



executive summary

purpose

background information

statutory conformance

implementation strategies

implementation

appendices

Approved by  
City Council 4-17-13  
Ordinance #6246



The City of Las Vegas  
Housing Element of the Las Vegas 2020 Master Plan  
was approved by City Council  
on April 17, 2013 (Ordinance #6246)



# City of Las Vegas Housing Element

## Table of Contents

EXECUTIVE SUMMARY .....	1
PURPOSE .....	5
HOUSING ELEMENT .....	7
Background Information .....	7
STATUTORY CONFORMANCE .....	9
Introduction.....	9
Federal Housing Policy .....	10
State Housing Policy.....	11
Inventory of Housing Conditions.....	12
Inventory of Affordable Housing .....	14
Demographic Characteristics Of The Community .....	21
Current And Prospective Need For Affordable Housing In Las Vegas.....	21
Impediments To Development Of Affordable Housing .....	21
Analysis Of The Characteristics Of Land Most Suitable For Development Of Affordable Housing .....	23
An Analysis Of The Needs And Appropriate Methods For Creating Affordable Units Through Development Or Rehabilitation .....	25
A Plan For Maintaining And Developing Affordable Housing.....	25
IMPLEMENTATION STRATEGIES.....	26
Re-Urbanization.....	27
Introduction .....	27
Downtown Districts .....	28
Downtown Redevelopment Area.....	29
Open Spaces, Civic Institutions & Urban Pathways .....	31
Homeless Corridor .....	33
Neighborhood Revitalization.....	35
Introduction .....	35
Preserving Neighborhoods.....	36
Mixed Use & Urban Hubs.....	38
Creating Walkable Communities.....	38
Aging Population .....	40
Encourage Infill & Redevelopment.....	40
Newly Developing Areas .....	42
Introduction .....	42
Complete Streets.....	43
Connectivity.....	46
Rural Preservation Areas.....	48
Affordable Owner Occupied Housing.....	49
Diverse Housing Stock .....	52

IMPLEMENTATION.....	55
Reurbanization .....	55
Neighborhood Revitalization .....	56
New Developing Areas .....	58
APPENDICES .....	59
Appendix A – Public Participation .....	59
Appendix B – Implementation Priorities .....	61
Appendix C – Consolidated Plan .....	67
MAPS	
Map 1. Residential Construction Year .....	13
Map 2. Median Household Income .....	15
Map 3. Single-family Sales, Type “R” .....	16
Map 4. Single-family Sales, Type “F” .....	17
Map 5. Single-family Sales Price, Type “R” .....	18
Map 6. Single-family Sales Price, Type “F” .....	19
Map 7. Distribution of Dwelling Units by Type .....	20
Map 8. Re-urbanization Area .....	27
Map 9. Downtown Centennial Plan Boundary.....	29
Map 10. Downtown Redevelopment Plan Boundary.....	30
Map 11. Neighborhood Revitalization Area .....	36
Map 12. Newly Developing Area .....	42
FIGURES	
Figure 1. Interconnected Development Compared To Disconnected Development .....	46
Figure 2. Midblock Crossing Photo Simulation of Owens Avenue At Edmonds Town Center Street.....	47
TABLES	
Table 1. Housing Conditions InThe City Of Las Vegas .....	12
Table 2. Maximum Affordable Housing Cost.....	20
Table 3. Percent of Homes Sold in Price Range.....	20

# EXECUTIVE SUMMARY

The Nevada Revised Statutes (NRS), which sets out planning law for the State of Nevada, mandates the preparation of comprehensive, long-term general plans, known as master plans. State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the NRS. Included among those required subjects is a Housing Plan. To comply with State statute, the city of Las Vegas (the City Administration) has prepared a *Housing Element* as part of its Master Plan.



*New single family home construction in northwest Las Vegas in 2013.*

The Nevada Revised Statutes (NRS), which sets out planning law for the State of Nevada, mandates the preparation of comprehensive, long-term general plans, known as master plans. The NRS also identifies a series of plans or elements that may be covered by the master plan. For entities located within a county of more than 100,000 persons, a conservation plan, a population plan and a housing plan must be included in the master plan. To comply with State statute, the City of Las Vegas (the City Administration) has prepared a *Housing Element* as part of its Master Plan. This document is intended to accomplish two broad goals:

- To ensure that the *Las Vegas 2020 Master Plan* is in compliance with State Statute as related to housing, by reference to the city of *Las Vegas 2010-2015 Consolidated Plan* (Con Plan). See Appendix B.
- To ensure that the housing-related policies of the *Las Vegas 2020 Master Plan*, adopted by City Council in September 2000, are further refined and linked to specific actions by the City.

Accomplishing these goals will demonstrate the City's commitment to encouraging housing for its population that is equitable, accessible, affordable and sustainable.

NRS 278.150 (4) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. A detailed analysis of the housing situation within the City, current and future, addresses the requirements listed in NRS. The following is a brief summation of how the requirements within NRS are addressed:

***Inventory of Housing Conditions*** – Census data from the 2010 American Community Survey (ACS) states that about 5 percent of all housing units within the City are inadequate/ substandard. This is due primarily to the age of the housing. The majority of the housing units within the City are considered

adequate for the same reason. Approximately 75 percent of the housing in Las Vegas has been built since 1980, making them more likely to be code compliant.

**Inventory of Affordable Housing** – Half of the homes sold in Las Vegas in 2011 were affordable to low income households. Nearly 95 percent of the homes sold in that year were affordable to households making the area Median Family Income. The difficulty in the Las Vegas housing market is not so much the affordability of homes as the credit worthiness and/or the ability to accumulate the required down payment.

**Demographic Characteristics of the Community** – The city of Las Vegas' population increased by greater than 105,000 residents between 2000 and 2010. The City continued to climb the ranks of the largest cities in the U.S., going from 37th in 2000 to 30th in 2010. Home ownership rates, which had been increasing steadily since 1990, began to decline after peaking at 62 percent in 2006, falling to 57 percent in 2010.

**Current and Prospective Need for Affordable Housing in Las Vegas** – The supply of affordable housing units in Las Vegas is adequate at all income levels. The difficulty in the Las Vegas market at this time is the aforementioned issue of credit worthiness and availability. Homes should remain affordable in the City for the foreseeable future. Given a reasonable rate of appreciation of 2 to 3 percent housing should remain affordable.

**Impediments to Development of Affordable Housing** – Impediments to the development of affordable housing include, but are not limited to the following:

- Citizen Review Process
- Community Support
- Financing for Home Ownership
- Permit and Plans Review Time
- Permit Processing Fees
- Water Hookup Fees

**Analysis of the Characteristics of Land Most Suitable for Development of Affordable Housing** – There are 23,825 acres of vacant land within Las Vegas, approximately 11,000 acres of which are designated for residential purposes. Nearly three-fourths of the vacant land is in the Newly Developing Area. There are no impediments to the continued extension of existing infrastructure to currently undeveloped areas within the City.

**An Analysis of the Needs and Appropriate Methods for Creating Affordable Units Through Development or Rehabilitation**

– The Con Plan and Analysis of Impediments (AI) provide a detailed strategic plan for addressing the affordable housing needs. The Strategic Plan includes building or rehabilitating renter units. It also includes more than 4,000 Section 8 vouchers for rental housing provided by the Southern Nevada Regional Housing Authority and creates opportunities for home ownership through the development or rehabilitation of approximately 300 owner occupied units, along with down-payment assistance.

**A Plan for Maintaining and Developing Affordable Housing** – The Con Plan is designed with a series of objectives intended to be achieved over a five-year time horizon. The Action Plan allocates funds to specific projects that implement the objectives of the Con Plan. The Action Plan also identifies alternate funding sources and opportunities.

This *Housing Element* is also intended to identify actions to implement the *Las Vegas 2020 Master Plan*. According to the Master Plan, Las Vegas in the year 2020 is envisioned to be a decentralized city of approximately 650,000 residents. This Master Plan also establishes a number of specific policies for housing this projected population in a series of distinct, sustainable districts: a Re-urbanization area, a Neighborhood Revitalization area, and a Newly Developing area:

- **Re-urbanization.** A major focus of this *Housing Element*, as well as other recent planning efforts, is the rebuilding of a housing component in Downtown Las Vegas (the Re-urbanization area), a cornerstone for increasing the vitality of Downtown. This would be a significant accomplishment, not only from a housing standpoint, but from a broader perspective, as an increase in the number of Downtown housing units will create a demand for retail and service commercial functions within the Downtown area.
- **Neighborhood Revitalization.** Another priority of the *Housing Element* is to stabilize and improve the neighborhoods within the central area of the city. The introduction of mixed-use, mixed-income development concepts in a pedestrian-scaled, walkable environment is encouraged, with an interconnected transportation network, as well as the integration of mixed housing types into neighborhood design, to serve diverse household types.

