



HUD Pathways to Removing Obstacles to Housing (PRO Housing) Application

Prepared by the Department of Neighborhood Services October 2024

Table of Contents

Narrative Exhibit A: Executive Summary.....2-3

Narrative Exhibit B: Threshold Requirements and Other Submission Requirements.....4-5

- Budget Worksheet
- Standard Form 424 (SF-424) Application for Federal Assistance
- Applicant Disclosure Report Form 2880
- Certification Regarding Lobbying
- Code of Conduct/Ethics

Narrative Exhibit C: Need.....6-17

Narrative Exhibit D: Soundness of Approach.....18-26

Narrative Exhibit E: Capacity.....27-29

Narrative Exhibit F: Leverage.....30-31

Narrative Exhibit G: Long-Term Effect.....32-34

Attachments

- Summary of Comments received on published Application and list of commenters by name/organization
- Appraisal of lots being committed to application
- Land Commitment Letter
- Redevelopment Agency Funding Letter

Executive Summary

The City of Las Vegas has been resilient and proactive through the 2008 recession and 2020 Pandemic in developing plans to revitalize its neighborhoods and now looks to tackle the challenging affordable housing crisis. Recognizing the growing need for affordable housing during its 2050 Master Plan update, the city is now focused on improving the quality of its existing housing stock while strategically implementing new policies to help alleviate the growing and expected future demand of housing on both the rental and homeownership side of the market.

The Historic Westside, which has been the home of the Black community in Las Vegas since the city's inception, is a unique urban neighborhood rich in history and culture adjacent to downtown Las Vegas. Highway construction in the late 1950s created a physical barrier that cut off the Historic Westside's ability to prosper along with downtown, and with the end of segregation, many families eventually left the neighborhood and businesses followed. Today, the proximity of the neighborhood to downtown services, employment prospects, entertainment, and transportation options are the opportunities that make the Historic Westside an attractive place for urban living. However, as described by the community, the neighborhood's vacant sites and storefronts, neglected properties, and limited activity have undermined the character and potential of the neighborhood. To address this negative trend, the City of Las Vegas (City) began a concerted effort to revitalize the neighborhood.

Since 2020 the city has been working on implementing a Neighborhood Revitalization strategy for the Historic Westside which is a community comprising of fifty-one percent (51%) of residents identifying as African American and thirty-five (35%) identifying as Hispanic with the median household income just under \$25,000/year compared to the \$57,000/year citywide. As part of that strategy, along with requirements coming down from the state, the city began implementing policy decisions to impact local housing policy. One such policy was to implement a form-based code for neighborhoods throughout its jurisdiction. This policy can help provide additional options for the development of housing such as mixed-use developments. Concurrently, the city implemented density, height, expedited review and fee waivers for development of affordable housing. The city began to develop an Infill-development program, which would include acquiring property within neighborhoods for affordable housing redevelopment. The Historic Westside, which has seen disinvestment for decades with deteriorating properties, presented a prime opportunity to acquire property for redevelopment. After successful implementation, this model could be strategically replicated across the city where applicable.

However, the city recognizes that it needs help from both its state and federal partners as the barriers to affordable housing are not just at a local level. The limited vacant developable land within city boundaries will cause it to look toward building up. However, the city recognizes the opportunity that the federal government can play in opening Bureau of Land Management owned land for affordable housing development which has begun. The city also acknowledges the need to help with homeownership through down payment assistance and counseling for households to become homeowners. Additional gap financing is also needed, especially on smaller scale developments, to help make affordable housing projects financially viable in an environment of high construction and competition.

Pro-Housing funding offers a unique opportunity for the city to continue implementing and expand upon the goals laid out in its 2050 Master Plan, Neighborhood Revitalization Plan, and Hundred Plan. The growth limits/availability of land and gap financing (development and acquisition) barriers to affordable housing have been identified as two of the leading causes of production/preservation of affordable housing.

Therefore, the city is proposing to create a design book for all in-fill properties, which will eliminate time and cost for developers/home builders. This then would be coupled with funding and down payment assistance, administered by the newly developed Community Land Trust, to develop and sell the homes which will speed up the development of affordable housing while also helping reduce the barrier for obtaining homeownership.

Threshold Requirements

1. Resolution of Civil Rights Matters

The City of Las Vegas does not have any outstanding civil rights matters.

2. Timely Submission of Applications

The City of Las Vegas has submitted this application prior to the established deadline of 11:59 p.m. October 15, 2024.

3. Eligible Applicant

The City of Las Vegas is eligible to apply for funding as established in accordance with Section III.A of the issued NOFO.

4. Number of Applications

The City of Las Vegas is submitting only one application to this NOFO.

5. Statutory and Regulatory Requirements Affecting Eligibility

The City of Las Vegas has the necessary processes and system in place to comply with the Award Term in Appendix A of 24 CFR part 170.

6. Program Specific Requirements

National Objective: The City of Las Vegas confirms that the proposed activity within this application will benefit low and moderate-income persons.

Eligible Activity: Pro Housing Funds will be used for preconstruction costs for the Infill Development Program including creating a design book of 2, 3, and 4 bedroom dwellings. The newly established Community Land Trust will administer the funding for the construction of the homes, as Pro Housing Funds will be utilized for gap financing for construction as well as purchasing side via the creation of a down payment assistance program.

Threshold Eligibility

The City of Las Vegas is located within Clark County, Nevada which has been identified as a priority geography due to the measure of widespread housing cost burden or substandard housing.

7. Advancing Racial Equity

The City of Las Vegas is committed to advancing racial equity and it is noted in the Soundness of Approach Narrative as required in the NOFO.

8. Affirmative Marketing

The City of Las Vegas is committed to Affirmative Marketing, and it is noted in the Soundness of Approach Narrative as required in the NOFO.

9. Other Submission Requirements

The City of Las Vegas is confirming that the following documents have been attached to this application is required by the NOFO.

- Standard Form 424 (SF-424) Application for Federal Assistance
- Assurances (HUD 424-B)
- Applicant Disclosure Report Form 2880 (HUD 2880)
- Disclosure of Lobbying Activities (SF-LLL)
- Certification Regarding Lobbying (Lobbying Form)
- Grant Application Detailed Budget Worksheet (424-CBW)
- Pro Housing Certifications

Need

Over the past six (6) years the City of Las Vegas has made local policy decisions in an attempt to overcome barriers it had identified to affordable housing production and preservation. However, the city has recognized that the growing demand, coupled with the limited land availability, has created an affordable housing gap that will grow over the next twenty-five (25) years. To help combat the growing demand the city has been actively pursuing remedies to eliminate these issues while planning for the future growth impact.

I. Barriers the City of Las Vegas has addressed

Barrier Addressed #1: Limitations of Existing Laws, Regulations, and Land Use Policies

The City recognized that Existing land Use policy did not allow for diversification of uses and it relied upon a traditional zoning code that required separation of uses such as single-family vs multi-family within neighborhoods.

Goal 1: Promote Walkable, Mixed-Use, and Compact Urban Environments whereby reducing suburban sprawl within the City jurisdiction

Policy Decision: Implement a Form-Based Code (FBC)

Intended Consequences: The benefit of Form-Based Code is the emphasis on the built environment and not the actual use of a property. An important aspect of an FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation. The updated FBC looks to address the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of builds in relation to one another and the scale and types of streets and blocks.

Impact: The updated code will allow for adaptive reuse of existing buildings and natural redevelopment of areas. In theory any use can inhabit an existing building or land within reason (i.e. less severe delineate between single or multi-family housing being permitted).

