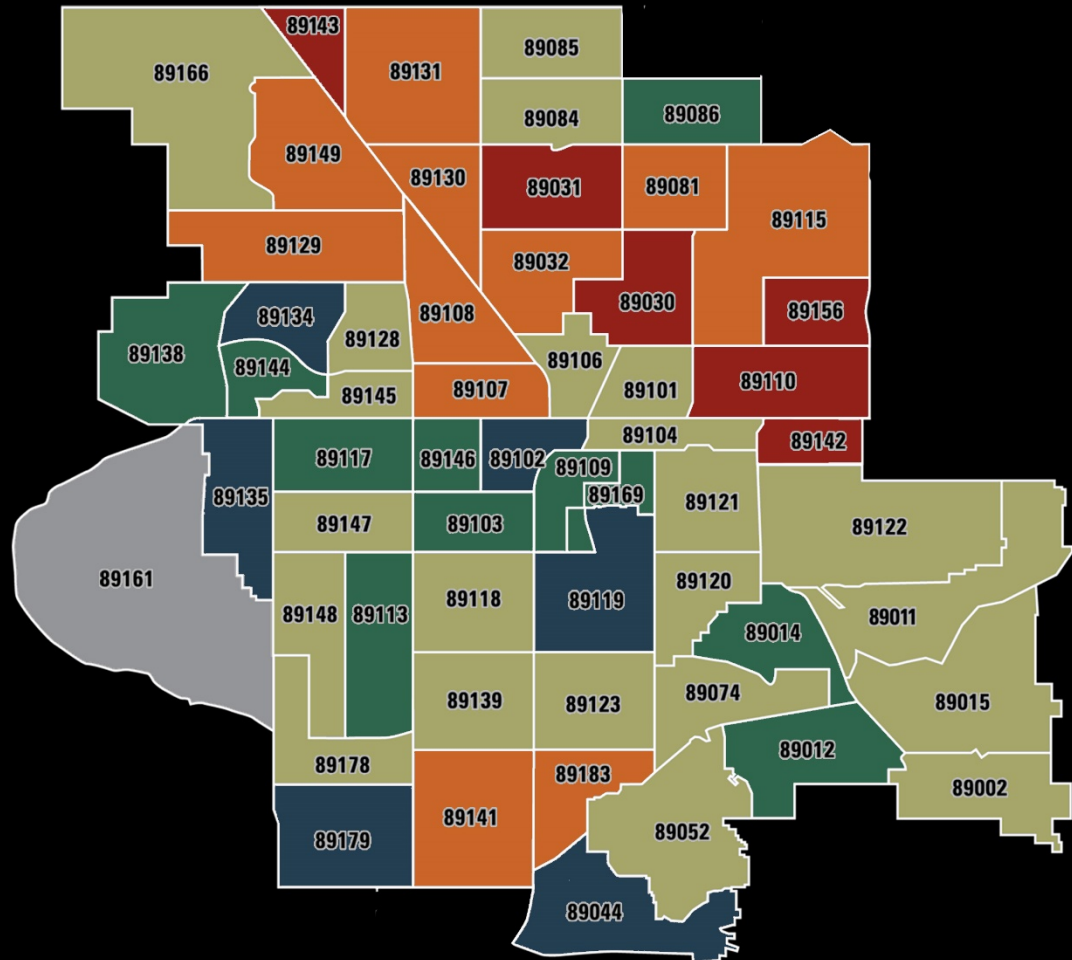


Neighborhood
Instability

Elements of the NRI

Bank-Owned Homes | Valley-wide Distribution Map

The rate of bank-owned homes per 1,000 housing units rose from 10.8 to 11.0 for the quarter.

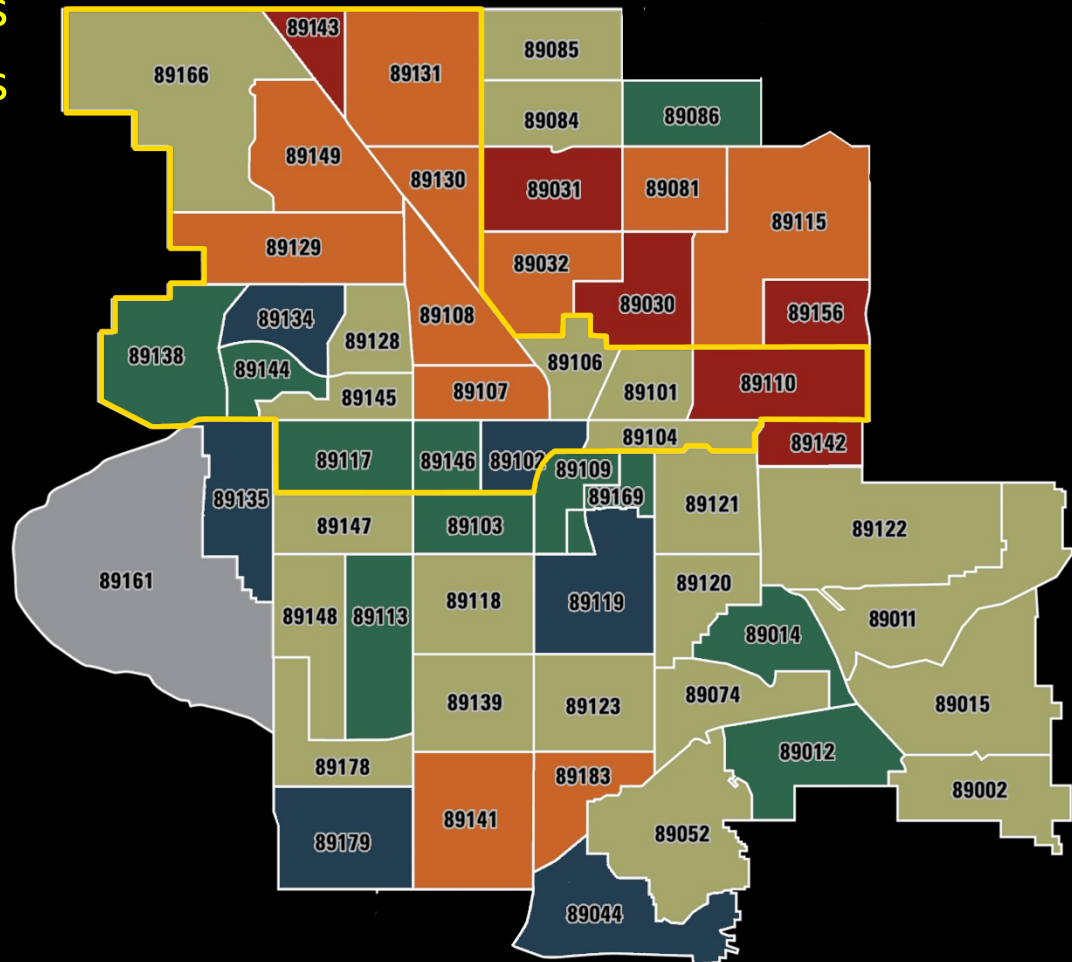


- Low
- Medium-Low
- Medium
- Medium-High
- High



Bank-Owned Homes | Valley-wide Distribution Map

The rate of bank-owned homes per 1,000 housing units rose from 10.8 to 11.0 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	19.0	11.5	165
89110	17.4	11.5	151
89107	15.8	11.5	137
89131	15.2	11.5	132
89130	15.1	11.5	131