- **Newly Developing Areas.** Of great importance to the future of the city is the creation of a safe and accessible environment that is interconnected to a variety of transportation modes, users and land uses. The protection of rural areas is a consideration as well the design of new neighborhoods is encouraged to include a range of housing types and incomes.

As a component part of the *Las Vegas 2020 Master Plan*, this *Housing Element* seeks to reaffirm the City's commitment to the implementation of the housing strategies of the Master Plan, and reiterates the importance of ongoing efforts by the City to ensure that there is housing that is equitable, accessible and affordable to all, in accordance with the Nevada Revised Statutes.



*A completed Habitat for Humanity home in Historic West Las Vegas.*



# PURPOSE

The traditional role of a *Master Plan Housing Element* is to reaffirm the City's commitment to housing its population in a safe, decent, and affordable manner and to also address any mandates required by state or federal law. This Housing Plan, or *Housing Element* of the *Las Vegas 2020 Master Plan*, will reiterate the importance of ongoing City efforts to address these issues (i.e. affordability, availability, and fairness in housing practices) and its obligation to meet statutory requirements.

It is also the intent of this *Housing Element* to implement the vision, goals, objectives, and policies established in the *Las Vegas 2020 Master Plan's* capstone document as they relate to housing. The *Las Vegas 2020 Master Plan* has established a vision for the City through to the year 2020, emphasizing a sustainable quality of life through the creation of a diverse community of distinctive neighborhoods. The *Housing Element* also makes certain trend-based assumptions concerning the general composition of the City in the year 2020:

- The population is anticipated to be in the range of 650,000 to 700,000 persons.
- The majority of the anticipated growth (96 percent) should occur in the northwest (north of Cheyenne Avenue) and southwest sectors (west of Decatur Boulevard, south of Cheyenne Avenue) of the City.
- Single-family detached units will continue to be the favored housing choice. Approximately 80 percent of the new housing units in the northwest are anticipated to be single-family; the remaining 20 percent will be multi-family; and 60 percent in the southwest should be single-family, with the remaining 40 percent as multi-family); and
- Future employment growth centers will be focused in Downtown Las Vegas, Summerlin, and the Northwest Town Center.
- Develop 100 to 150 new residential units per year in the *Downtown Centennial Plan* area.

The established vision, integrated with these assumptions, leads to three distinct policy sets: Re-urbanization, Neighborhood Revitalization, and Newly Developing Areas. The following are generalized goals for each of these policy sets, developed to achieve the desired Las Vegas in the year 2020:

- Restore a housing component to Downtown, leading to retail, restaurant and shopping activities (Re-urbanization);

- Stabilize declining neighborhoods and preserve or upgrade other neighborhoods with quality residential and neighborhood-oriented infill development/redevelopment (Neighborhood Revitalization); and
- Create interrelated, diverse neighborhoods of distinctive design (Newly Developing Areas).

It is the intent of this *Housing Element*, along with the other elements contained within the *Las Vegas 2020 Master Plan*, to set a course for integrating the various aspects of community-building into making Las Vegas a city of enduring quality, consisting of safe, distinctive, and functional neighborhoods.

Questions and concerns are consistently raised regarding the term “affordable housing,” and what is implied in its use. The Nevada Revised Statutes, specifically Section 278.0105, define the term as: “housing affordable for a family with a total gross income less than 110 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county.”

In other words, “affordable housing” is housing that is specifically geared for those households of modest means. However, many have adopted a much broader definition that includes any type of housing, provided that the overall housing costs do not exceed a specific proportion of the household income, which is usually in the range of 30 percent of the total household income. This latter view assures that housing will be made available for all income ranges, large and small. The viewpoint of this document is that affordable housing is an issue that affects all, and not just those households whose incomes fit the definition as described in the Nevada Revised Statutes. Therefore, of the two definitions presented herein, the term “affordable housing” as used in this document implies housing that does not exceed 30 percent of a household’s income.

The United States Department of Housing and Urban Development (HUD) defines income levels, and, therefore, the ability to afford housing based upon family income as a percentage of median income within a certain metropolitan area and publishes monthly or quarterly tables accordingly. HUD defines “extremely low income” households as those whose incomes are between zero and 30 percent of median family income for the area, as determined by HUD; “low income” as 31 to 50 percent of median family incomes for the area, as determined by HUD; “moderate income” as 51 to 80 percent of median family incomes for the area, as determined by HUD; and “middle income” as 81 to 95 percent of median family incomes for the area, as determined by HUD.

As an element of the *Las Vegas 2020 Master Plan*, this *Housing Element* is expected to set a standard of housing policy for Las Vegas through the year 2020. However, the dynamics of the City are constantly changing as witnessed by the increased desire for urbanization, changing demographics, and fluctuations in housing costs. Because of these factors, it may be necessary to revisit and revise this *Housing Element* on a regularly scheduled basis throughout the life of the Element.

This *Housing Element* is intended to complement other ongoing City efforts, primarily through the work of the Neighborhood Development Division (NDD) of the City's Economic and Urban Development Department, as they relate to housing, and to not duplicate or contradict these efforts. One of the major functions of the NDD is the development and implementation of the City of Las Vegas Consolidated Plan (Con Plan). This Plan is reviewed and updated every five years. Therefore, while this *Housing Element* is intended to set housing policy to the year 2020, it is recommended that the approved goals, objectives, policies and actions contained within this Element be re-examined in conjunction with the five-year updates to the Con Plan.

# HOUSING ELEMENT

## BACKGROUND INFORMATION

In a relatively short period of time, Las Vegas has grown at a tremendous rate, evolving from a modest railroad stop-over point largely consisting of nonpermanent tent structures, to a city of 241,000 housing units of all types, accommodating an equally diverse population. The Las Vegas of today is the 30th largest city in the United States, with a population of 583,756 (for year 2010 according to the U.S. Census) persons. Las Vegas is the largest U.S. city incorporated during the 20th century. The overall population of Las Vegas continues to evolve and become less homogenous, resulting from a significant influx of Asian/Pacific Islanders and Hispanic persons and an equally significant influx of retirees.

The average person who makes up this evolving population is employed in a service-related industry (50 percent of the entire workforce is employed within this classification). The construction industry, at one time the second largest employer in the City, has seen major fluctuations in its share of employment since 2000. At that time, construction accounted for 10.1 percent of the employment in Las Vegas. Since 2000, construction's share of employment climbed to a high of 13.5 percent in 2005 and subsequently fell to a low of 9.2 percent in 2009.

The average Las Vegas family has seen the Median Family Income (MFI) increase 25 percent since 2000 to \$62,255 in 2010. At the same time, the average cost for a single-family dwelling fluctuated dramatically, doubling between 2000 and 2005, going from \$170,619 to \$343,613. By 2009 the average sales price had fallen to \$200,538, a decrease of 71 percent. Since 2000, the average apartment rent increased 10 percent to \$756 per month. However, the overall median rent payment increased by 47 percent to \$1,025 per month. This may be due to more residents renting single-family homes as a result of the increased incidence of foreclosures in Las Vegas during the past five years. Since 2007 the amount of foreclosure sales has increased by 30 times (3000 percent). Home owners that lost their home most often need a similar dwelling and very likely cannot be accommodated by an apartment or other multi-family dwelling.

Another consequence of the housing boom/bust is the percent of monthly household income spent by both home owners and those who rent on their monthly mortgage or rent payment. Since 2000 the number of households spending 35 percent or more of monthly household income on their mortgage payment nearly doubled, going from 20 percent to nearly 39 percent. Renters paying 35 percent or more of their monthly household income for monthly rent increased by 45 percent during the same time, going from 33 percent to 47 percent of households.

In spite of the volatility of the housing market during the past decade, construction of new single-family homes dominated the market. In 1990, slightly less than half of the housing units in Las Vegas were single-family. By 2010 approximately 60 percent of the housing units in the City were single-family. Between 1990 and 2010, nearly 70 percent of the dwelling units constructed in the City were single-family.

Housing conditions within Las Vegas today mirror those in many other cities within the United States, i.e., a housing stock within a central core that is aging and possibly deteriorating (the "Re-urbanization" area); adjacent inner ring neighborhoods that contain pockets of housing in need of rehabilitation (the "Neighborhood Revitalization" area); and large expanses of single-family neighborhoods of stable condition, fringed by areas of the city containing a large number of recently constructed housing units (the "Newly Developing Areas").

It is a safe assumption that the majority of housing units in Las Vegas are in decent condition. This is due primarily to the age of the housing stock. Approximately 54 percent of the housing units in the City have been built since 1990.

Nearly three-fourths of the housing stock has been built since 1980. Only about one out of six housing units in Las Vegas is more than 40 years old. However, in the Neighborhood Revitalization Area 41 percent of the housing units were built before 1970. In the Reurbanization Area 35 percent of the housing units were built before 1970. When high rise condominiums, built between 2005 and 2008 are factored out, the figure increases to 49 percent. Given the rate of “older” homes in these areas, the likelihood of housing units in need of rehabilitation is increased.