Incentive: Reducing this barrier encourages diversifying the housing stock and increasing housing production.

Implementation: In 2018, the City of Las Vegas adopted a Form Based Code and development of the code is ongoing for districts within the city as the need/time is available.

Barrier Addressed #2: Permitting Process

The City recognized that incentives could be provided to encourage the development of affordable housing.

Goal 2: Reduce the lengthy review process and associated fees

Policy Decision: Adopt an ordinance to add amendments to the Unified Development Code of the City of Las Vegas, which included density bonuses, height bonuses, financial incentives and

prioritized review (or a combination thereof) that may be available for the development or maintenance of affordable housing. City Council adopted these ordinances in 2023.

Intended Consequences: Expediting the review process and eliminating fees will increase affordable housing production but also incentivize mixed-income development for the inclusion of affordable units in market rate properties

Impact: When applications are submitted, the timeframe for review is reduced therefore the development process is quicker.

Incentive: A project seeking a density bonus is eligible for a bonus to the number of units allowed in excess of the number otherwise permitted by the General Plan. A project seeking a height bonus allows additional height in excess of the height otherwise permitted by the General Plan or applicable zoning district. Prioritize the review of entitlement applications and waive fees for express plan reviews

Implementation: Since 2023, the City of Las Vegas has adopted the height Bonus, density bonus and fee reduction pertaining to affordable housing development (Table 1 through Table 3).

Table 1: Fee Reduction

General Plan Category/FBC Designation	Type of affordable housing project	Minimum percentage of total dwelling units proposed as affordable housing units	Fee reduction percentage of applicable fees
FBC (other than transect zones below)	Very-Low Income	50%	100%
TOD-1 TOD-2 TOC-1 TOC-2 NMXU	Very-Low Income	25%	100%
Any other category	Very-Low Income	10%	100%

Table 2: Density Bonus

General Plan Category/FBC Transect Zone	Minimum percentage of total dwelling units proposed as affordable housing units	Density Bonus
TOD-1 TOC-1	10%	Up to 10 dwelling units per acre
TOD-2 TOC-2	10%	Up to 5 dwelling units per acre
NMXU	10%	Up to 5 dwelling units per acre
Any other category (but excluding R, DR, and RNP)	10%	Up to 3 dwelling units per acre

Table 3: Height Bonus

General Plan Category/FBC Transect Zone	Minimum percentage of total dwelling units proposed as Affordable Housing units	Height Bonus
TOD-1 TOD-2 TOC-1 TOC-2	10%	3 stories
NMXU	10%	2 stories
T4-N	10%	2 stories
T4-C	10%	3 stories
T4-MS	10%	3 stories
T4-M	10%	1 story
T5-N	10%	2 stories
T5-M	10%	2 stories
T5-C	10%	3 stories
T5-MS	10%	3 stories
T6-UG T6-UG-L	10% 20% 30% 40%	1 story 2 stories 3 stories 4 stories
T6-UC	20% 30% 40% 50%	3 stories 4 stories 5 stories 6 stories

Impact: Since implementation, as identified in Table 4 below eight (8) developments, with approximately five hundred (500) units of affordable housing is in the pipeline to be built throughout the city.

Table 4: Developments Receiving Incentives

Project Name	Existing General Plan	Existing Zoning	New General Plan	New Zoning	Total Units	Affordable Units	% Affordable	AMI	Expedited	Density Bonus	Height	Permit Fees	Estimated \$ Incentive
1 Golden Rule Senior Housing Phase II	H	R-3	H	R3	60	41	68%	50%	YES	NO	NO	YES	\$ 20,000.00
2 Marrion Bennett Phase II	M	R-3	M	R3	124	124	100%	50%	YES	YES	NO	YES (only for Phase II - 59 units)	\$ 20,000.00
3 McKnight Senior Housing IV	TOD-2	R-4	H	R-4	60	54	90%	50%	YES	NO	NO	YES	\$ 20,000.00
4 Blind Center of Nevada	MXU	R-3	MXU	R-3	100	99	99%	50%	YES	NO	NO	YES	\$ 20,000.00
5 A Place to Call Home	TOC-2	C-1	TOC-2	C-1	50	20	40%	50%	YES	NO	NO	YES	\$ 20,000.00
6 Sunrise	PF	R-3			121	54	45%	50%	YES	NO	NO	YES	\$ 20,000.00
7 Ogden Pines	FBC	T4-MS			51	39	76%	50%	YES	NO	NO	YES	\$ 20,000.00
8 Duncan	DR	R-3	M	R-3	80	54	68%	50%	YES	NO	NO	YES	\$ 20,000.00

Implementation: Applicants seeking these incentives are required to enter into a binding agreement, whereby the Declaration of Special Land Use Restrictions (DSLURS), running with the land, designates the appropriate dwelling units as “affordable” as defined for a period of no less than 30 years.

Additional Projects

A. In addition to these projects, the Southern Nevada Regional Housing Authority in 2024 was awarded a fifty million (\$50,000,000) Choice Neighborhood Implementation Grant from the United States Department of Housing and Urban Development for the redevelopment of Marble Manor and the Historic Westside. Part of the Choice Neighborhood Grant includes the redeveloping Marble Manor, which will include the demolition of all 235 public, and HUD assisted housing units on site. The redevelopment of the site, over the course of five (5) phases, will include the construction of six hundred twenty-seven (627) new high quality mixed income housing that will address deficiencies in the current structures located at Marble Manor pertaining to the following:

- Inappropriate Building Design/Site Layout/Street Connectivity
- Inadequate Unit sizes/Configurations
- Lack of Defensible Space

B. SHARE Downtown Westside is a new mixed-use housing project, the first new housing built in the Historic Westside in decades and will break ground in early 2025. The project will include 104 one bedroom apartments approximately 480 square feet each attainable to the average working person. Fifty-one (51%) percent of the units will be set aside for tenants making up to 120% Area Median Income. The ground floor of the development will feature 10,000 square feet of commercial space, and a portion of that space will house the Westside Market expand may also utilize the commercial ground floor space will house the Westside Market Hall and Food Incubator. Businesses from the incubator needing to expand may also utilize the commercial ground floor space.

C. The City of Las Vegas, through the Bureau of Land Management are working on three additional parcels identified below (Figures 1-3) for the development of affordable housing. At this current time, two of the parcels have been identified for Multi-Family and Multi-Family Senior housing while the type of housing has not been identified yet for the third parcel.



Figure 1: Multi-Family



Figure 2: Multi-Family Senior

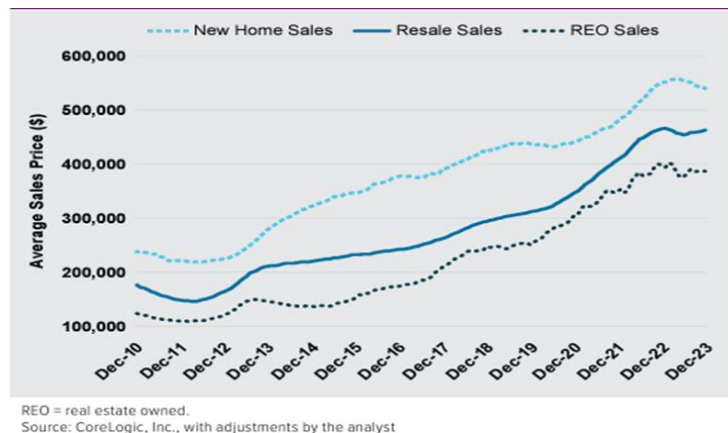


Figure 3: To Be Determined

Barrier Addressed #3: Rising Affordability Costs for Existing Homeowners

The increasing cost for homeownership as well as the increasing cost for existing homeowners has been a barrier identified over the past few years. Figure 4 indicates that in 2023, the average price of resale sales was \$463,400, virtually unchanged from a year ago. Record price growth has significantly contributed to reduced affordability because incomes have not kept pace. The average new home sales price in 2023 was \$540,500. The average new home sales price fell two percent (2%) on an annual basis in 2023 but that decline followed record gains averaging \$55,250 or twelve percent (12%), annually from 2021-2022. Resale homes in 2021-2022 saw an average increase of \$59,400 or sixteen percent (16%).