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

City of Las Vegas	11.5
Valley-wide	11.0

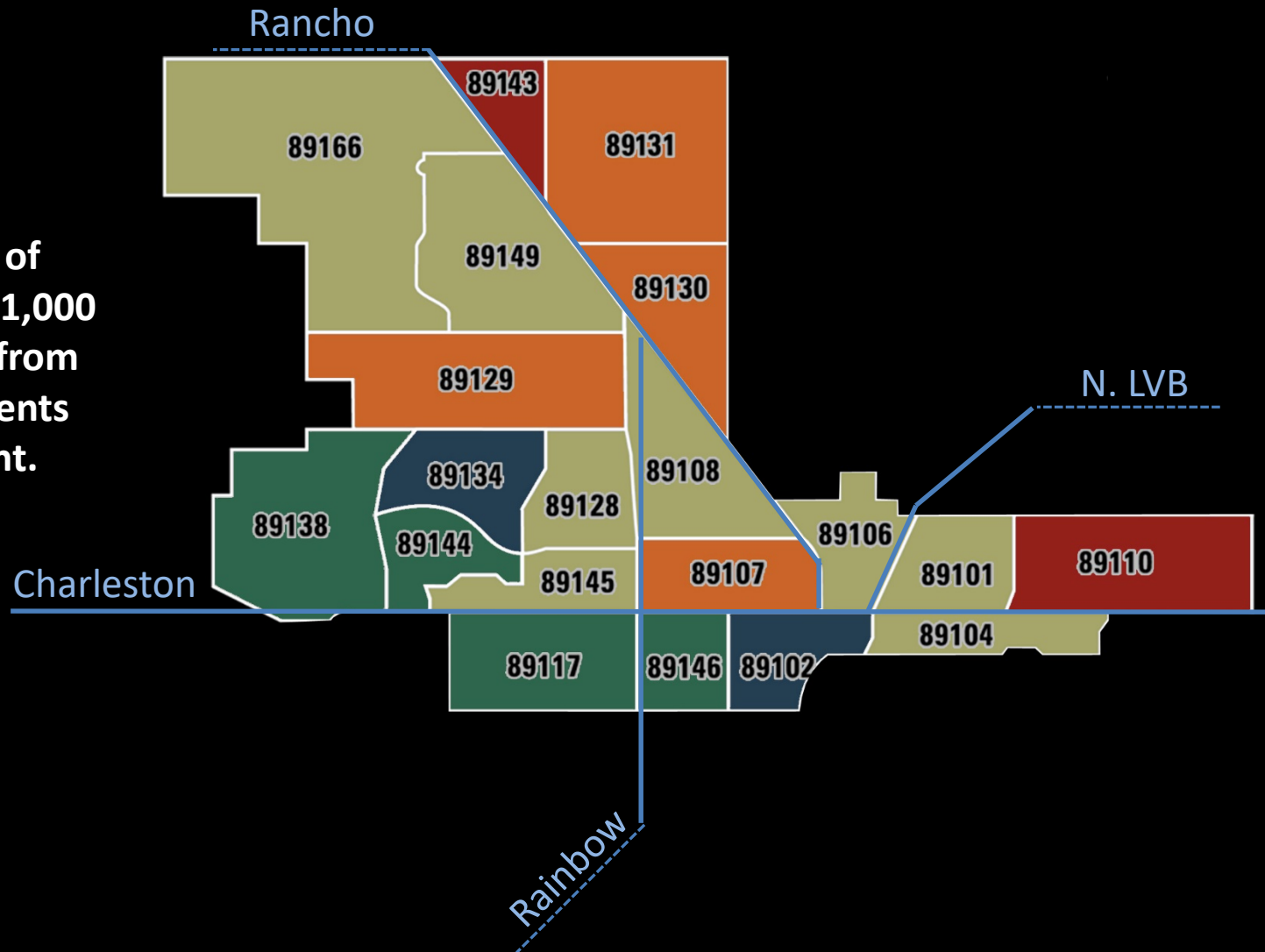


Neighborhood
Instability

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 rose, from 11.3 to 11.5. This represents an increase of 1.8 percent.



- 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
<u>89106</u>	<u>32.0</u>	<u>9.1</u>	<u>352.6</u>
89030	27.0	9.1	297.3
89115	24.3	9.1	268.2
89169	23.8	9.1	262.2
<u>89101</u>	<u>23.1</u>	<u>9.1</u>	<u>254.0</u>
89109	21.8	9.1	240.0
<u>89104</u>	<u>17.9</u>	<u>9.1</u>	<u>197.1</u>
<u>89102</u>	<u>16.5</u>	<u>9.1</u>	<u>181.6</u>
89119	16.1	9.1	177.0
89086	15.6	9.1	171.6



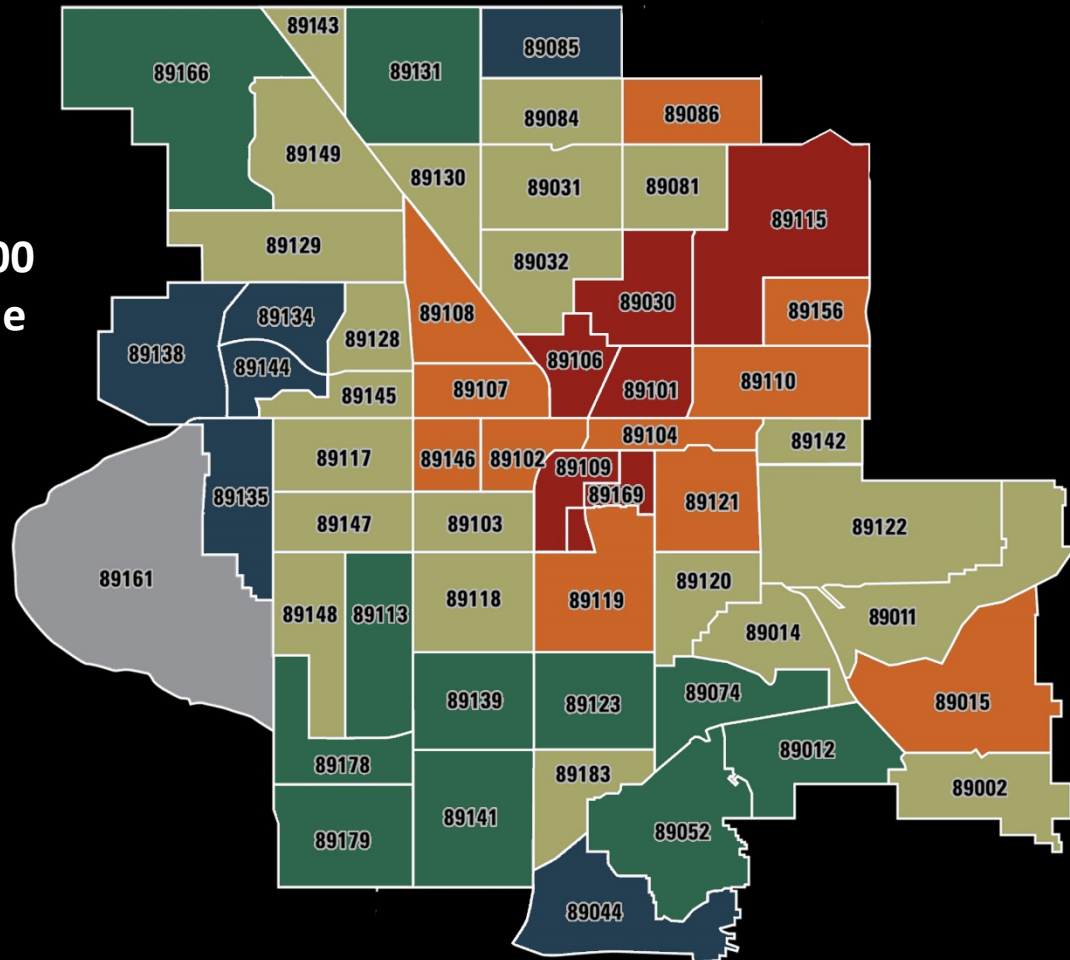


Household
Instability

Elements of the NRI

TANF | Valley-wide Distribution Map

The rate of TANF recipients per 1,000 residents fell during the quarter. The rate declined to 9.1 from 9.5 last quarter, a decrease of 4.2 percent.