Statistics show that within the City there are pockets of distressed housing (based on age of housing stock, overcrowding, or adequacy of plumbing facilities). This pattern is occurring particularly within the Re-urbanization and Neighborhood Revitalization districts of the City. As an example, the 2010 Census concluded that the area east of Downtown had approximately 14 percent of its housing units considered overcrowded (contain greater than one person per room). This contrasts strongly with a citywide 4.5 percent of all units. This same area has 0.7 percent of its housing units lacking complete plumbing facilities, whereas overall within the City, 0.6 percent are inadequate in this respect.

These examples help to substantiate the conclusion that while efforts are necessary to stabilize and the improve the condition of housing within some older parts of the city, overall, the housing stock is decent, code compliant, safe and affordable.

## **STATUTORY CONFORMANCE**

### **INTRODUCTION**

The approach taken within the *Housing Element* is to address housing policy on two levels. First, a primary objective of this document is to meet the requirements of a housing plan as outlined in Nevada Revised Statutes (NRS), section 278.160. This is the portion of the NRS that was revised as a result of the passage of Assembly Bill 439 passed in 2007, as described under the “State Housing Policy” section of this Element. Much of the NRS requirements are addressed in the Consolidated Plan (Con Plan) 2010-2015. The Con Plan presents the city of Las Vegas strategies for the use of U.S. Department of Housing and Urban Development (HUD) formula grant program funding. NRS requirements and the Con Plan are the focus of this section and, therefore, will be referenced throughout.

Housing policy is addressed on a second level within this document by establishing the implementation strategies with respect to housing issues of the *Las Vegas 2020 Master Plan's* goals, objectives and policies. If the City develops and implements policies and actions that address the design of neighborhoods, encourages a mix of housing types and price ranges, relates job centers to residential areas, and integrates parks, schools and neighborhood-serving commercial within the neighborhoods, then these are actions that will ultimately decide neighborhood safety, transportation choice and traffic congestion, air and water quality, and recreation and education opportunities. Through solutions to these quality of life issues, the design of Las Vegas neighborhoods defines the future character and livability of the entire community.

The vision statement in the Master Plan is centered on opportunity: opportunity through diversity and choice. The implementation strategies in this *Housing Element* are focused on providing a range of housing options, neighborhood amenities and location alternatives for all citizens in Las Vegas. The intent is to guarantee the enduring value of housing and the long-term livability of all neighborhoods.

## **FEDERAL HOUSING POLICY**

When initially developed, federal housing programs had the intended goal of providing a decent home and a suitable environment for every U.S. family. Housing policies aimed at achieving this broadly stated goal are primarily centered on affordability and neighborhood preservation. The bulk of U.S. housing policy is administered through the Department of Housing and Urban Development (HUD). For the city of Las Vegas, the Con Plan determines housing policy and insures compliance with HUD requirements. The Con Plan has a five-year planning horizon and consists of four main components: Housing Plan, Continuum of Care for the Homeless, Non-Housing Community Development Plan and an Action Plan. Each year the City's Neighborhood Development Division is required to submit an Action Plan that lists the activities to be undertaken for the Plan year, along with other actions that address obstacles to meeting underserved needs.

## STATE HOUSING POLICY

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, and updated in 2011, govern the subject matter of the master plan. Subsection 4 of NRS 278.150(4) states

*In counties whose population is 700,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection (1) of NRS 278.160.*

The subject matter of the master plan in NRS 278.160 states:

*Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof.*

Among the elements to be included in the master plan as required by NRS is a Housing Plan, adopted by the Nevada Legislature in 1991:

- (f) Housing Plan. The housing plan must include, without limitation:
- (1) An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing to individuals and families in the community, regardless of income level.
  - (2) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities
  - (3) An analysis of projected growth and the demographic characteristics of the community.
  - (4) A determination of the present and prospective need for affordable housing in the community.
  - (5) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments
  - (6) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation:
    - (I) *A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and*
    - (II) *An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land-use planning restrictions that affect such parcels.*
  - (7) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.
  - (8) A plan for maintaining and developing affordable housing to meet the housing needs of the community for a period of at least 5 years.



Preparation and adoption of this *Housing Element* fulfills the City’s statutory obligation to include a housing plan in its Master Plan.

Many of the required conditions have been adequately addressed in the Con Plan by the City’s Neighborhood Development Division. Following is a brief summary of the eight required housing plan items.

**INVENTORY OF HOUSING CONDITIONS**

**Table 1** shows the number and percentage of households that experienced housing problems in the City. The definitions of housing problems come from HUD. A dwelling is considered “inadequate” if it has incomplete plumbing or kitchen facilities, structural problems (e.g., cracked walls, leaking roof, broken plaster), deficiencies in common areas (stairwells, hallways), or unsafe heating or electrical systems. A dwelling is “crowded” if there is more than an average of one person per room. A household is “cost-burdened” if it spends more than 30 percent of its gross income on housing.

**Table 1: Housing Conditions In The City Of Las Vegas**

	Las Vegas		Percent U.S.
	Owner Occupied	Renter Occupied	
Percent Built Before 1960	5.8%	5.9%	31.2%
Percent Built Since 1980	77.3%	70.5%	41.1%
Percent Inadequate	2.5%	8.5%	N/A
Percent Overcrowded, > One Occupant Per Room	2.4%	7.3%	3.1%
Percent Cost-Burdened, 30% Or More For Housing	48.2%	53.8%	43.0%

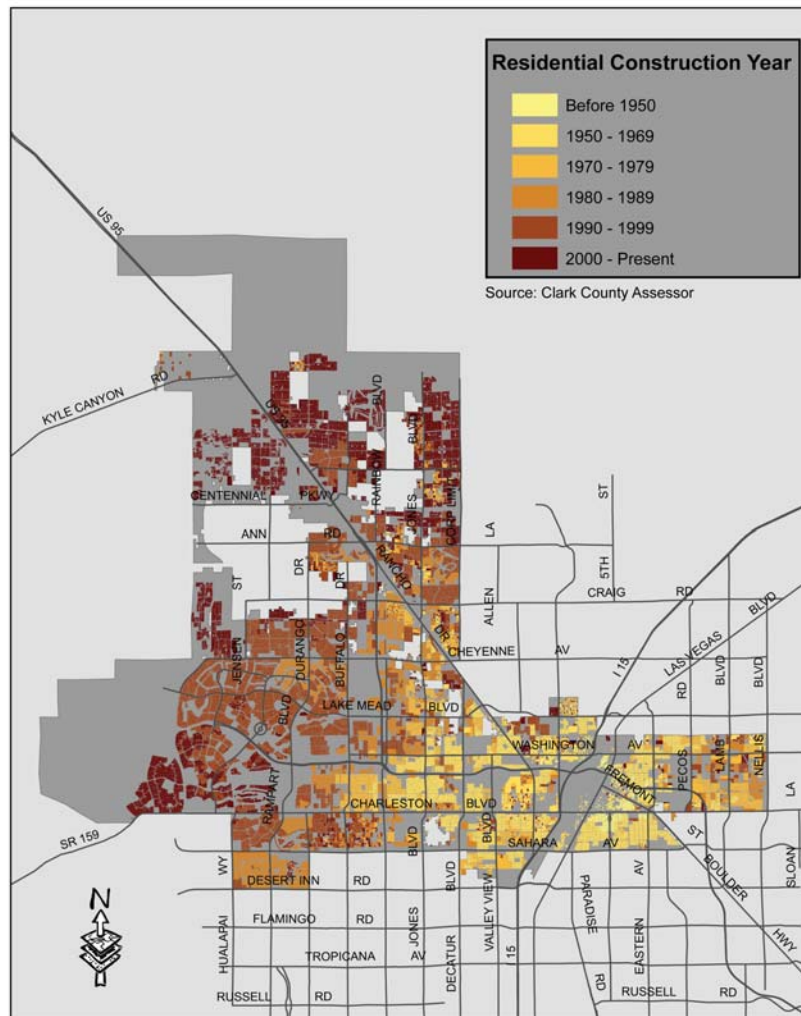
*Source: U.S. Census Bureau, 2010 American Community Survey*

The data that was used to determine housing conditions was obtained from the 2010 U.S. Census and the U.S. Census Bureau’s 2010 American Community Survey. In terms of housing adequacy, the data is the most current and reliable available. Because the City has adopted construction codes that must be adhered to during the construction and continued maintenance of housing units within the City, all units built since the 1940s and 1950s can be assumed adequate, with the exception of a small number of units that have been neglected and have fallen into disrepair to the point of being considered inadequate as defined by HUD. However, the Building and Safety Department has been enforcing the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and the Uniform Housing Code, since these codes were adopted by the City in the 1950s and some as early as 1945. Over 95 percent of all dwelling units in Las Vegas have been constructed since 1955.