Figure 4: Average Home Sale Price from 2010-2023



It is not only the rising cost of obtaining homeownership that is concerning. As part of the 2020 Consolidated Plan the city identified existing housing structures with having one to four selected conditions as contributing to the affordability crisis for existing homeowners or renters. The four identified conditions are:

- Physical defects (lacking complete kitchen or bathroom)
- Overcrowding conditions (housing units with more than one person per room)
- Housing cost burden (including utilities) exceeding thirty percent (30%) of gross income
- Severe housing cost burden (including utilities) exceeding fifty percent (50%) of gross income.

Table 5 shows the numbers associated to the identified conditions for both the homeowner and rental units.

Table 5: Housing Identified with Affordability Issues

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	33,025	29%	48,925	47%
With two selected Conditions	690	1%	5,105	5%
With three selected Conditions	105	0%	270	0%
With four selected Conditions	8	0%	0	0%
No selected Conditions	78,355	70%	49,130	48%
Total	112,183	100%	103,430	100%

Source 2011-2015 ACS

Goal 3: Preserve existing housing stock while also allowing seniors to age in place

Policy Decision: Create the Safe Home Improvement Funding and Training Program (SHIFT)

Intended Consequences: Proactively assisting the community in addressing potential code enforcement concerns and keep properties compliant with the City of Las Vegas Zoning and Municipal Code while promoting neighborhood safety and viability therefore alleviating blight within neighborhoods.

Impact: One Hundred Fifty (150) households have been assisted through the SHIFT program

Incentive: Homeowners whom have received code enforcement notices can reach out to the SHIFT team for assistance in addressing permitting issues, structural deficiencies, minimum housing standards, improper outdoor items and overgrown vegetation. Fines can be forgiven if homeowners attend a class and the SHIFT team can help pay for the identified issues.

Implementation: City Staff, within the Department of Neighborhood services works with eligible contractors and homeowners to remedy the identified issues.

Lesson Learned: When visiting properties staff became aware of the growing need for additional funding for repairs. To help with this growing need the city acquired additional funding via the Lead Hazard Control and Healthy Homes Program through HUD. Funds were allocated from the Community Development Block Grant (CDBG) program to create an in-house rehab program, and funding through the water district was recently acquired to focus on properties that have been identified as potentially having plumbing issues due to the amount of water usage.

Additional Impact: \$3.3 million dollar grant from the Healthy Homes and Lead Hazard Control grant is anticipated to assist an additional 100 homeowners with rehabbing homes over the course of four (4) years. The CDBG rehab program has already assisted eleven (11) households with an additional seventeen (17) properties in different stages of the process.

Many legacy residents struggle to maintain their homes and get them up to code. Support for legacy homeowners to make both structural and aesthetic improvements to their homes will improve the appearance of the neighborhood and create generational wealth for families while preserving the existing housing stock.

Implementation: Through the CDBG Rehab program, recording a five (5) year declining (20%/year) deed of trust is a requirement for participation in the program. If the property owners sells the house within those five (5) years then the corresponding percentage amount is repaid. The other programs that the SHIFT team manage do not have any lien requirements.

II. Identified Existing Barriers for Pro-Housing Funding

While the City of Las Vegas has made strides in addressing barriers over the course of the past six (6) years, the city has identified areas for improvement. While the city recognizes Barrier #4 and Barrier #6 below independently, in many discussions city staff has had, they are linked together and would more than likely be used overall concurrently.

Barrier Addressed #4: Growth Limits/Buildable Land Inventory

According to the July 2024 Housing Report, produced by RCG Economics based on data from ESRI and NV. Demographer, the average annual population increase for the City of Las Vegas is 6,908 people based on the average population increase from 2003-2023. The projected population increase from 2024-2029 is 6,964 as a conservative estimate. When averaging the population increase over the past twenty (20) years the total increase is 6,908/year, which would then create a demand over the course of five (5) years, of 34,540 people. As part of its 2050 Master Plan the City has projected on the high end an increase in population of 310,000 people.

To meet the conservative 5-year estimate of 6,964 people the total demand of housing units would be 2,511, which would require construction of 1,377 for sale units, 829 rental units, and 305 subsidized units. That demand alone requires 335 acres of vacant land. As part of the housing study produced by RCG Economics a vacant land inventory was completed and the conclusion determined that of the least restrictive land use scenario as shown in Table 6 below there is 6,359 acres of vacant land throughout the city. However, 4,123 acres of the 6,359 acres of residential vacant land is federally owned parcels with the Bureau of Land Management. Leaving only 2,236 acres of residential land as buildable vacant land and currently only ninety-one (91) acres is municipal owned vacant property. Private individuals own all the remaining acreage.

Table 6: Vacant Land Inventory

Scenario	1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial						
Vacant Parcels	2,351	2,351	1,936	1,916	1,814	1,814
Vacant Acres	3,023	3,023	2,101	1,248	1,025	1,025
Residential						
Vacant Parcels	3,187	3,187	3,106	3,069	2,874	2,870
Vacant Acres	6,359	6,359	5,193	2,236	2,145	2,135
Total Parcels	5,538	5,538	5,042	4,985	4,688	4,684
Total Acres	9,382	9,382	7,295	3,484	3,169	3,160
Category	Parcel Filter Description	Filtering Criteria by Scenario				
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in BLM Disposal Boundary	Yes	Yes	Yes	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

Source: RCG, Clark County Assessor

Goal 4: As part of the 2050 Master Plan the City identified the need to accommodate the expected population increase of 310,000 people which would require constructing approximately 110,000 new dwelling units, of which 121,000 would need to meet HUD’s affordability criteria.

Policy Decision: Expand Infill Development Program

Pro-Housing Eligible Activity: Create a Community Land Trust that will strategically acquire additional property to expand the Infill Development Program that already exists. The newly created Community Land Trust will administer the parcels currently under the Infill Development Program and land that is acquired will be for affordable housing.

Intended Consequences: Additional land will be added to the Infill Housing Program inventory that is beyond the Historic Westside, which is where all of the current vacant lots exist.

Impact: Funding from the sell of the existing Infill lots will expand the ability of the Community Land Trust to acquire additional property. Pro-Housing Funding through the administration funds will enable the creation of the Community Land Trust

Incentive: Reduction in cost to future homebuyer of housing built on newly acquired property

Implementation: Once the Community Land Trust is established the funding from the sale of the homes will provide seed money to be able to expand the infill development program. The Community Land Trust will then strategically acquire available properties for development of affordable housing.

With an estimated 310,000 new residents expected by 2050, the importance of diversifying and improving housing stock cannot be understated, and the City will need more tools to not only develop new affordable housing, but also maintain its existing inventory. Simultaneously while

developments come into the pipeline from some of the Bureau of Land Management properties, the city will be able to continuing pursuing available land within the existing development footprints of the city.