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



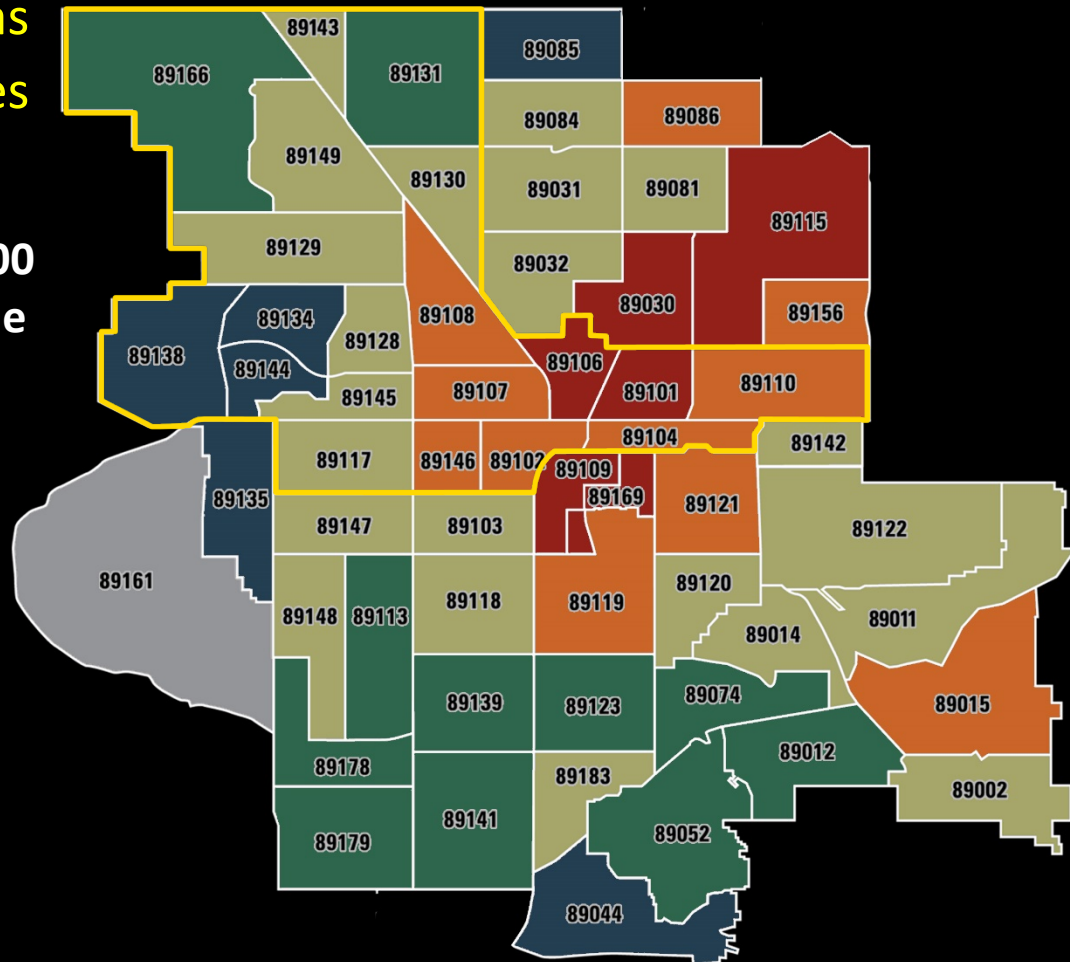
Household
Instability

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 declined to 9.1 from 9.5 last quarter, a decrease of 4.2 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	32.0	9.8	328
89101	23.1	9.8	236
89104	17.9	9.8	183
89102	16.5	9.8	169
89110	13.4	9.8	137

Mean TANF recipients per 1,000 residents:

City of Las Vegas 9.8

Valley-wide 9.1



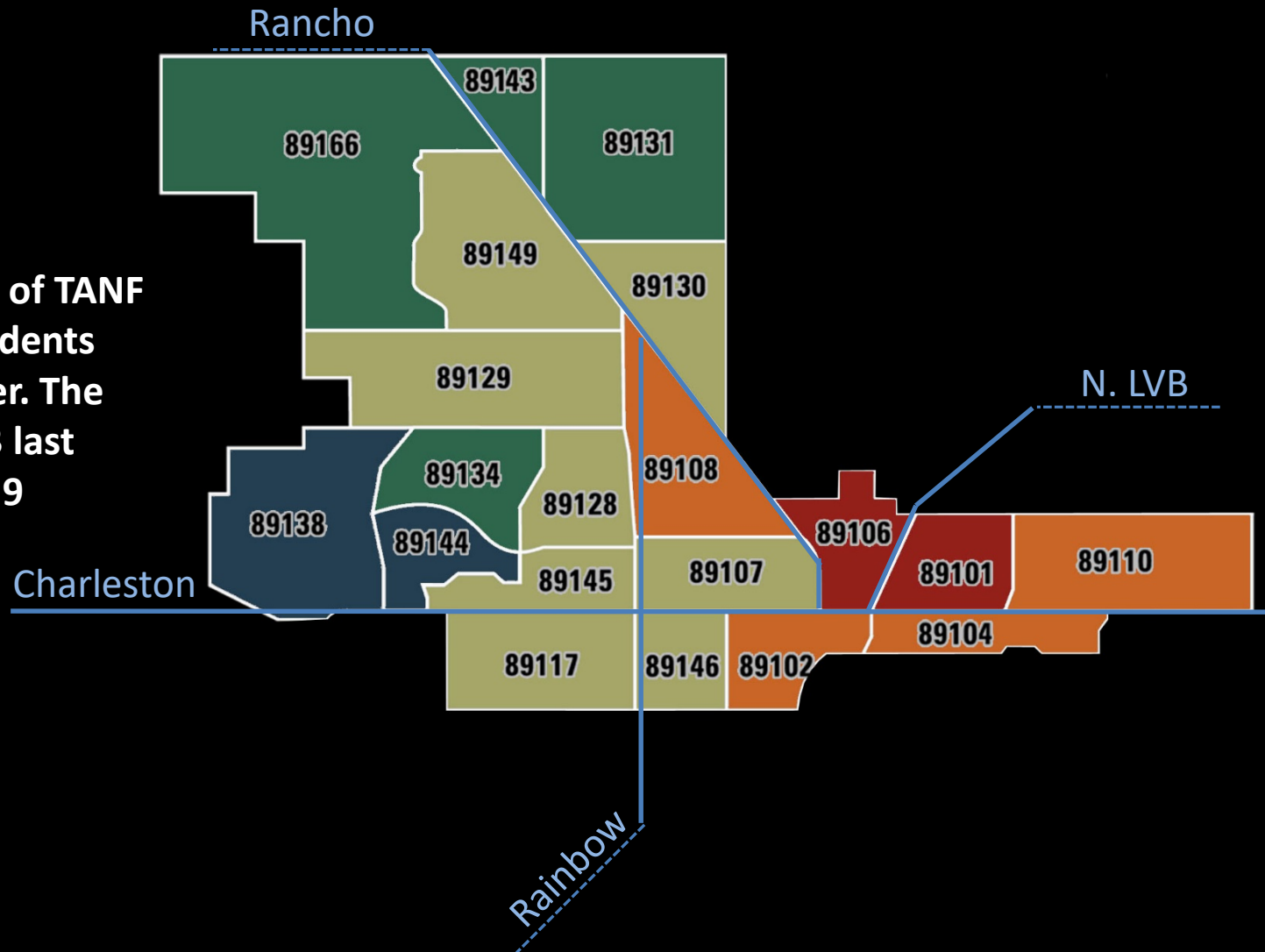


Household
Instability

Elements of the NRI

TANF | CLV Distribution Map

Within the City, the rate of TANF recipients per 1,000 residents also declined this quarter. The rate fell to 9.8 from 10.3 last quarter, a decrease of 4.9 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
<u>89106</u>	<u>464.0</u>	<u>156.8</u>	<u>295.8</u>
89030	381.0	156.8	242.9
<u>89101</u>	<u>370.9</u>	<u>156.8</u>	<u>236.5</u>
<u>89104</u>	<u>319.2</u>	<u>156.8</u>	<u>203.5</u>
89169	318.5	156.8	203.1
89115	311.4	156.8	198.6
89109	310.2	156.8	197.8
<u>89102</u>	<u>264.6</u>	<u>156.8</u>	<u>168.7</u>
89119	241.4	156.8	153.9
89121	231.6	156.8	147.7