Therefore, one can assume that the majority of residential dwelling units built since the 1950s meet acceptable standards. In fact, there may be even fewer inadequate units in the City today than what was reported in the 2000 Census because of the efforts of the Building and Safety Department and the NDD. It can be further assumed that the relative percentage of inadequate units to good quality units is even lower today than in 2000, due to the large number of new units, virtually all of which should be code compliant, constructed during the building boom of the last decade.

## Map I: Residential Construction Year



Source: Clark County Assessor

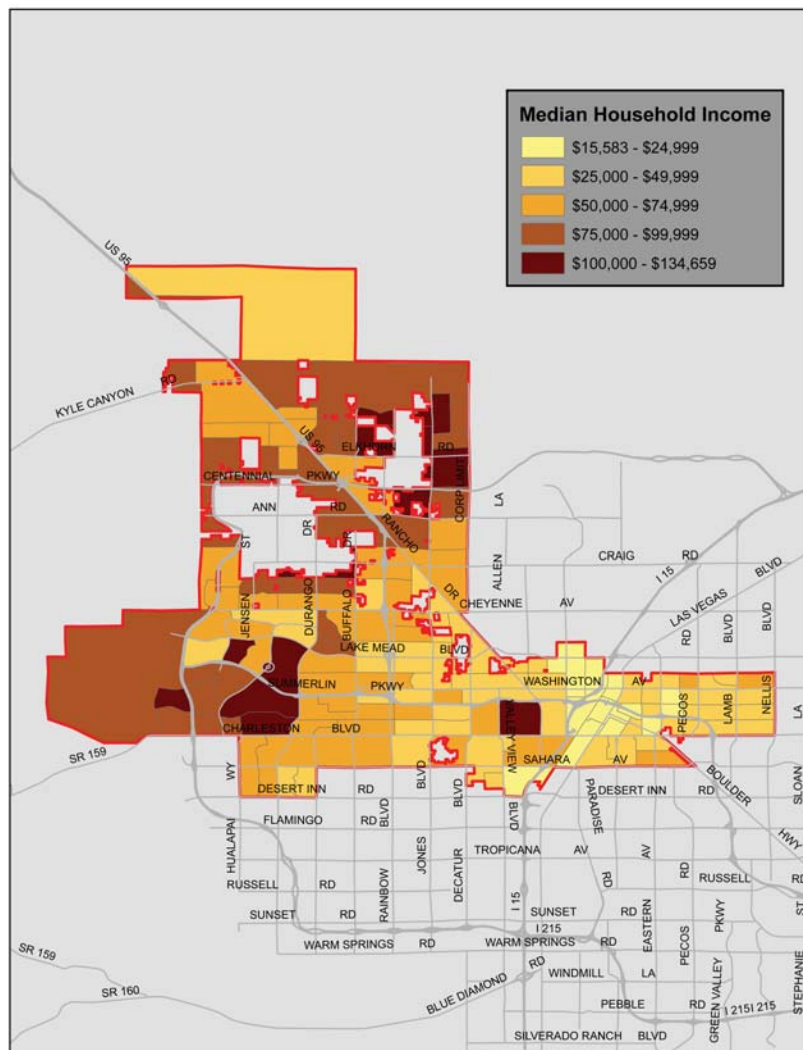
Nonetheless, to determine the adequacy of dwelling units in terms of cracked walls, leaking roofs, broken plaster, common area deficiencies and so on, the City should conduct a survey. Such surveys are costly and time consuming, and the City currently does not have the necessary funds in its budget to conduct a housing conditions survey.

The “overcrowded” and “cost-burdened” numbers reported in **Table 1** are for renter-occupied and owner-occupied households equal to or greater than 30 percent of household income. Renter households are more than three times likelier to be overcrowded than their owner occupied counterparts. According to the Census data cost-burdened renter households outnumber owner-occupied households. Nearly 54 percent of renter households were paying more than 30 percent of their income on housing, compared to 48 percent of owner occupied households. **Map 2** illustrates Median Household Income ranges across the city.

## **INVENTORY OF AFFORDABLE HOUSING**

The Con Plan documents over 880 “Special Needs” units (elderly, physically disabled, mentally ill, persons with HIV/AIDS) in the City. The City also has more than 5,000 units available under various assisted living programs, managed by the Southern Nevada Regional Housing Authority. In addition, the City has over 200 units being developed under public/private partnerships. These projects provide examples of creative solutions to providing affordable, safe dwelling units to meet the needs of the community.

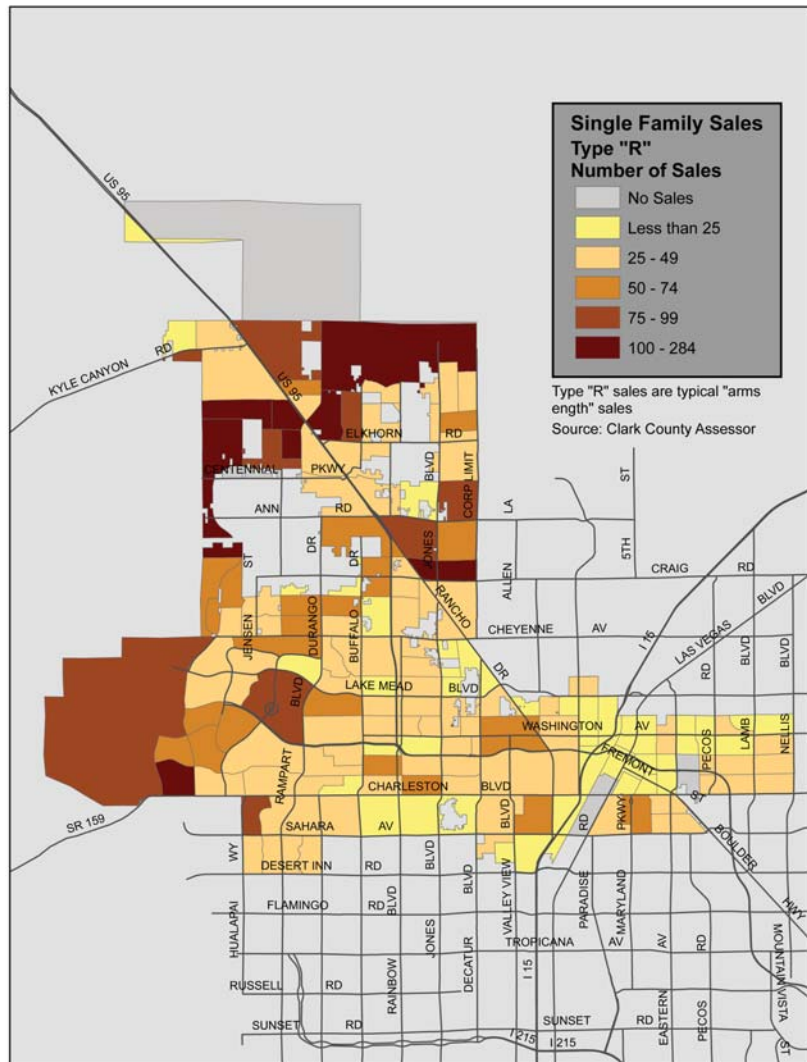
## Map 2: Median Household Income



Source: U.S. Census Bureau

NRS 278.0105 defines affordable housing as anything affordable to a family making less than or equal to 110 percent of the Median Family Income (MFI). In 2010, the Census Bureau's MFI in Las Vegas was placed at \$62,355 per year. Using an interest rate of 5 percent and a 30 percent cost burden, this income would support a monthly payment (principal and interest) of \$1,559 per month and be sufficient to purchase a home valued at \$290,390. An income at 110 percent of MFI would purchase a house valued at \$319,429. Over 94 percent of all single-family dwelling units sold in the City during the past year are affordable to households making 110 percent of MFI or less. However, there could be gaps in affordable housing at different levels of household income.