Barrier Addressed #5: Time frame of Development for Infill Lots

Goal #5: Reduce the time for development of the Infill Lots

Policy Decision: Create 2, 3, 4 bedroom Design Book for current infill lots as well as addressing any pre-construction land use issues

Pro-Housing Eligible Activity: Develop Design Book for current Infill lots and that could be used for future acquired infill lots, potentially with some design tweaks to accommodate those lots in the neighborhoods there located. The initial design book would be for the twenty-one (21) lots within the Historic Westside.

Intended Consequences: Stamped pre-design drawings will enable the city bid housing construction projects quickly

Impact: Reduction in production timeframe

Incentive: Developers/Homebuilders avoid the planning phase of developments and solely can focus on the construction of the housing. Affordable housing is built at a quicker rate and there would be a reduction in price because the government is absorbing the pre-construction costs.

Implementation: City hires architect/engineer to design the 2, 3, and 4 bedroom homes through an RFP process and the city then can gather additional input from the community on those designs and the city can decide the design of which these designs will include energy efficient components including solar panels and other energy efficient systems.

Lesson Learned: Initially the city attempted to bid out parcels leaving the developers with all of the discretion on design components. Through this process, the city learned that there are significant challenges in working with developers on small lots where the financial incentive to development is limited, i.e. there is not enough profit margin for developers. Of the four parcels that initially offered and developers applied for, only one project for sure is moving forward. Two (2) of the four (4) have been rescinded. Therefore, more land that is vacant is included in this application than initially intended.

Barrier Addressed #6: Gap Financing of Development

Shrinking housing inventory along with rising construction and land costs have created upward pricing pressures for both homeowners and renters in the Las Vegas Metro market. Housing data shows both a current shortage of affordable housing and a need for additional units to accommodate future population growth. Incentivizing affordable housing development and rehabilitation through subsidies is necessary in mitigating the financial barriers to affordable housing.

As of the most recent U.S. Census Bureau’s American Community Survey (ACS 2022), across all owner households and irrespective of mortgage-status, monthly housing costs average \$1,758 per month, resulting in 31.5 percent of households being classified as cost burdened and 25 percent excessively cost burdened. Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$74,999, as indicated in Table 7 below there is a shortage of 48,818 affordable owner-occupied residential units for incomes up to 120+ of the area median income.

Table 7: Lack of Affordable Units

Income	Number of Owner-households	Units Affordable	Shortage
30% AMI (\$19,906/yr)	9,346	–	9,346
50% AMI (\$33,178/yr)	11,735	–	11,735
60% AMI (\$39,813/yr)	3,869	44	3,825
80% AMI (\$53,084/yr)	10,803	755	10,049
100% AMI (\$66,356/yr)	13,872	3,511	10,361
120% AMI (\$79,627/yr)	4,714	1,193	3,521
120+ AMI	77,516	98,578	–
Affordable Housing Unit Shortage			48,818

Source: ACS 2022 5 year, RCG, Clark County Assessor

Currently, gap financing is offered through entitlement grants received from HUD and the State of Nevada. Over the past five years, on average the request for gap financing has exceeded our yearly funding award amount by one million dollars. Due to limited funding, the city has previously focused gap financing on multifamily rental projects. The city recognizes the need to expand subsidies to support single-family affordable housing programs.

Goal 6: Produce more affordable units particularly Homeowner units

Policy Decision: Create City-Wide Community Land Trust

Pro-Housing Eligible Activity: Provide seed funding to create a Community Land Trust

Intended Consequences: Although not directly funded with Pro-Housing Funds the sell of the newly built housing on the exciting infill lots will be the catalyst of the creation of the Community Land Trust by providing the initial capital

Impact: The Community Land Trust will manage the infill program long-term and it will be the entity to acquire additional property for affordable housing (see barrier #4)

Incentive: Long-term affordability for all infill developed lots so there are more units in the market in the long-term

Implementation: The department of Neighborhood Services will administer the Community Land Trust and funding will be used for the following activities:

- Pre-construction costs for new homeownership developments
- Acquisition of vacant/abandoned/deteriorated properties which could also include retrofitting commercial properties
- Providing Down Payment assistance for buyers of the properties developed

Barrier Addressed #7: Gap Financing for Buyers

Goal 6: As identified in the 2024 Housing report Wages in Las Vegas remain low compared to national averages, meaning a disproportionate share of income is being dedicated to rent or mortgage payments. The ability to qualify for a loan for home ownership, particularly with respect to credit worthiness and ability to make a down payment is difficult for many low-to-moderate income households.

Policy Decision: Create a Down Payment Assistance program

Pro-Housing Eligible Activity: Providing homebuyer education, assistance, appraisal programs, and other educational programs for LMI residents

Intended Consequences: Homeownership for low-to-moderate income households

Impact: Reduce racial wealth gap and provide more housing opportunities

Incentive: Down Payment assistance will be provided based on the underwriting required to eligible homebuyers

Implementation: The new Grant Administrator will create a Down Payment Assistance. At the time of application submittal, it is intended that some form of net proceeds will be recouped by the city as part of the sale of the homes built which would be detailed in the program policies and procedures once created. At the time of application submittal, a lien, in the amount of assistance, will be recorded.

III. Additional Measures the City is Implementing

- 1.) As established in its 2050 Master Plan the city is currently working on developing transit-oriented development, (TOD), zoning areas which would allow the integration of complementary residential, commercial, and civic mixed uses, each with height, lot coverage, and dimensional standards that bring buildings closer to the street. The intended consequence of this change it to help facilitate the creation of new “missing middle” housing and higher density housing along major arterial corridors.
- 2.) The City will continue to take advantage of the Southern Nevada Public Lands Management Act (SNPLMA) to reserve locations for affordable housing. However as indicated in the land

inventory many locations may not be appropriate for development at least at this time, especially when combining housing and transportation costs.

- 3.) The city is also working on amending the Municipal Code Title 19 to allow more mixed residential dwelling units types in traditional neighborhood areas which includes allowing accessory dwelling units such as garage conversions, casitas, or granny flats. With this additional measure there will be greater opportunities for increased production of housing.

Soundness of Approach

I. Vision

Pro-Housing Funds will be connected to the following projects:

Project 1: Create a Design Book/Preconstruction Costs for all City owned infill properties

- Issue RFP for architect/engineer firm to complete design of 2,3,4 bedroom units and address any pre-construction issues such as re-platting/zoning issues

Project 2: Construction Costs of the development of infill properties

- Issue sealed bids for construction of affordable housing per the designs created

Project 3: Create City-Wide Community Land Trust

- Administer the placement of restrictive covenants (intended for term of ninety-nine (99) years on all infill lots
- Obtain additional properties for affordable housing

Project 4: Create Down Payment Assistance program

- Administer program including creating policies and procedures for program with the intent that net proceeds will included as part of the design of program

It is intended that administration funding will be in conjunction with project 3 as the new grant administrator funded through the administration will be in charge of the Community Land Trust. Selling of the newly constructed housing will act as the seed funding for the Community land Trust.