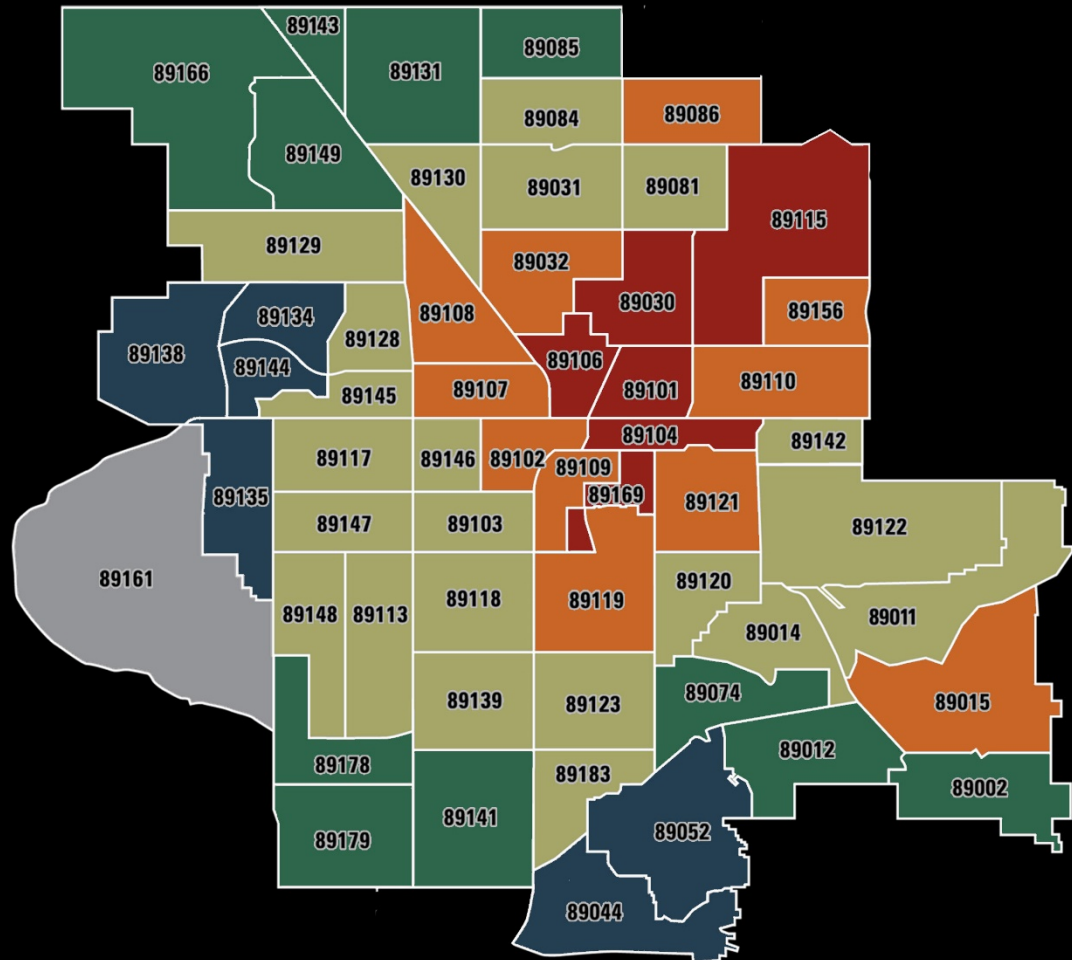


Household
Instability

Elements of the NRI

SNAP | Valley-wide Distribution Map

The rate of SNAP recipients per 1,000 residents decreased from 157.4 to 156.8 this quarter (down 0.4 percent).



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



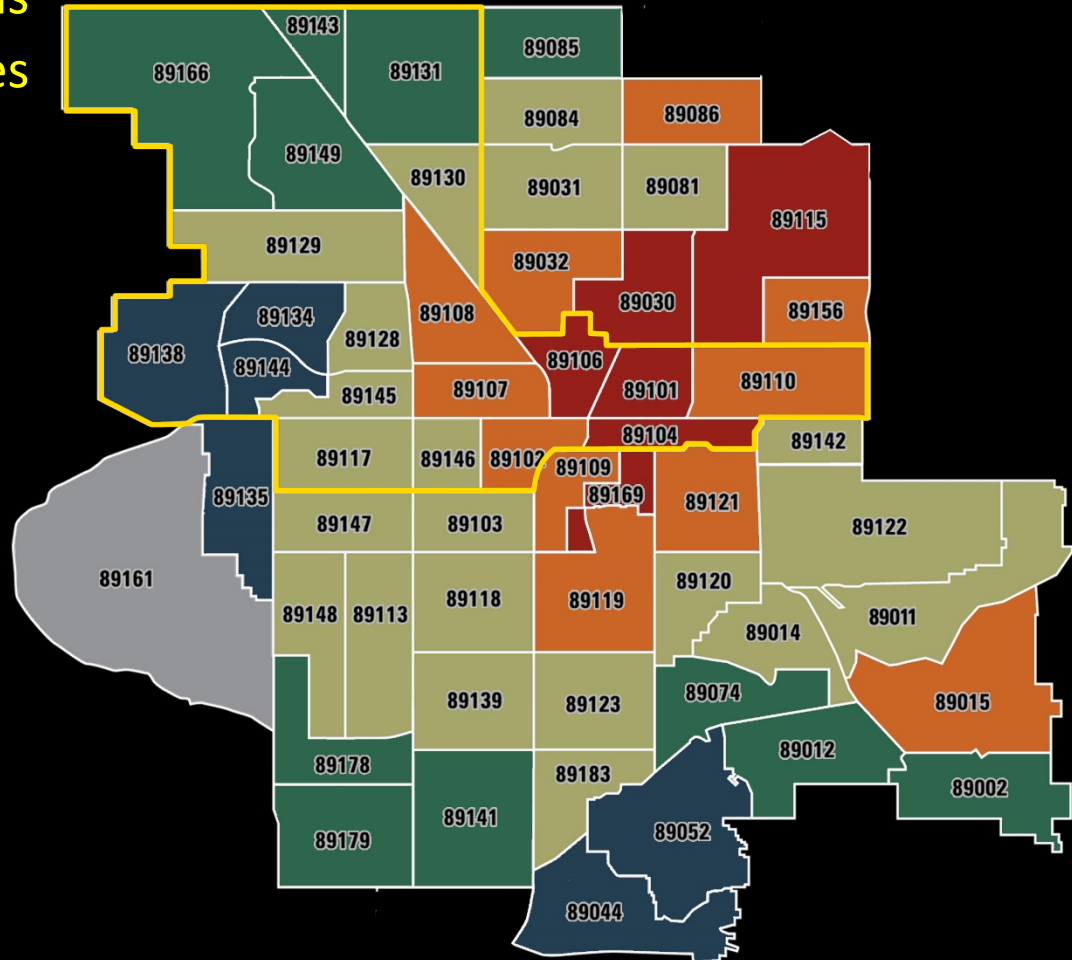
Household
Instability

Elements of the NRI

SNAP | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of SNAP recipients per 1,000 residents decreased from 157.4 to 156.8 this quarter (down 0.4 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	464.0	169.6	274
89101	370.9	169.6	219
89104	319.2	169.6	188
89102	264.6	169.6	156
89107	223.4	169.6	132