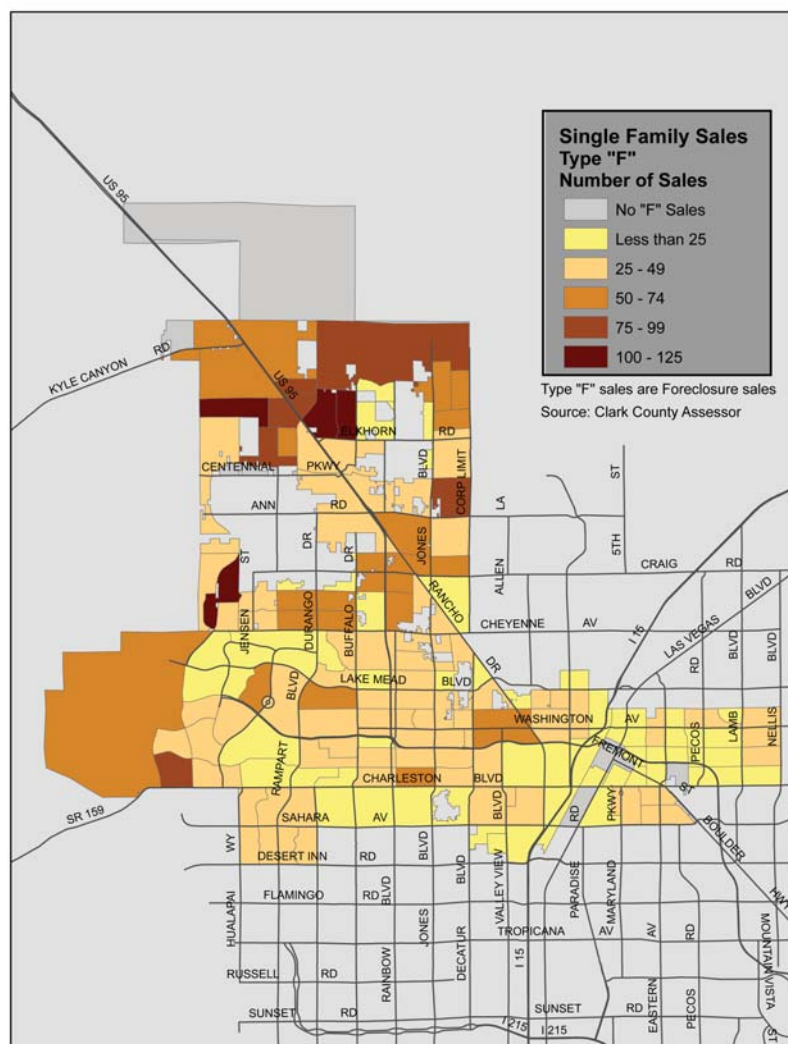
### Map 3: Single-family Sales, Type "R"



Source: Clark County Assessor

**Maps 3 and 4** show the distribution of single-family home sales during the past year in Las Vegas for "R" sales and "F" sales, respectively. Type "R" sales are traditional, arms-length transactions. Type "F" sales are foreclosure sales. The State of Nevada has the highest rate of foreclosures in the country. Las Vegas is considered the driving force behind that ranking. Between 2004 and 2011, there were 51,000 "R" sales in Las Vegas. During that same time there were 20,000 "F" sales. Also, during the past four years, foreclosure sales have increased by 3000 percent, going from 172 in 2007 to 5,363 in 2011. They peaked in 2009 at 6,295. Foreclosure sales may

## Map 4: Single-family Sales, Type “F”

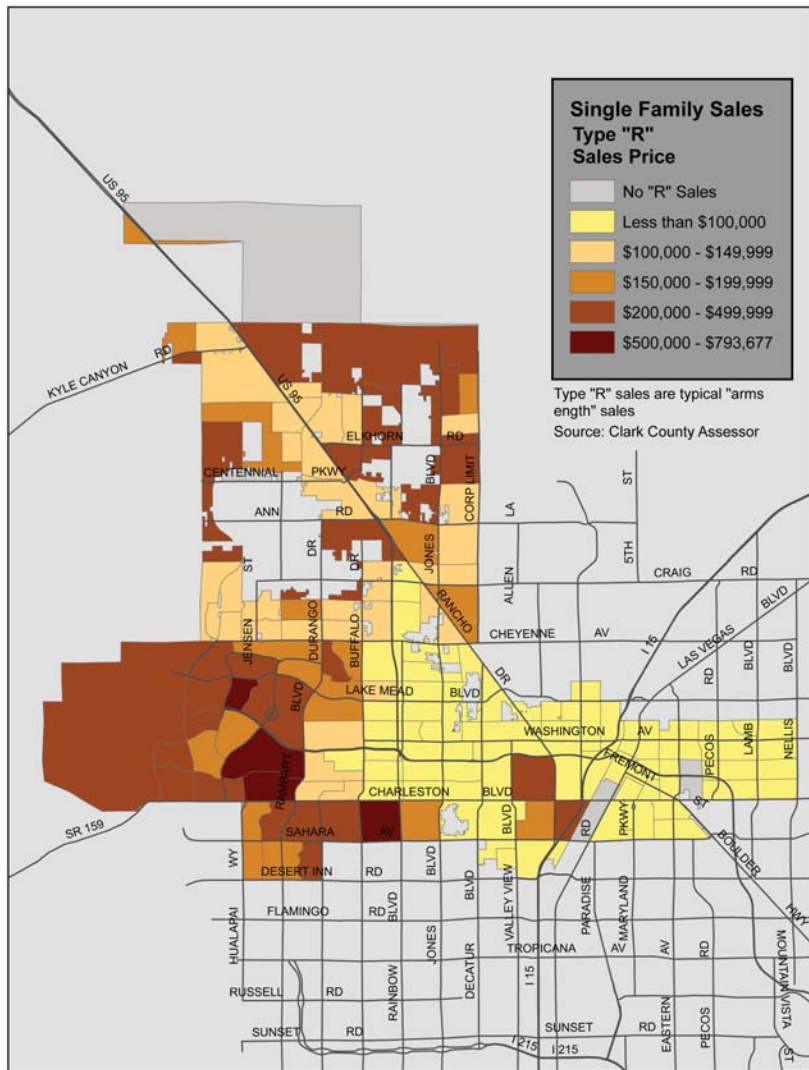


Source: Clark County Assessor

have decreased in 2011 and may continue to decrease in 2012 due to a sharp increase in “short sales.” A short sale is one where the home owner and his lender agree to sell the home for less than is currently owed on the mortgage. The Debt Forgiveness Act of 2007, allows a homeowner to exclude income from the discharge of debt on their principal residence from their income taxes. As of the writing of this document, the act is scheduled to expire on December 31, 2012 unless extended by the Federal Government. Hence the rush by home owners to complete the short sale process in 2012.



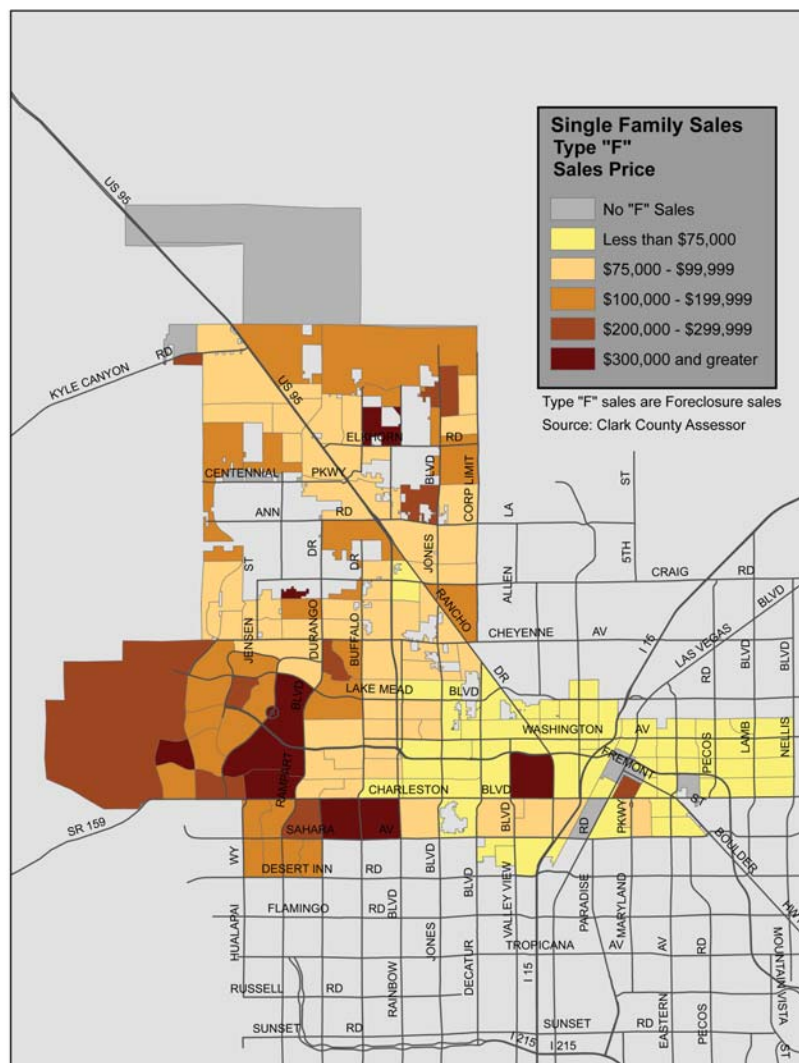
## Map 5: Single-family Sales Price, Type "R"



Source: Clark County Assessor

**Table 2** (page 20) shows income categories and the price ranges of homes sold within those categories at different interest rates. **Table 3** (page 20) shows the range of prices at the various interest rates and the percentage of homes sold within each range. According to the data, approximately half of the single-family homes sold in 2011 sold for less than \$118,595. Additionally, one-fourth of the homes sold were sold for less than \$75,000. These numbers indicate a housing market where a good many homes are affordable even to lower income households. The problem for many in the current Las Vegas housing market is not so much the selling price of homes,

## Map 6: Single-family Sales Price, Type "F"



Source: Clark County Assessor

but credit worthiness and/or the ability to accumulate the required down payment. Nevada residents have the lowest average credit score in the country. The state also had the highest rate of bankruptcies in the nation in 2011 at nine per 1,000 residents. The most telling statistic perhaps is the foreclosure rate for Nevada. The state is number one in terms of foreclosures. In Nevada one of every 115 households either is or was in foreclosure, approximately twice the rate of the closest state. These data combine to make purchasing a home difficult for many Nevadans and Las Vegas residents.