II. Geographic Scope

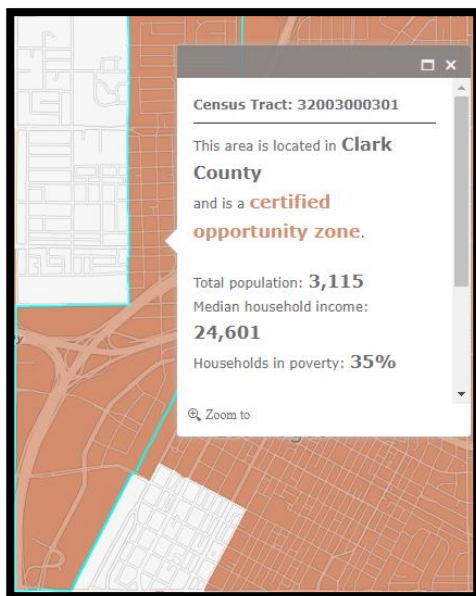


Figure 5: Opportunity Zone

It is not the intent that Pro-housing funds will be concentrated in a specific geographic location long-term. However, majority of funds will be allocated to the infill lots that the City currently owns. It just happens due to previous plans and objectives established over the course of the past six (6) years that all of the lots are located within the Historic Westside. The creation of the Design Book and the ultimate seed funding to the Community Land Trust through the sale of the homes will then allow for additional purchases of lots citywide. Ideally, some purchases will occur before the end of the deadline to expend pro-housing funds.

The Historic Westside is located within Census Tract 32003000301 which is a designated IRS qualified opportunity zone which is defined as an economically distressed community where new investments, under

certain conditions, may be eligible for preferential tax treatment. According to the 2013-2013 American Community Survey the Historic Westside has 390 housing units of which twenty-six percent (26%) are single family structures. Multi-unit structures or those buildings that contained two or more apartments make up the remaining 74 percent.

According to the August 2020 approved Historic Westside Neighborhood Revitalization Strategy Area, the median property value in the area is \$77,700, which is significantly lower than that in greater West Las Vegas of \$123,600 and remarkably lower than that of the City's median home value of \$209,700. The median household income in the proposed NRSA is \$15,324; many of the households (98%) live below the poverty level with incomes below \$50,000. The population in the NRSA is 389 with a predominant Hispanic or Latino representation of 64%, African American's 33% and 3% Other. The full census tract demographics and income levels compared to the larger zip code and then the city as a whole is show in Tables 8 and 9 below:

Table 8: Demographic Data of Census Tract

Race / Ethnicity						
	CT 3.01		89106		city of Las Vegas	
	#	%	#	%	#	%
Total Population	2,623	100%	28,603	100%	621,662	100%
White	273	10%	3,522	13.1%	275,845	44.4%
Black or African American	1,193	45%	9,657	36.0%	72,870	11.7%
American Indian and Alaska Native	4	0.2%	263	1.0%	2,413	0.4%
Asian	69	2.6%	1,419	5.3%	40,497	6.5%
Native Hawaiian / Pacific Islander	8	0.3%	318	1.2%	4,045	0.7%
Some other race	0	0%	80	0.3%	1,995	0.3%
Two or more races	29	1.1%	796	3.0%	20,943	3.4%
Hispanic (of any race)	1,047	39.9%	10,748	40.1%	203,054	32.7%
Date Source: American Community Survey, 2013-2017 ACS 5 year estimate (slight error of +.01%)						

Table 9: Income Data of Census Tract

Household Income						
	Census Tract 3.01, Block Group 3		89106		city of Las Vegas	
Household Income	#	%	#	%	#	%
Total Households Computed	187	100%	8629	100%	221,584	100%
< \$24,999	137	73%	3,518	40.8%	48,959	22%
\$25,000 - \$49,999	46	25%	2,347	26.8%	56,044	25.3%
\$50,000 - \$74,999	0	0%	1,342	15.6%	40,969	18.5%
\$75,000 - \$99,999	4	2%	722	8.4%	27,810	12.6%
\$100,000 - \$149,999	0	0%	485	5.6%	28,286	12.8%
> \$150,000	0	0%	215	2.5%	19,516	8.8%
Median Household Income	\$15,324		\$31,421		\$53,159	
Date Source: American Community Survey, 2013-2017 ACS 5 year estimate						

As defined in the City of Las Vegas Neighborhood Revitalization Strategy Area (NRSA) The Historic Westside has 15.5% (248.2 acres) of total vacant land area. Vacant property exists in nearly all land use categories within WestLas Vegas, including residential, commercial, industrial, mixed-used and public facility. Vacant parcels with a residential land use designation (both single family and multi-family) are the largest vacant land category. The aerial photo to the right (Figure 6) displays a portion of the Historic Westside where the infill lots exists.

Figure 6 below: Portion of Historic Westside



III. Roadblocks to Proposal

Some of the major roadblocks to this proposal will deal with construction timeframes and the ability to get the homes built along with the competition of developments currently underway or that are in the pipeline that are further developed. Another roadblock could be the selling of the homes with all of the revitalization that is occurring within the Historic Westside more business and homebuyers will be attracted to the area in the long term. At the time of this proposal, there is concern on the marketability of the homes and the rising costs of construction and making the homes affordable will be a challenge but one in which that can be overcome.

IV. Stakeholder Engagement

A.) Pre-Application

In May of 2022, the City of Las Vegas facilitated two Technical Assistance Workshops for individuals or corporations interested in Infill Housing Development in the Historic Westside. These workshops were open to all and were intended to help potential developers navigate the application process and have the support they needed to competitively bid. The workshops were well attended by a variety of stakeholders including residents, business owners, general contractors, architects, real estate agents, community advocates and developers. Due to the success of these workshops, two additional workshops were held in June and July of 2022. Workshops were held at Las Vegas City Hall, with a virtual option also available.

Technical Assistance Workshops – Infill Housing, Historic Westside

- o June 5, 2022
- o June 3, 2022
- o June 28, 2022 (Virtual)
- o June 28, 2022
- o July 22, 2022

In addition to engaging key stakeholders via Technical Assistance Workshops, the City of Las Vegas invited key stakeholders to participate in a Capacity Building Workshop which was

facilitated by NeighborWorks. The workshop covered basic community development principles with a focus on the Historic Westside neighborhood. It was held at the Las Vegas City Hall.

Capacity Building Workshops, Historic Westside Neighborhood

- o May 16, 2023 – Working with Faith-Based Institutions in Community Development
- o May 17, 2023 – Community Development Principles, Practices and Strategies
- o May 18, 2023 – Community Development Principles, Practices and Strategies

Key Stakeholders:

- Community partners were previously consulted including the Southern Nevada Homelessness Continuum of Care (SNHCoC), homeless and domestic violence service providers, veterans' groups, public housing agencies, public agencies that address the needs of the qualifying populations, and public/private organizations that address fair housing, civil rights, and the needs of persons with disabilities.
- Historic Westside Stakeholders include Historic Westside Churches and Schools, real estate and commercial business developers, individual landowners, community residents, private and professional associations, state and federal agencies, as well as education and research partners.
- Marble Manor residents were key stakeholders of the Choice Neighborhood Plan

Results of Engagement:

While not all the results, some key results that impacted the plans include:

- Diversification of Housing Choice needed
- In-Unit washer/dryer
- Balconies and or front porches be included in designs
- Need for affordable housing, there is a large gap between the number of affordable units and the number of people in need of affordable housing. Over the last few years, availability of rental units has become limited, and rents have increased
- Several providers described an increase in persons experiencing first time homelessness and those who are newly at-risk of homelessness. One developer commented that Clark County is short 85,000 units for those under 60% area median income. A service provider identified 3,700 persons/families in need of affordable housing that are qualifying populations. A service provider who works with survivors of domestic violence noted that their clients have housing vouchers but cannot find available units. Many service providers described long waiting lists for permanent housing.
- Redevelopment the Historic Westside school
- New Street Layout within Marble Manor

B.) Current

The City of Las Vegas has been engaging residents within the Historic Westside for over a decade through planning workshops, surveys, and dialogue with key members of the community

through the development of the HUNDRED Plan for the Historic Westside community and the Choice Neighborhood Plan in 2021 for the Marble Manor location.