Mean SNAP recipients per 1,000 residents:

City of Las Vegas 169.6

Valley-wide 156.8

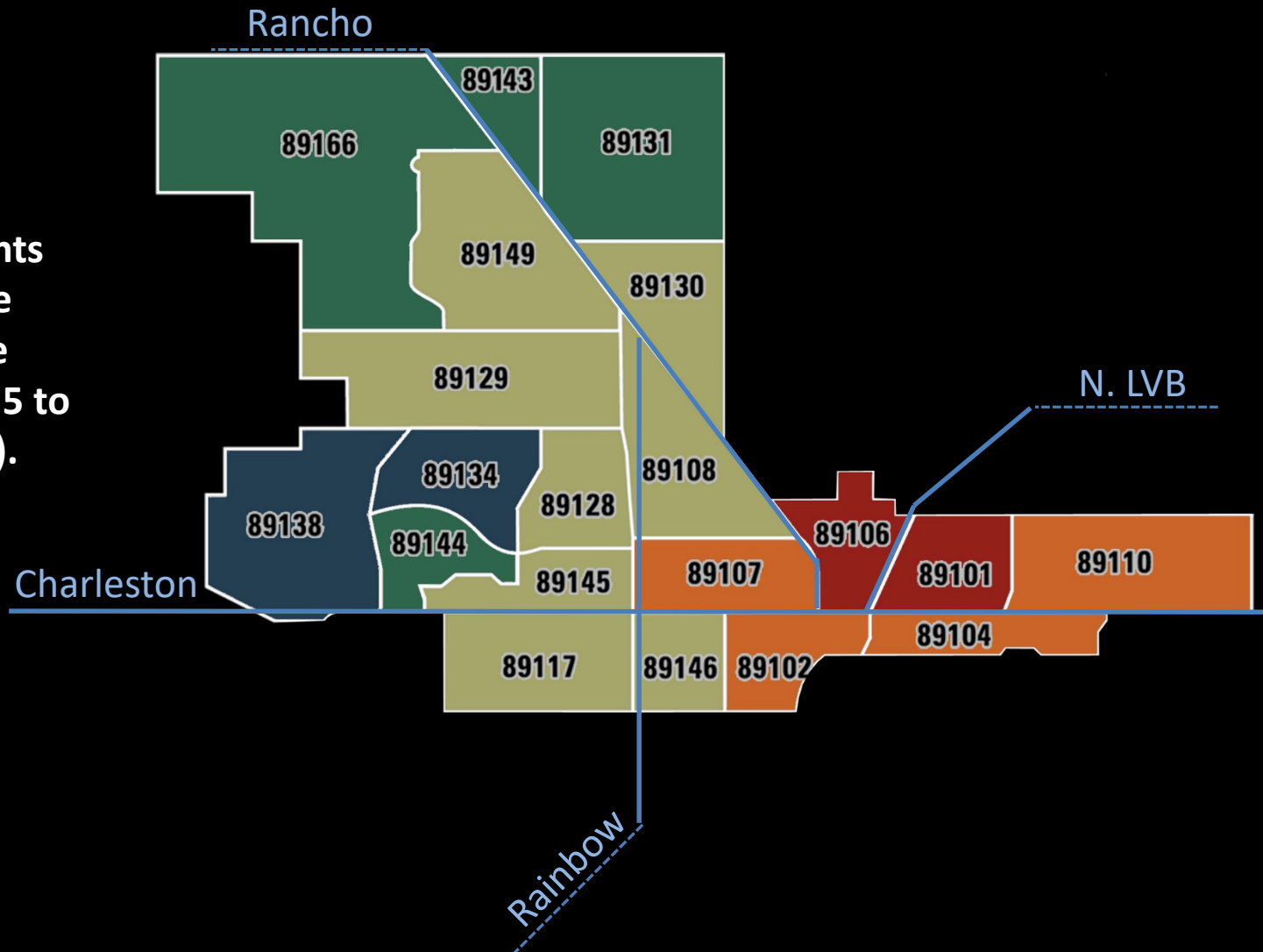


Household
Instability

Elements of the NRI

SNAP | CLV Distribution Map

The rate of SNAP recipients per 1,000 residents in the city decreased during the quarter, falling from 170.5 to 169.6 (down 0.5 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
<u>89106</u>	<u>619.3</u>	<u>241.4</u>	<u>256.6</u>
89030	540.3	241.4	223.8
<u>89101</u>	<u>515.1</u>	<u>241.4</u>	<u>213.4</u>
<u>89104</u>	<u>457.5</u>	<u>241.4</u>	<u>189.5</u>
89109	450.6	241.4	186.7
89115	431.2	241.4	178.6
89169	417.5	241.4	172.9
<u>89102</u>	<u>376.2</u>	<u>241.4</u>	<u>155.8</u>
89156	347.8	241.4	144.1
<u>89107</u>	<u>347.0</u>	<u>241.4</u>	<u>143.7</u>