**Table 2: Maximum Affordable Housing Cost**

Income Level	Interest Rate				
	3.0%	3.5%	4.0%	4.5%	5.0%
\$20,000 or Less	Less than \$118,595	Less than \$104,731	Less than \$93,141	Less than \$83,396	Less than \$75,154
\$20,001 - \$40,000	\$118,596 - \$237,189	\$104,732 - \$209,461	\$93,142 - \$186,280	\$83,397 - \$166,792	\$75,155 - \$150,308
\$40,001 - \$60,000	\$237,190 - \$355,784	\$209,462 - \$314,192	\$186,281 - \$279,421	\$166,793 - \$250,188	\$150,309 - \$225,462

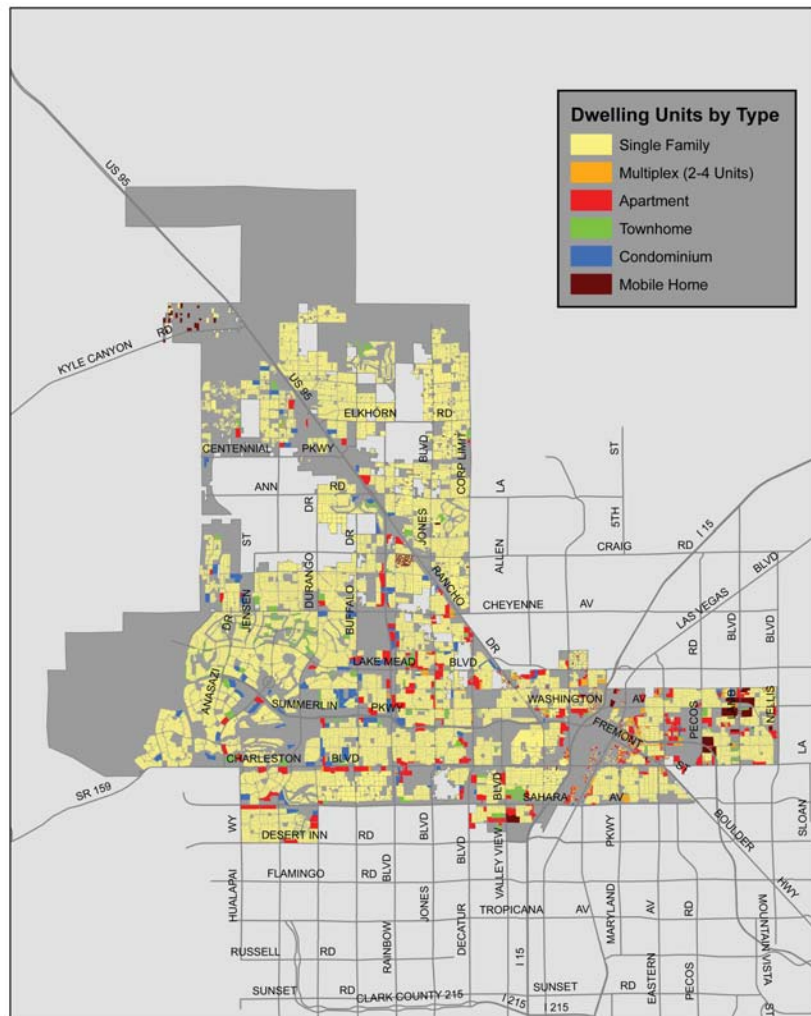
Source: Clark County Assessor's Office

**Table 3: Percent of Homes Sold in Price Range**

SF Home Price	Less than \$118,595	Less than \$104,731	Less than \$93,141	Less than \$83,396	Less than \$75,154
% Sold in range	49.8%	42.0%	36.1%	29.6%	24.9%
SF Home Price	\$118,596 - \$237,189	\$104,732 - \$209,461	\$93,142 - \$186,280	\$83,397 - \$166,792	\$75,155 - \$150,308
% Sold in range	37.5%	40.7%	42.4%	43.6%	42.3%
SF Home Price	\$237,190 - \$355,784	\$209,462 - \$314,192	\$186,281 - \$279,421	\$166,793 - \$250,188	\$150,309 - \$225,462
% Sold in range	8.4%	11.4%	13.1%	15.9%	18.7%

Source: Clark County Assessor's Office

**Map 7: Distribution of Dwelling Units by Type**



Source: City of Las Vegas Department of Planning



## DEMOGRAPHIC CHARACTERISTICS OF THE COMMUNITY

The city of Las Vegas has a history of rapid population growth, fueled primarily by migration. Migrants to the City account for nearly 80 percent of the population increase annually. The city's population increased by more than 93,000 in the 1980s, added 225,000 during the 1990s and 105,000 residents since 2000. Las Vegas climbed the ranks of large cities in the U.S., growing from 63rd largest in 1990 to 37th in 2000. By 2010, Las Vegas was the 30th largest city in the country. As of July 1, 2010, Las Vegas had 240,777 housing units. There were 48,000 more housing units in the City than in 2000, for an over-all increase of 25 percent. In 2000, 57.4 percent of the units were single-family, reflecting a trend that has seen a larger share of single-family units being constructed in the City. By 2010, that number increased to 60 percent.

Home ownership rates climbed steadily in Las Vegas for many years. In 1970, 44 percent of residents owned their home. By 1990 that figure had grown to 52 percent. Home ownership reached 59 percent in 2000 and peaked at 62 percent in 2006. The economic recession, which caused numerous homes to go into foreclosure, resulted in the rate of home ownership declining to 57 percent in 2010. For a more detailed treatment of demographic trends in the City, please see the *Las Vegas 2020 Master Plan Population Element*.

## CURRENT AND PROSPECTIVE NEED FOR AFFORDABLE HOUSING IN LAS VEGAS

Based on the definition of affordable housing in the NRS, combined with information in **Tables 2** and **3**, the supply of affordable units is adequate at all income levels. As shown in these tables, approximately half of the housing units sold in 2011 were sold at a price that would be affordable to those in the lowest income ranges. The decline in housing prices that has been occurring since 2008 has slowed recently. At a reasonable, healthy rate of appreciation of 2-3 percent annually, housing in Las Vegas will continue to be affordable. A home currently valued at \$120,000 will be worth between \$146,280 and \$161,270 at those rates in ten years.

## IMPEDIMENTS TO DEVELOPMENT OF AFFORDABLE HOUSING

Impediments to the development of affordable housing include but are not limited to the following:

- **Citizen Review** – Required public hearings before public entities such as Planning Commission and City council to allow public comment on proposed affordable housing projects add to the processing time and ultimately to the project's final cost. Affordable and special needs housing development

goes through the standard development review process. Sometimes during this process citizen concerns arise that are often based on fears regarding the believed characteristics of potential residents or the housing's characteristics or perceived impact (e.g. housing density or impact on neighboring housing). These concerns on the part of citizens often result in a delay of action by the local decision making body.

- **Community Support** – There has been traditionally minimal support for affordable housing development in Southern Nevada. There have been problems with the “Not in my backyard” or NIMBYism among residents of established neighborhoods who fear affordable housing and higher densities. Housing advocacy groups, non-profit organizations and the jurisdictions themselves are involved in raising public awareness regarding the shortage of affordable housing and the reality of affordable housing in an effort to reduce citizen concerns.
- **Financing for Home Ownership** – due to the economic crisis facing the nation as a whole and the city of Las Vegas specifically, the financing of a home has become increasingly challenging. The credit crunch of 2009 and 2010 has made it extremely difficult for individuals to qualify to purchase homes. Programs such as the Neighborhood Stabilization Plan will assist the City through the development of programs that will reduce the number of abandoned and vacant homes from our existing housing stock that than constructing more housing in an already saturated market.
- **Permit and Plans Review Time** – The review process itself can increase costs by virtue of the amount of time and money it takes for a developer to receive approval. This results from staff review of a development proposal in addition to any required public hearings. The City plans check process includes the following departments: Planning, Building and Safety, Business Development, Fire Services, and Public Works. Plan review time is dependent upon the size and complexity of the project. The department makes every effort to review plans as quickly as possible. Several options, such as Express Plans Review are available to expedite this process. Again, much depends on the quality and completeness of the original submission and response time in correcting problems.