In 2019, approximately 60 stakeholders convened with the intent to advance the first phase of the HUNDRED Plan. The plan specifically calls for infill housing development and affordable housing projects. The plan specifically outlines the intent to “Infill vacant lots with new construction single family homes”, as well as the steps that will be taken, “Site survey to determine homes eligible for rehab and lots available for Infill; City to identify builder(s) to support Infill developments; Partner with appropriate groups to support a home ownership program”.

During the Historic Westside NRSA development process, the City collected the input received by almost 200 community members and stakeholders, during five community events. The stakeholders included churches, schools, real estate and commercial business developers, individual landowners, community residents, private and professional associations, state and federal agencies, as well as educational and research partners.

The City’s commitment to ensure ongoing community input and buy-in for implementing their vision in The HUNDRED Plan and NRSA was also demonstrated during 3 Public Meetings held in July 2020. Steering Committee meetings were held and working groups were formed to help bring projects to fruition. The city has launched a Historic Westside Quarterly Newsletter, and the City of Las Vegas Department of Neighborhood Service had an entire team, the Neighborhood Engagement and Community Engagement team, that consistently holds events, surveys the community, and has boots on the ground to ensure consistent and meaningful engagement from key stakeholders.

Because of years of extensive outreach and input from the residents and stakeholders of the neighborhood, there was no additional outreach efforts completed specifically for the PRO Housing application. The city did welcome additional comments through the public hearing and public comment period, but specifically for the geographic area where vacant lots currently exist, the residents have already been extensively involved in community planning. A public comment period ran from Friday, September 27, 2024 - Friday, October 11, 2024 and a public hearing was held on Monday, October 7, 2024 at 10:00 at the Historic Westside School. **There were no additional comments received (Summarize Comments if any are received)**. It is important to understand that barriers to affordable housing had already been identified through the Consolidated Plan process in 2020 which included three public hearings, as well as the use of survey results from 420 residents during the Master Plan 2050 process, as well as outreach feedback from downtown business owners, non-profits, faith based organizations, schools and law enforcement. Based on community feedback, the city is in an implementation phase on how to address those identified barriers. The city is also beginning the stages of working through its next Consolidated Plan process which will also include community engagement and outreach.

During the technical workshops, developers expressed concern with the the triggering of prevailing wage, due to the fact that the land had previously been acquired with funding sources (CDBG, RDA) that triggered these compliance requirements. The implementation of prevailing

wage made the affordable housing development even more financially difficult, due to the increase of labor costs. This feedback gave us insight to develop an even more robustly incentivized program for developers surrounding the infill lots. With the City covering the preconstruction costs and any necessary infrastructure costs, as well as actually covering the cost of hard construction with some projects, it makes the financing much more feasible for many developers.

C.) Future

However, if awarded funding, an additional neighborhood meeting will occur to display the preliminary drawings from the architect/engineer. City staff will provide annual updates to the public through its website pertaining to an overall update including expenses.

V. Affirmatively Furthering Fair Housing

An Affirmative Fair Housing Marketing Plan (AFHM) is a marketing strategy designed to attract renters and buyers of all majority and minority groups, regardless of sex, handicap and familial status to assisted rental units and sales of dwellings that are being marketed. The City of Las Vegas, Department of Neighborhood Services has adopted, and project owners must also adopt, affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities in that it specifically targets potential tenants and homebuyers who are least likely to apply for the housing to make them aware of available affordable housing opportunities. It is the goal that RFP respondents will be Minority or Women Owned Business. All housing will be built to American with Disabilities Act (ADA) standards and accessibility compliance under the Fair Housing Act.

Identified issues in Fair Housing Plan

To implement this vision the city of Las Vegas has partnered with unincorporated Clark County, the City of North Las Vegas, and the City of Henderson to publish the 2020 Regional Analysis of Impediments to Fair Housing. The Analysis consisted of quantitative data such as housing and socio-economic data, as well as the evaluation of existing fair housing data and fair housing complaints. The final draft was approved by City Council on March 18, 2020, and the city continues to work with the different jurisdictions to address regional fair housing concerns. Three key impediments to fair housing are identified in the Analysis:

1. “Lack of housing choice for people living in public housing and a general dissatisfaction of quality, safety and locations of some public housing properties and neighborhoods.”
2. Economic barriers due to limited supply of adequate and accessible affordable housing especially for protected classes. It is identified under this impediment that fifty (50) percent of the region's renters are cost burdened and that among renters, 70% of the County’s black population are renters
3. Lack of access to transportation options reduce housing and economic opportunities

Displacement

It is not anticipated that any activities funded with Pro-Housing Funds will cause displacement of residents.

Additional

The city of Las Vegas is working to improve well-being for all Las Vegans through diversity, equity and inclusion. In 2020, the Las Vegas City Council charged the city to strengthen its commitment to diversity, equity and inclusion (DEI) by unanimously adopting a comprehensive Resolution “Establishing the City’s Diversity, Equity and Inclusion Initiative”. The city’s vision for this initiative is to have a vibrantly diverse community where Las Vegans have fair and just opportunities for health, social and economic well-being in their neighborhoods. To accomplish this the city has taken many steps to help ensure that the city is more accessible and impactful to the communities it serves.

As shown in the table below, the overall vacancy rate in the Historic Westside is higher in the neighborhood compared to the city and county. The neighborhood has a higher proportion of renters than the city and the county while the homeownership rate is much lower. The housing stock is older in the neighborhood compared to the city and region, and many of the single-family houses need repairs and routine maintenance. Rents in the Historic Westside are more affordable than in the city and region, although the number of renters that are cost burdened (paying more than 30% of their income on rent) is higher in the Historic Westside (63%) than in the city (55%) and the county (52%). Home values in the Historic Westside are 38%/39% below the city/county averages, respectively.

Table 10: Housing Demographics

	Historic Westside	Las Vegas	Clark County
Total Units	1,349	259,521	912,465
% Owner-Occupied	30.3%	53.4%	54.8%
% Renter-Occupied	69.7%	46.6%	45.2%
Residential Vacancy	13.3%	8.6%	11.3%
Homes built after 1970	67.3%	86.5%	91.6%
Median Rent	\$959	\$1,153	\$1,181
Median Home Value	\$173,000	\$279,700	\$285,100

Source: U.S Census Bureau, 2020 American Community Survey, 5-year data

VII. Budget and Timeline Proposals

Table 11: Budget

Project #	Pro Housing Project	Estimated Pro-Housing Costs	Match	Total
1	Pre-Construction Design	\$1,000,000		\$1,000,000
2	Down Payment Assistance	\$1,100,000		\$1,100,000
3	Gap Financing	\$3,900,000	\$3,000,000	\$6,900,000
4	Administration	\$1,000,000		\$1,000,000
	Total	\$7,000,000	\$3,000,000	\$10,000,000

Table 12: Timeline

Project #	Pro Housing Project	Project Start	Estimated Timeframe to Expend/Commit Funds	Estimated Completion	Estimated Implementation End
1	Pre-Construction Design	October 2025	18 months	April 2027	April 2027
2	Create A Down Payment Assistance Program	October 2025	12 months	October 2026	September 30, 2030
3	Provide Funding for the creation of affordable housing	April 2027	29 months	September 30, 2029	September 30, 2030
4	Create and Operate City Wide Community Land Trust	October 2025	N/A	October 2027	Indefinitely

Minimum Level of Funding

If awarded less funding the City of Las Vegas would reduce its administration costs to be in compliance with the 20% max requirement and reduce the Gap Financing and Down Payment Assistance to be proportional to the amount of funding. The minimum level of funding that would help accomplish some goals would be \$2,500,000, which funds would then be used at \$1,000,000 for the Pre-Construction costs (Planning and Design), \$850,000 for Gap Financing (Construction), \$150,000 for Down Payment Assistance and then \$500,000 (20%) for administration. This would

enable to city to construct and provide down payment assistance for four (4) single family dwellings at \$212,500/dwelling with \$37,500/dwelling for down payment assistance. The administration funds would be used in creating the down payment assistance program as well as the Community Land Trust. The geographic scope would not be affected directly but it would limit the city to be able to acquire land beyond the Historic Westside.