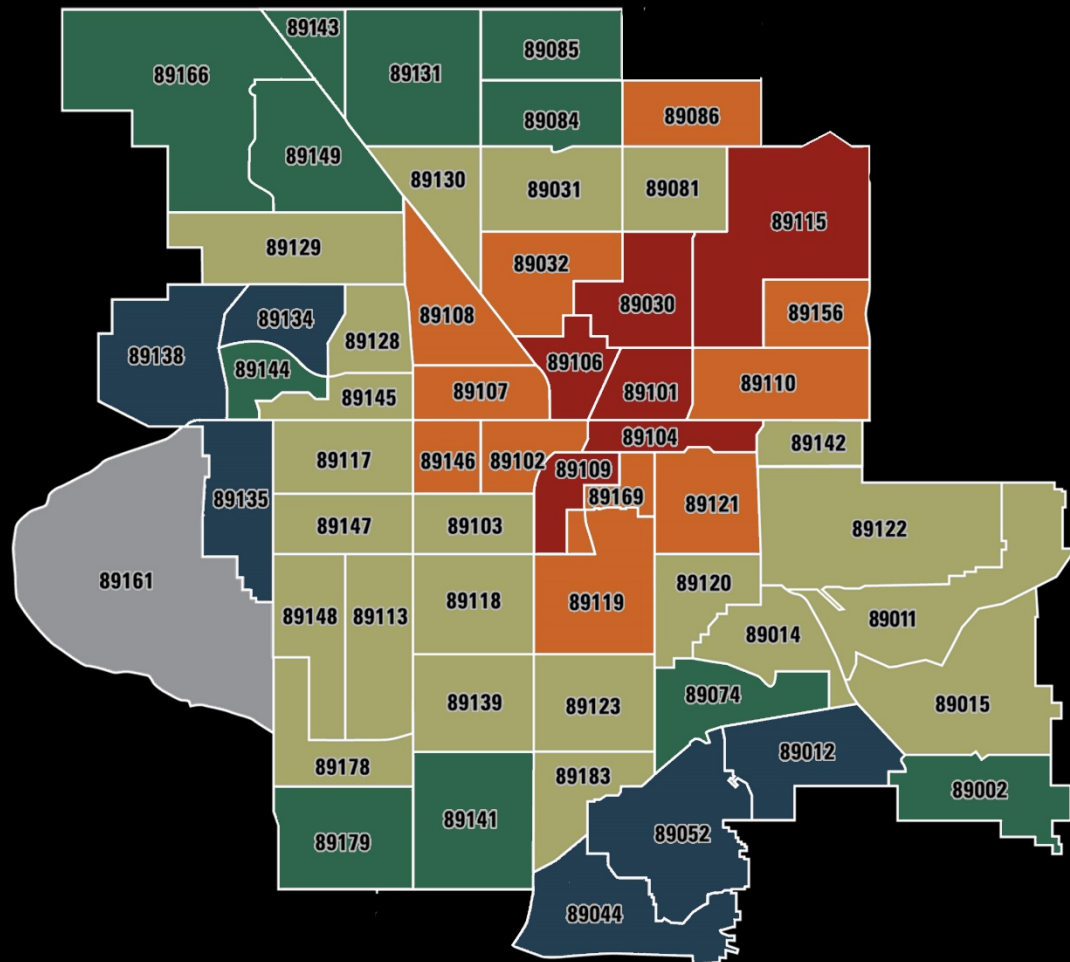


Household
Instability

The rate of Medicaid recipients per 1,000 residents increased slightly from 240.3 to 241.4 last quarter (up 0.5 percent).

Elements of the NRI

Medicaid | Valley-wide Distribution Map



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



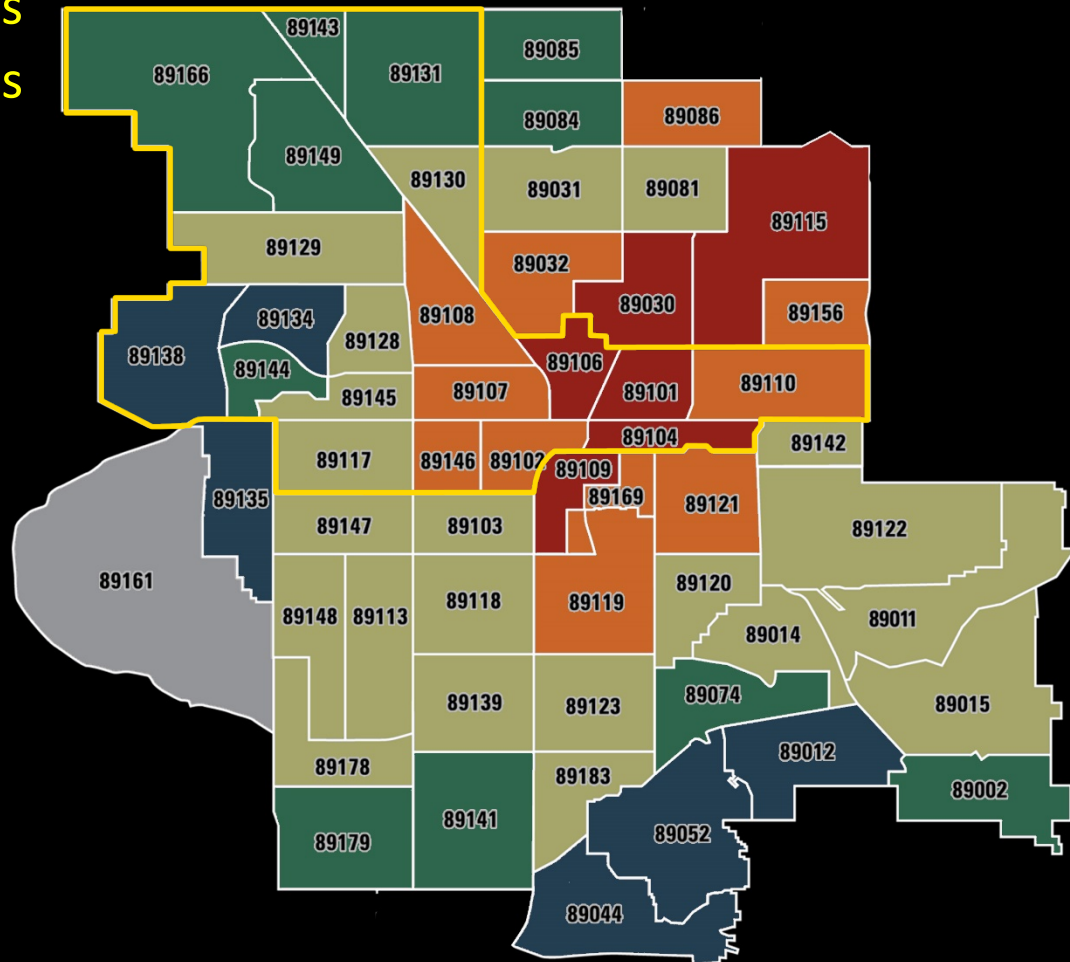
Household
Instability

City of Las Vegas
Zip Codes

The rate of Medicaid recipients per 1,000 residents increased slightly from 240.3 to 241.4 last quarter (up 0.5 percent).

Elements of the NRI

Medicaid | Valley-wide Distribution Map



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



Elements of the NRI

Medicaid | CLV Summary Data

Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Medicaid Recipients (per 1,000 POP)	CLV Mean (per 1,000 POP)	Medicaid Recipients Index Value
89106	619.3	260.4	238
89101	515.1	260.4	198
89104	457.5	260.4	176
89102	376.2	260.4	144
89107	347.0	260.4	133

Mean Medicaid recipients per 1,000 residents:

City of Las Vegas 260.4

Valley-wide 241.4

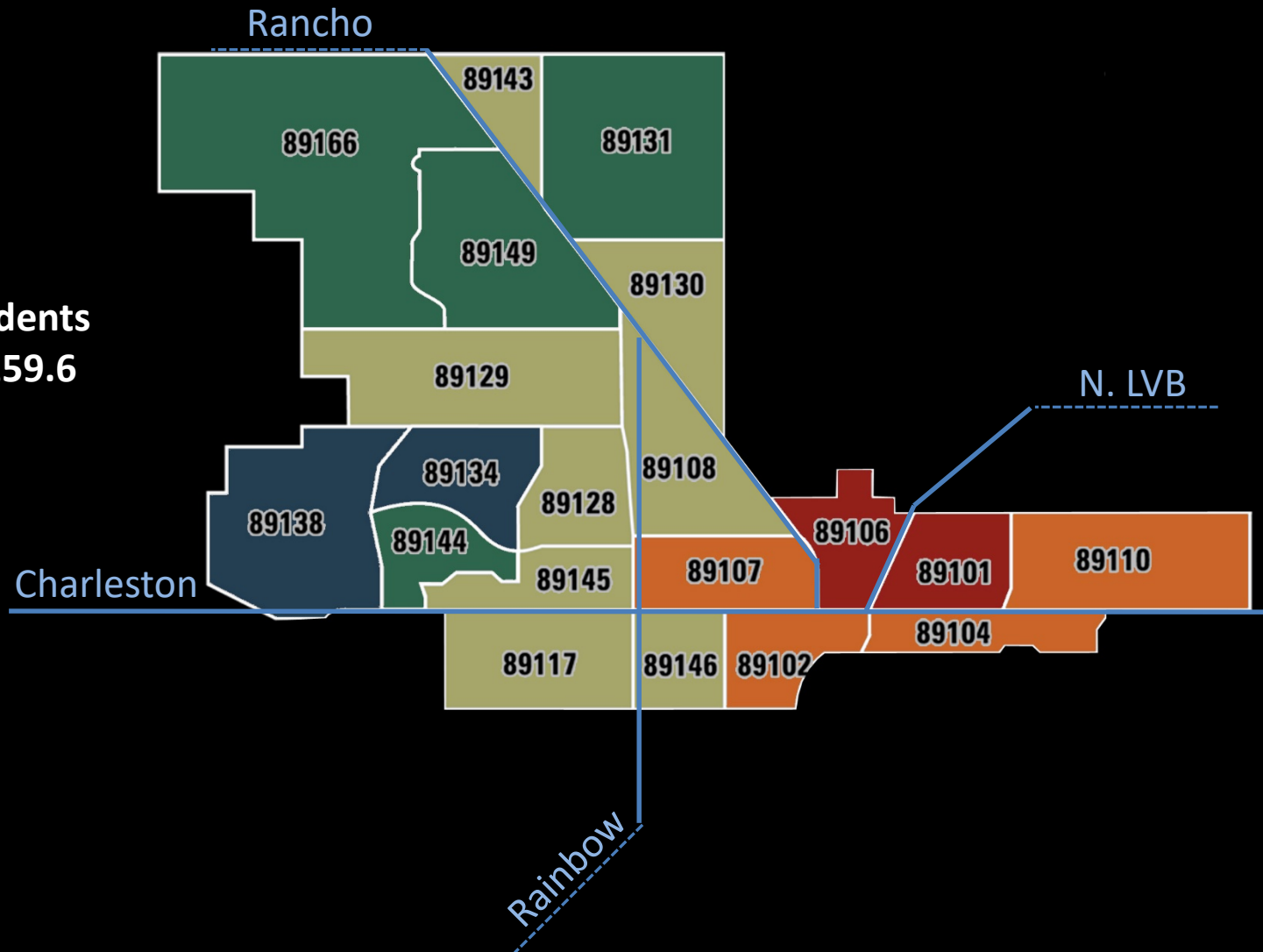


Household
Instability

Elements of the NRI

Medicaid | CLV Distribution Map

The rate of Medicaid recipients per 1,000 residents increased slightly from 259.6 to 260.4 this quarter, an increase of 0.3 percent.



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

Elements of the NRI



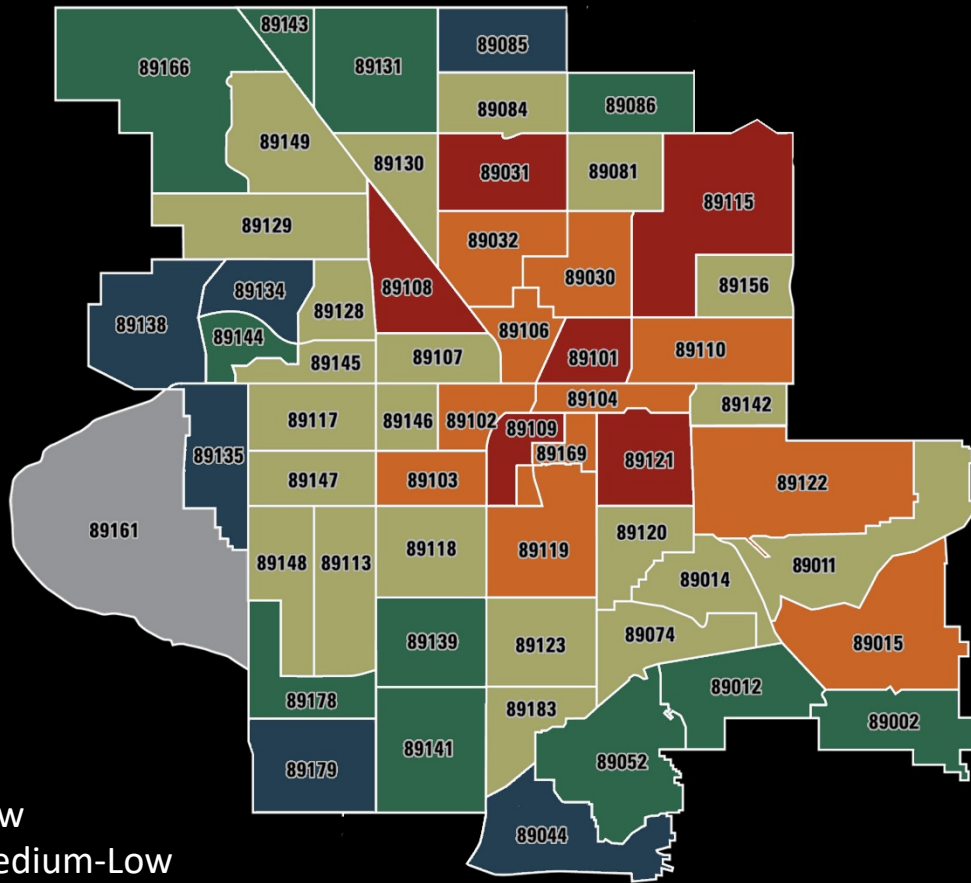
Composite Risk



Composite Risk

Elements of the NRI

Composite Risk | Valley-wide Distribution Map



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

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

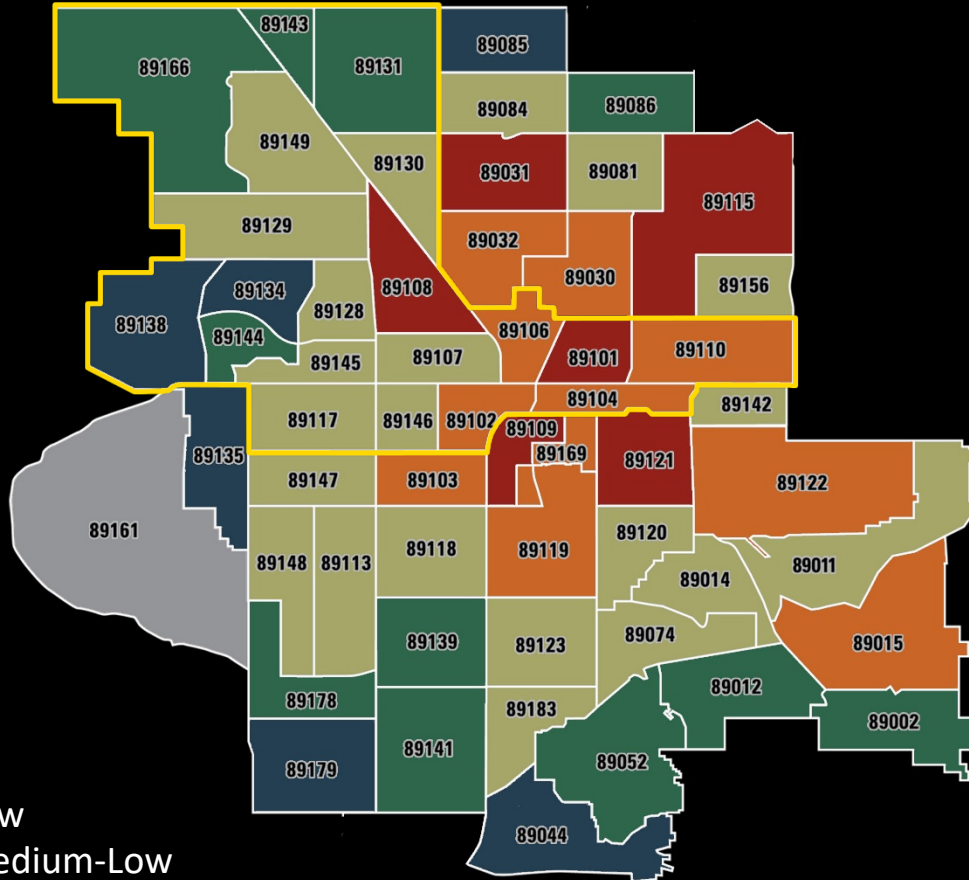


Composite
Risk

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**

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



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Neighborhood Economic Risk Assessment