- **Permit Processing Fees** – The City has a full cost recovery policy for processing development applications and these fees are not considered burdensome. Using the average square footage for a single family home, 2099 square feet, for the Las Vegas Metropolitan Area (Source: Southern Nevada Homebuilders Association), the total developments fees for an average single-family home in the City is approximately \$5,000. These processing fees are added to the cost of the housing and thus passed on to the end user. Building department and public works fees are imposed on all developments with no waivers or reduced fees available for affordable housing developments.
- **Water Fees** – The Las Vegas Valley Water District imposed a regional connection fee for new water hook-ups in 1996. Phased in over two years, the single-family fee went from \$1,000 in 1996 to \$3,400 in 1998 and the multi-family fee went from \$6,290 in 1996 to \$21,380 in 1998. Then in 2000, the water fees were again increased and were phased in over four years. The fee per apartment unit in 2000 was \$1,288 and was increased to match the residential fee of \$2,136 per unit in 2004. This has placed a substantial cost increase on the development of affordable housing, which is generally multi-family. In 1996, the water fees for a 216 unit apartment development were slightly under \$25,000. In 2000, the same apartment complex would have paid \$278,208 in water fees. In 2004, the connection fees for the same 216 unit development were \$461,376. Today, the connection fees are approximately \$500,000.

## **ANALYSIS OF THE CHARACTERISTICS OF LAND MOST SUITABLE FOR DEVELOPMENT OF AFFORDABLE HOUSING**

The type and location of residential uses that are found throughout the City are determined in the *Las Vegas 2020 Master Plan*. Each of these land use classifications has related zoning classifications that regulate the type and density of residential development. Currently, a wide range of housing densities are planned throughout the City, from the “Desert Rural” land use classification at up to two units per acre to the “High Density Residential” land use classification with a minimum requirement of 25 units per acre. The Master Plan has designated 43,185 acres of land for residential purposes.

There are 23,825 acres of vacant land within the City. Approximately 11,000 of those vacant acres are designated for

residential purposes. Nearly three-fourths of the vacant land within the City is in the Newly Developing Area. Conversely, less than one percent of the vacant land in the City is located within the Reurbanization Area and about three percent in the Revitalization Area. In most areas of the City, vacant residential land constitutes approximately half of the future land use. However, in the Reurbanization Area it comprises 65 percent of the future land use. It should be noted that the only residential land use in this area is zoned Mixed Use (MXU) which normally contains a commercial component integrated with the housing component.

Given the desire to create mixed-use urban village environments at major arterial hubs, in the Centennial Hills Town Center and Downtown, units affordable to families making 120 percent of Median Family Income (MFI) will continue to be dispersed throughout the City. Additionally, new dwelling units affordable to households making much less than 120 percent of MFI should also come online if the policies in this *Housing Element* are implemented. The Master Plan encourages mixing residential units by type and cost, as well as interspersing them with neighborhood-serving commercial uses, to create vibrant, diverse neighborhoods.

As important as developable land to residential development is the provision and maintenance of public infrastructure. As of the writing of this document, public infrastructure extends to the furthest developments within the City. While the city of Las Vegas does not encourage “Leapfrog Development,” there are no impediments to the continued extension of infrastructure to currently undeveloped areas such as the western portion of Summerlin and the area north of Moccasin Road. Existing City facilities will meet the needs of future population growth. For example, the City’s water treatment plant has a daily capacity of 102 million gallons per day (MGD). The current demand for treatment is 66 MGD, less than two-thirds the facilities capacity.

Other elements of the *Las Vegas 2020 Master Plan*, such as the *Transportation, Streets & Highways Element* and the *Public Services & Facilities Element*, as well as the City’s Capital Improvement Projects Integration Plan, provide greater detail as to the City’s infrastructure provision.

## **AN ANALYSIS OF THE NEEDS AND APPROPRIATE METHODS FOR CREATING AFFORDABLE UNITS THROUGH DEVELOPMENT OR REHABILITATION**

The Con Plan and Analysis of Impediments provide a detailed Strategic Plan for addressing the affordable housing needs based on cost burden and/or overcrowded conditions for extremely low-income, low-income and moderate-income renter and owner-occupied households. The Plan includes building or rehabilitating renter units, including mixed-income complexes, scattered sites, or existing developments. It also includes over 4,000 Section 8 vouchers for rental housing provided by the Southern Nevada Regional Housing Authority. This Strategic Plan creates opportunities for homeownership through the development or rehabilitation of 300 owner-occupied units, along with down-payment assistance for qualified households, over the five-year Con Plan horizon.

## **A PLAN FOR MAINTAINING AND DEVELOPING AFFORDABLE HOUSING**

The Con Plan is designed with a series of objectives intended to be achieved over a five-year time horizon. These objectives are implemented through an annual Action Plan. Each year the City prepares such an Action Plan. The Action Plan allocates funds to specific projects that implement the objectives in the Con Plan. For example, Action Plan 2012-2013 allocated nearly \$6,000,000 to a number of projects, including: senior rentals, owner-occupied rehabilitations, down payment assistance to qualified home buyers, and construction of affordable townhome units. The Action Plan also identifies other funding sources and opportunities to leverage federal and state housing funds. The money is allocated to projects that meet the housing and community development needs identified in the Con Plan.



*Dedication ceremony of the Sarann Knight Senior Housing complex in 2010, providing needed housing in the city's urban core.*

## IMPLEMENTATION STRATEGIES

The *Las Vegas 2020 Master Plan* contains certain geographically specific sets of goals, objectives and policies. The implementation strategies focus on three districts prescribed by the *Las Vegas 2020 Master Plan*. These sets include Re-urbanization, directed at the Downtown Las Vegas area, Neighborhood Revitalization, directed at the central city neighborhoods in the older part of the City, and Newly Developing Areas, directed at the new growth areas north of Cheyenne Avenue. A comprehensive list of the specific action for each of the strategies can be found within the Implementation subsection and the Appendix.



*Existing 1940s downtown single family home.*

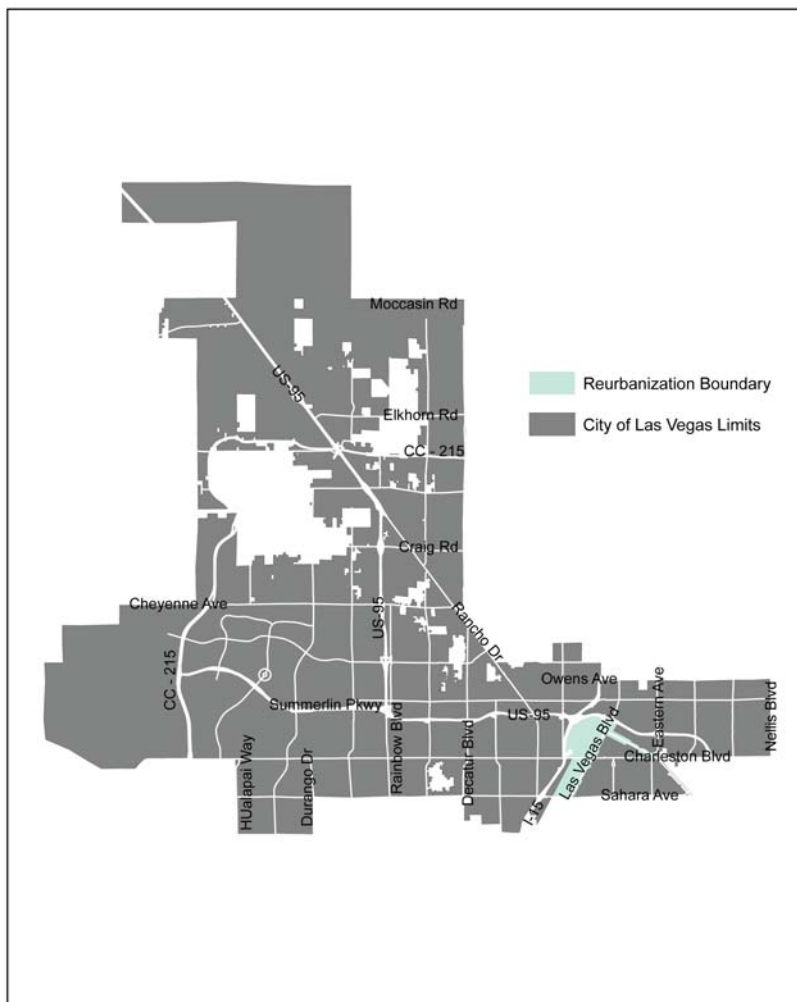


# RE-URBANIZATION

## INTRODUCTION

Re-urbanization means creating a vibrant, urban environment at the core of the city where people choose to live, work, and play. Establishing a mix of housing along with shops, parks, and educational and cultural amenities is the key to the City's redevelopment efforts. Urban housing will provide a steady client base for services, shops, entertainment and restaurants, allowing the Downtown to become a cultural and economic center for the entire community. **Map 8** below illustrates the boundaries of the area affected by Re-urbanization policies.