Capacity

The City of Las Vegas, Department of Neighborhood Services has a 6 member Grants Administration and Compliance Team that is responsible for an estimated \$15 million in Federal and State funding. As an entitlement jurisdiction, the City administers federal programs including Community Development Block Grant (CDBG), HOME Investment Partnerships Funding, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds.

Grants Administration and Compliance Team

Grants Administration Team



Darcell Campbell
Deputy Neighborhood Services Director



Melanie Riley
Neighborhood Services Administrator



Colleen Duewiger
Grant Program Coordinator



Gina Candelario
Grant Program Coordinator



Erika Ozaki
Grant Program Coordinator



Timothy Glisson
Grant Program Coordinator

The Grants Administration and Compliance Team (Figure 6) consists of Darcell Campbell (Deputy Neighborhood Services Director – over 20+ years’ of experience), Melanie Riley (Neighborhood Services Administrator – over 15+ years’ experience), Colleen Duewiger (HOME Program), Gina Candelario (HOPWA/ESG), Erika Ozaki (Monitoring), Timothy Glisson (CDBG). Clara Hernandez Gonzalez (Budget Analyst) assists the financial administrator. Vanessa Velazquez, of the Administrative Support Team also supports the Grants Administration and Compliance Team.

The City of Las Vegas Grants Administration staff will lead the implementation of the proposed activities however there are two key city positions/and three partners that will need to be filled/obtained. With the exception of the Financial Administrator position, all other positions/partners will be filled/obtained contingent upon receiving the pro-housing funding.

I. Additional City Staff

- 1) A Grant Administrator, who would report under the Grants Administration and Compliance Team directly to Melanie Riley would be funded with pro-housing funds. This person would ultimately manager the Community Land Trust and Down Payment Assistance Program.
- 2) Financial Administrator (Currently Vacant-Darcell Campbell former position)

II. Additional Partners

Three additional partners would have to be obtained through an RFP process if awarded funding:

- 1.) Engineer/Architect to assist in designing the dwellings and going through all pre-development stages
- 2.) Developers/Builders who will build the designs

3.) HUD approved Homebuyer Counseling organization

III. Implementation

It would take approximately ninety (90) days to hire for the Grants Administrator position. Once that position has been hired the Department of Neighborhood Services grants team can provide quality assurance, financial and procurement management, and internal controls so implementation to launch the program would be quick. The Grants team has extensive knowledge working with Developers/Builders but it will be a new relationship for members of the grants team to work directly with Architect/Engineering as designing housing is a new adventure for staff. Select members of staff do have some background working in building departments and with engineers on land use items, reviewing building designs so that experience will be transferable.

The City of Las Vegas Purchasing and Contracts/Finance Department, as well as the Public Works department, will be involved in the procurement and selection process of outside program partners, as well as obtaining feedback from Public Works on design aspects that will work aesthetically in this historically focused community.

This new approach is contingent on the partners' capacity as city staff are not HUD certified counselors, engineers, or developers. However, through its extensive knowledge with working with developers through the HOME program, subrecipients through CDBG/HOPWA, and community stakeholders through its engagement team during the development of neighborhood plans there is extensive knowledge on how to coordinate programs/projects.

Department of Neighborhood Services staff does not foresee any issue with an engineer/architect or developer but if the contract was not being fulfilled then the City would look to terminate the services and issue a new RFP. There are eight (8) HUD certified Counseling agencies within the Las Vegas Metropolitan region and if the partnership was to fall through with the selected agency through the RFP process then the City would look at obtaining one of the other agencies through an additional RFP process.

IV. Engagement

Decision makers were involved in previous plans such as the city's 2050 Master Plan, Historic Westside Hundred Plan, Neighborhood Revitalization Strategy Area Plans and various other processes. Continued engagement with decision makers are made by the Neighborhood Services Department Head in staff meetings with City Management staff. One unique component of this proposal will be community involvement in the design phase and that will be ongoing if awarded funding.

V. Civil Rights and Fair Housing

As previously stated as an entitlement community the City of Las Vegas must partake and implement the Analysis of Impediments to Fair Housing. The City along with the surrounding jurisdictions of Clark County, Boulder City, Henderson, and North Las Vegas are partners in Southern Nevada Strong, a regional planning effort with the purpose to build a foundation for long-term economic prosperity and community livelihood by better integrating transportation, housing, and job opportunities throughout Southern Nevada. The jurisdictions have identified, analyzed, and devised solutions to both private and public sector barriers to fair housing choice that may exist within its borders. Some of the current efforts adopted in the regional plan to address these issues include:

- Promoting new growth in existing neighborhoods and redevelopment of vacant and underused sites
- Redevelopment along future transit corridors, including North 5th Street, Maryland Parkway, Flamingo Road and Boulder Highway
- The region's downtowns provide a variety of jobs and services for local residents; dense housing combined with vibrant commercial spaces; and new employment and workforce development opportunities

To expand fair housing knowledge within the community, the city contracts with Silver State Fair Housing Council (SSFHC) to further train, educate, and investigate housing discrimination complaints. In fiscal years 2022 and 2023, SSFHC assisted 172 persons with Housing Discrimination Counseling and Complaint Investigation Services. Each fiscal year, SSFHC facilitated two Fair Housing Trainings for grant subrecipients, two trainings for City of Las Vegas staff, and one accredited training for real estate and property management professionals. In fiscal year 2023, six-community outreach events were completed which distributed fair housing information to City of Las Vegas residents. SSFHC also held a Public Awareness Campaign that consisted of a six-week bus campaign and placed four advertisements in local newspapers. For National Fair Housing Month, SSFHC hosted a Community Resource Fair for City of Las Vegas residents, interacting with approximately 70-100 participants.

VI. Submittal

This application was written by City of Las Vegas, Department of Neighborhood Services Staff:

Melanie Riley, Neighborhood Services Administrator
Tim Glisson, Grant Program Coordinator
Colleen Duewiger, Grant Program Coordinator

Leverage

- A. The City of Las Vegas will contribute \$3 million in Redevelopment Agency Funding (RDA) over the course of the grant timeframe of six (6) years. It is the intent that \$500,000 will be contributed/year but the city could contribute different amounts each year depending on the need/deadline requirements. The City is also contributing \$1.5 million of Community Development Block Grant Funds to development within the Historic Westside and \$6 million in HOME to the re-development of Marble Manor.
- B. The City is also contributing the following sixteen (16) parcels as additional leverage to the application that are within the Historic Westside:

Table 13: Infill Lot Parcels

Address	APN	Acreage	Appraisal	Assessed/Market
610 W. Washington	139-27-210-131	0.16	\$52,500	\$60,000
1012 E Street	139-27-210-065	0.11	\$38,333	\$60,000
1014 E Street	139-27-210-064	0.05	\$17,424	\$21,000
1016 G Street	139-27-210-076	0.16	\$55,757	\$60,000
304 Madison	139-27-211-006	0.18	\$62,726	\$47,040
305 Harrison Avenue	139-27-111-010	0.17	\$59,242	\$65,000
401 W. Van Buren Avenue	139-27-111-036	0.15	\$52,272	\$60,000
613 W. Monroe Ave.	139-27-110-134	0.17	\$59,242	\$60,000
H Street & Jackson Ave.	139-27-110-069	0.36	\$125,453	\$69,000
Van Buren & H Street	139-27-110-066	0.16		\$60,000
951 E. Street	139-27-201-002	0.32		\$83,634
Madison & M Street	139-28-603-001	0.95	\$331,056	\$126,000
Madison & M Street	139-28-603-003	0.22	\$76,666	\$70,000
Madison & M Street	139-28-603-007	0.22	\$76,666	\$70,000
Madison & M Street	139-28-603-004	0.41	\$142,877	\$91,000
Madison & M Street	139-28-603-005	0.41	\$142,877	\$91,000

- C. The City is contributing the following parcel below in Table 14 as additional leverage to the application that is not directly in the Historic Westside:

Table 14: Parcel outside Historic Westside

Address	APN	Acreage	Appraisal	Assessed/Market
1460 Hart Ave.	13921610215	0.12	\$62,726	\$30,000

D. The four (4) additional parcels below in Table 15 will also be included once the title issues have been resolved and are located within the Historic Westside:

Table 15: Parcels with Title Issues to be Resolved

Address	APN	Acreage	Appraisal	Assessed/Market
210 Jackson Avenue	139-27-111-045	0.16	\$55,757	\$65,000
415 W. Adams Avenue	139-27-210-105	0.16	\$55,757	\$60,000
618 W. Washington	139-27-210-129	0.16	\$55,757	\$60,000
713 Jefferson Avenue	139-27-210-080	0.15	\$52,272	\$60,000

E. The appraised value of the highlighted parcels above in tables 13, 14, and 15 above are estimates provided by the City of Las Vegas real estate division based on the square footage of the lots. The non-highlighted parcels are appraisal that have been completed and the backup value attached or has not been evaluated by an appraiser or City of Las Vegas staff.

Long-Term Effects

When identifying the long-term effects of redeveloping the Historic Westside it is important to take a holistic approach. It is not just the physical improvement to the properties but the transformation and opportunities for people that can truly lead to change. The physical changes are part of the catalyst for further investment by the private sector within the Historic Westside, which in turn can provide better opportunities for the residents within the community.

The outcomes that pro-housing funds will provide are outlined in Table 16 below:

Table 16: Pro-Housing Deliverables

Activity	Pro-Housing Funding	Match	Outcome	Average
Creation of Community Land Trust (CLT)	\$ 0.00	\$ 0.00	Funds from Purchase of homes will provide seed funding for future property acquisitions and Down Payment Assistance from the CLT. The Grant Administrator will create the CLT. The funds that come in from the purchase of the homes will be located in a revolving loan fund for use of acquiring additional properties	
Gap Financing	\$3,900,000.00	\$ 3,000,000.00	Minimum of 25 Single Family Homes Built	\$276,000/Home
Down Payment Assistance	\$1,100,000.00	\$ 0.00	Minimum of 25 Households assisted with Down Payment Assistance	\$44,000/Home
Design Book/Pre-Construction Costs	\$1,000,000.00	\$ 0.00	Minimum of 2,3,& 4 Bedroom Designs completed along with zoning/planning issues eliminated	
Administration	\$1,000,000.00	\$ 0.00	Grant Administrator Hired for 5 years @ \$187,629/year (Salary & Benefits) for a total of \$938,145 over 5 years	
Total	\$7,000,000.00	\$ 3,000,000.00		

I. Sustained Production and Affordability

A Community Land Trust can significantly contribute to the sustained production and preservation of affordable housing over the long term. By creating a revolving loan fund from the initial sale of the existing infill lots, the Community Land Trust will have the seed money to continue acquiring land and development. The Community Land Trust will ensure that housing remains affordable for future generations by separating the ownership of land from the ownership of housing. The trust retains ownership of the land and leases it to homeowners through long-term, renewable leases. This structure removes the land's market value from the equation, keeping housing costs low and stable. By providing down payment assistance and homebuyer counseling more low-to-moderate income households will be able to afford to purchase homes.

Through these two avenues, residents will still build equity through homeownership. When they sell their homes, they receive a portion of the increased value, while the rest goes back into the trust to keep the housing affordable for the next buyer. This model allows residents to benefit financially while preserving affordability for future generations. Potentially this can help close the racial wealth gap.

Many communities could create land trusts and implement an infill development program to create affordable housing or redevelop dilapidated housing for affordable housing. The scale of the program is up to the community, but it is important to develop a vision. The key to this type of program is making sure elected officials understand the result by informing them about the processes for redeveloping properties and how redevelopment can be utilized on single sites or larger geographic areas to best benefit the community.

II. Success

Since the City of Las Vegas will be bringing 21 vacant lots as leverage, the city believes that developing 25 single family dwellings on the vacant lots using pre-approved floorplans by the September 30, 2029 deadline would be a measure of success.

An additional measure of success will be in how many of the households that obtain the infill development lots are able to not be cost burdened (spending over 30% of their gross income in housing). At this time the city is not sure exactly what that calculation will entail since it does not have the bid from the construction of the homes.

Ultimately, success is measured by adding additional affordable units to the community and helping low-income families obtain their dream of homeownership via revitalizing the Historic Westside, which has been an area that has a disproportionately high minority and low-income population. It is a historically underserved community with its economic turmoil rooted in racial segregation and redlining practices. It is the hope that more opportunities/jobs will be created through private and additional public investment. By providing affordable housing, the local community will have fewer evictions, healthier population, better government infrastructure, and ultimately a better community, as more resources are available. The development of affordable housing will help ensure that low-income families are not priced out of the neighborhood; put rather can partake in the amenities that will come.

III. Long-Term Effects on Barriers

This proposal looks to help alleviate the growing need within the City of Las Vegas for affordable housing by increasing production of affordable housing. Unfortunately, the availability of land is not a barrier that any jurisdiction can remove by itself, as there is only so much buildable land. This proposal does offer the best alternative through the creation of the Community Land Trust and creating the revolving loan fund in order to acquire additional properties. Also with all of the land being owned by the Community Land Trust the long term affordability for the properties will be maintained. While it is not necessarily the intent for the design book to be replicated completely across future vacant parcels, due to the wanting input from neighbors, the basic structure of the design would not necessarily have to change and this will continue to cut down on cost. With just some tweaks, the plans could quickly be re-approved during the pre-construction phase of a new development. By expanding the infill development program and using the initial seed money recouped additional infill lots in neighborhoods that are not traditionally home to affordable housing could be acquired. This would expand opportunity for protected classes and vulnerable populations to reside in new locations.

The City hopes that operating a down payment assistance program will decrease the racial disparity in homeownership. According to the Brookings Institute's 2019 article "*Should Las Vegas Bet on Homeownership? Trends in Housing Affordability and Homeownership*" the rate of homeownership for white and Asian households were mostly back to pre-recession levels, however homeownership for Black and Latino households were continuing to decline. For moderate income households only twenty percent (20%) of Black families and thirty-five percent (35%) of Latino families were homeowners compared to white and Asian families.

The city also hopes that through implementing a green design to the design book there will be a reduction in environmental impact and lower the utility costs for residents which will contribute to the overall affordability and sustainability of the home built on the current twenty-one owned city parcel and any future parcels obtained by the Community Land Trust.