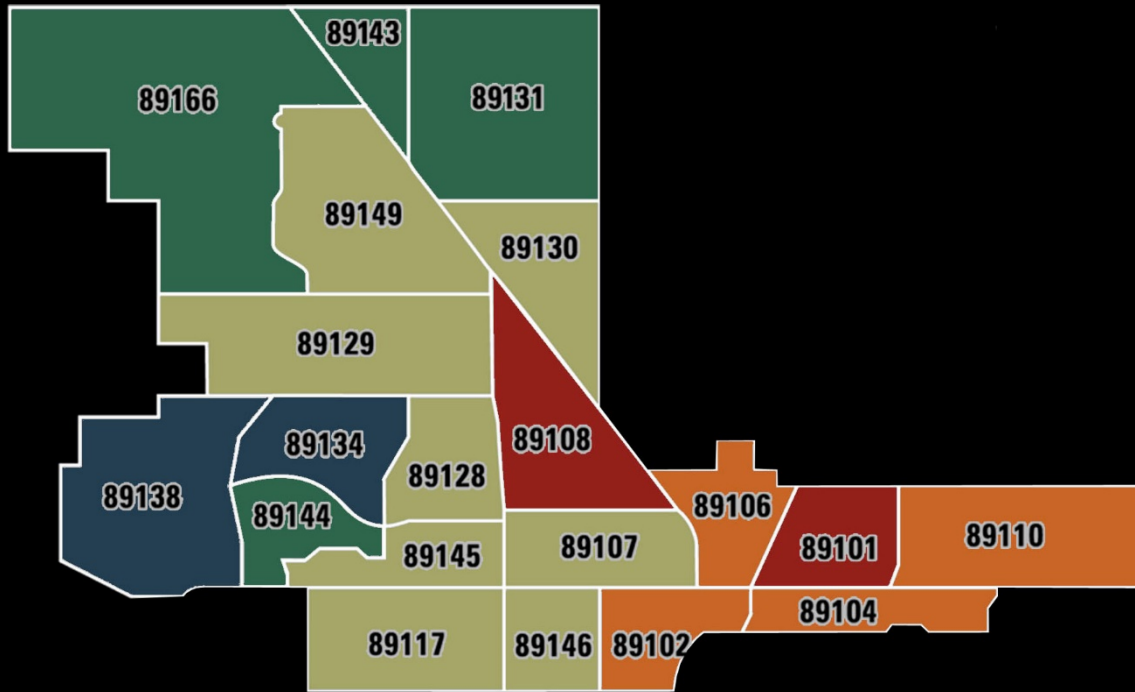
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Composite
Risk

Elements of the NRI

Composite Risk | CLV Distribution Map



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

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

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

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



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

NRI | Valley-wide Summary Data

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

Top 10 Zip Codes

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

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk
			Index (NRI)
89109	3,288	312.0	100.0
89115	18,179	210.7	84.3
<u>89108</u>	<u>27,250</u>	<u>195.6</u>	<u>72.6</u>
89121	25,990	193.7	73.0
89031	22,942	183.2	70.5
<u>89101</u>	<u>14,698</u>	<u>172.9</u>	<u>68.3</u>
89122	20,115	170.1	65.7
<u>89106</u>	<u>9,657</u>	<u>168.7</u>	<u>74.4</u>
89119	19,390	167.9	61.9
<u>89110</u>	<u>22,755</u>	<u>165.9</u>	<u>62.6</u>

NRI | CLV Summary Data

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

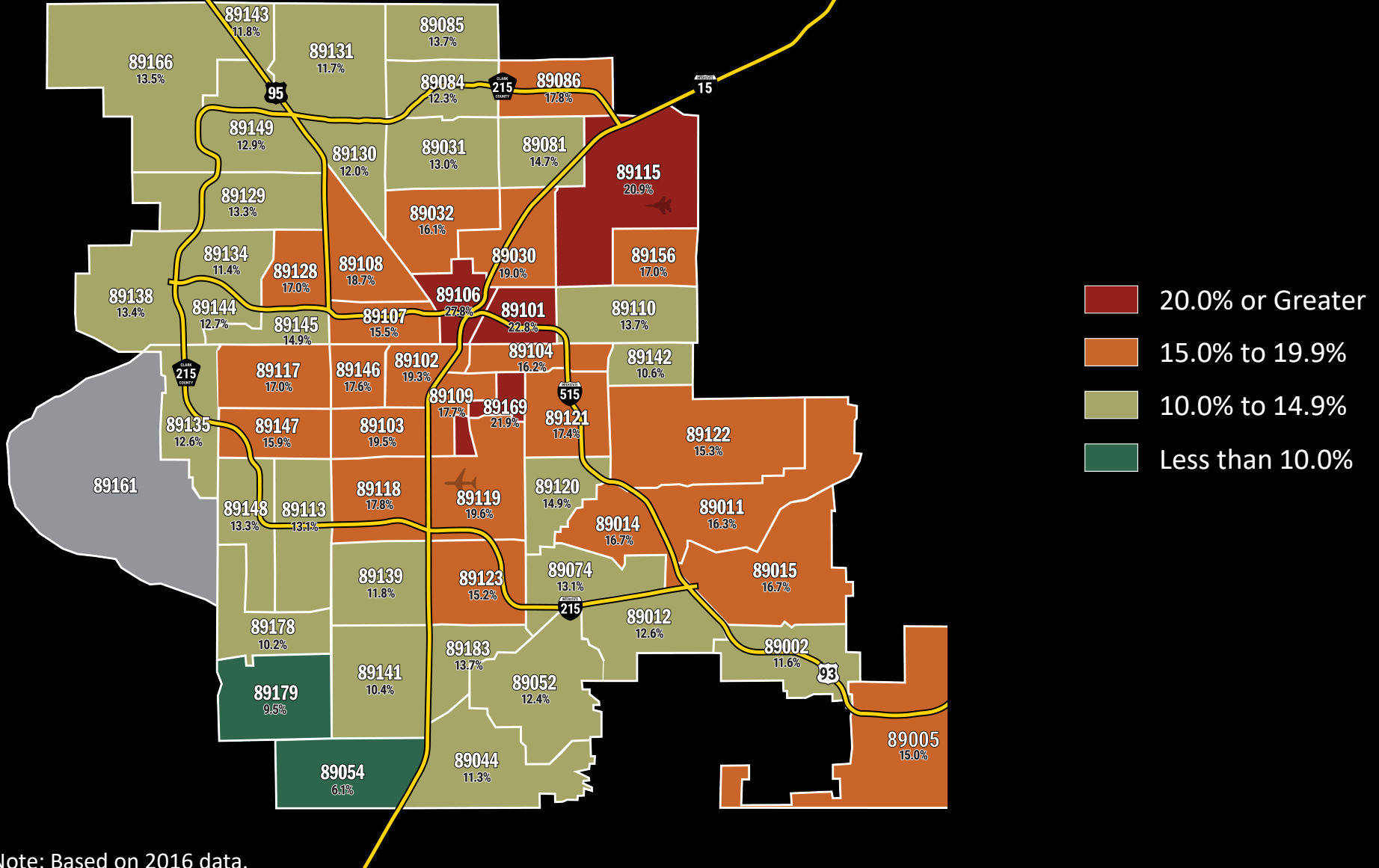
Top 5 Zip Codes In the City of Las Vegas

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk Index (NRI)
89108	27,250	197.4	99
89101	14,698	174.2	93
89106	9,657	168.2	100
89110	22,755	166.0	84
89102	13,903	153.8	82

Additional Considerations

Alternative Measures of Risk

Food Insecurity



Note: Based on 2016 data.

Neighborhood Economic Risk Assessment

City of Las Vegas

Q4 2018



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