**Map 8: Re-urbanization Area**



Source: City of Las Vegas Department of Planning

## DOWNTOWN DISTRICTS

The success of downtowns across the country has often depended upon the integration of a successful residential community in, among, and adjacent to the downtown area. Las Vegas has a great opportunity to integrate a stronger residential community into the future of Downtown Las Vegas by building upon the existing infrastructure already in place.

The creation and strengthening of successful, high-quality neighborhoods are essential. Successful neighborhoods need more than just the development of housing types that may focus inwardly without integrating to the physical and social structure of the surrounding community. Creating a successful neighborhood includes improved police protection, sufficient park space, schools, community centers, shopping, and other similar uses.

The successful integration of residential development into Downtown Las Vegas will require focusing on efforts in specific areas, establishing critical mass, and then transitioning to other areas one zone at a time. Individual successes will build upon the previous effort, and the whole of the community will be built over time, utilizing the momentum gained from the earlier successes.

For the purposes of the *Downtown Centennial Plan* (**Map 9**), Downtown Las Vegas has been divided into ten distinct and recognizable districts (refer to the *Downtown Centennial Plan* to see these districts). Each district has a particular variety of land uses, density, and urban character demonstrated by the existing

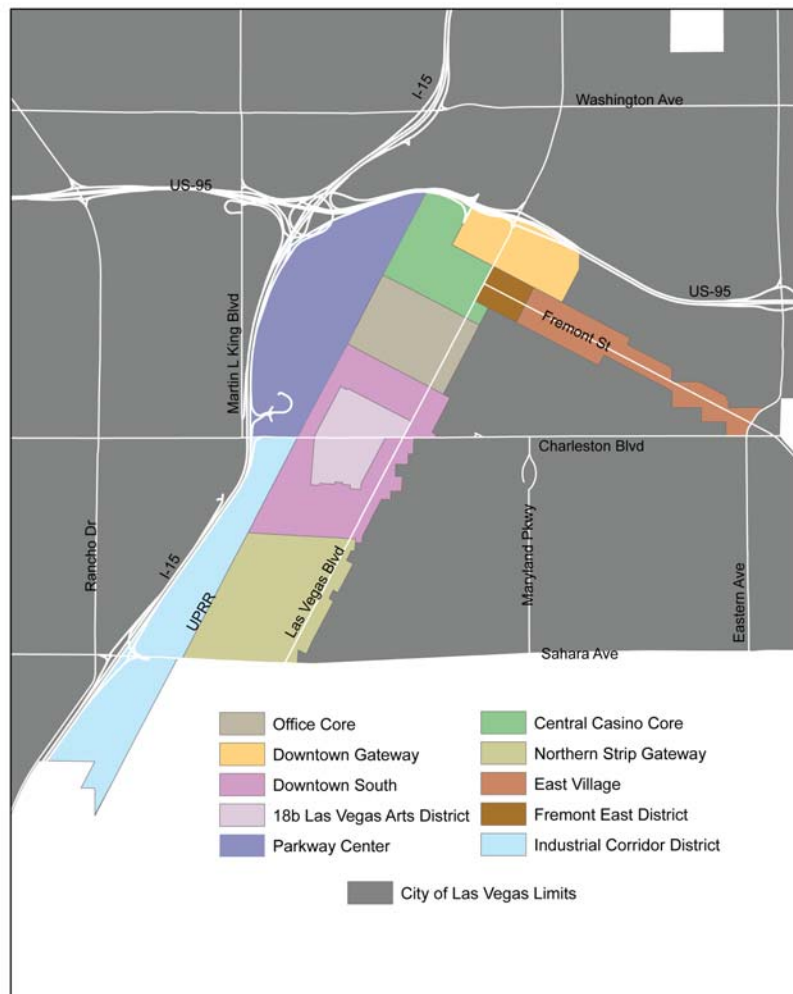
building fabric it contains and the redevelopment opportunities it presents. All districts are small enough to be walkable enclaves unto themselves, yet the continuity of general design standards and streetscape design will weave them together into a continuous downtown urban experience.



*The Arts District is one of ten downtown districts. The districts are designed to be walkable and each has a particular variety of land uses, density and urban character.*



## Map 9: Downtown Centennial Plan Boundary

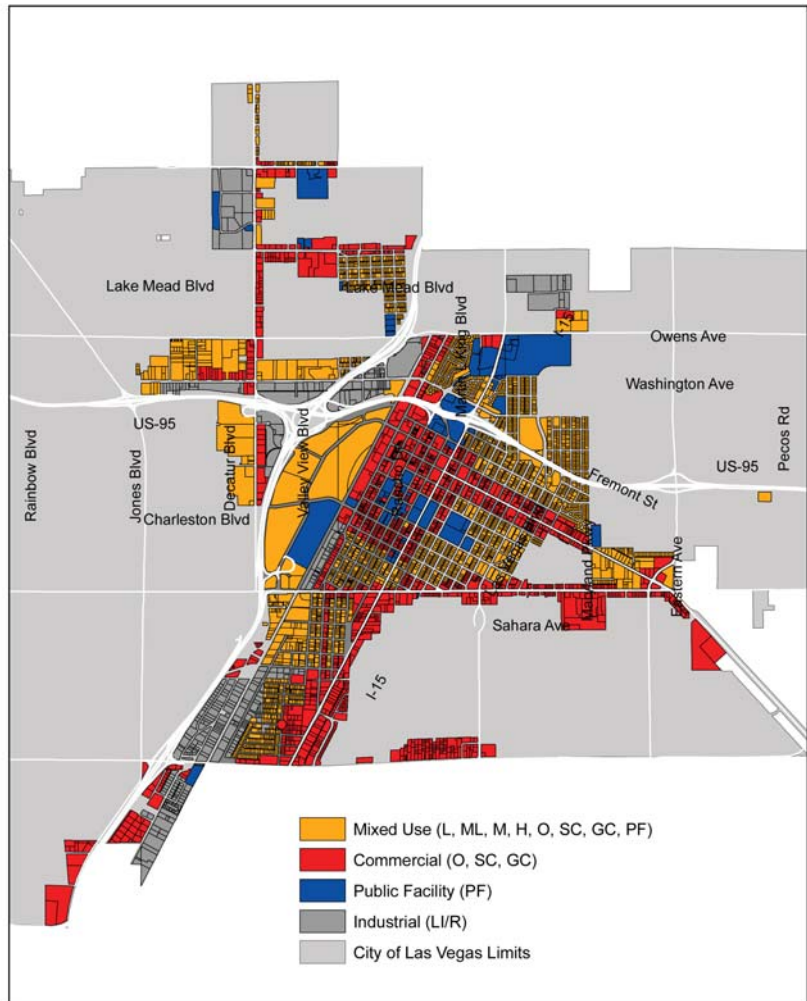


Source: City of Las Vegas Department of Planning

### DOWNTOWN REDEVELOPMENT AREA

The Economic and Urban Development (EUD) Department coordinates new development and redevelopment throughout the city of Las Vegas, with an emphasis on the downtown area. It works to increase and diversify the City's economic base through business attraction, retention and expansion programs. The EUD works with the City's Redevelopment Agency on day-to-day operations, as well as long-term strategic goals.

## Map 10: Downtown Redevelopment Plan Boundary



Source: City of Las Vegas Department of Planning

The downtown area has seen resurgence in commercial developments such as the:

- World Market Center (1.2 million square feet);
- Las Vegas Premium Outlet Mall (737,542 square feet);
- Smith Center for the Performing Arts;
- Museum of Organized Crime and Law Enforcement ("Mob Museum");
- Resnick's Grocery Store (downtown's first urban market);
- Plaza Hotel's 1,037 room and casino renovation;
- Fremont East District's mixture of bars, clubs and cafes;
- Zappos corporate headquarters relocating to the old City Hall building.

Although there has been increased commercial development in the downtown area, the economic downturn has had a negative impact on the real estate market. Consequently, a number of entitled mixed-use condominium projects have either been put on hold or been abandoned all together. Of the number of mixed-use condominiums projects entitled, only four were developed in the downtown area between 2005 and 2008:

- Soho Lofts – 15 story, 120 condominium units with 4,000 square feet of commercial ground floor space;
- Streamline Condos – 22 story, 251 condominium units with 24,000 square feet of commercial ground floor space;
- Juhl – 15 story, 344 condominium units with 8,600 square feet of commercial ground floor space;
- Newport Lofts – 22 story, 168 condominium units with 6,159 square feet of commercial ground floor space.



*The Juhl, completed in 2008, provides 344 condominium units and 8,600 square feet of commercial ground floor space.*

The City has attempted to alleviate barriers to developing within the Redevelopment Area through ordinance changes and assigning staff to work directly with prospective businesses. The Economic and Urban Development Department has implemented the Fast-track program to assist prospective businesses with the processing of entitlements and permits within the Redevelopment Area.

The City's Live-Work Ordinance (Ord. #99-61) allows owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City. This Overlay zone is intended to encourage mixed-use development and to bring a larger residential population to the Downtown, which will in turn support more service commercial uses in the Downtown area.

## **OPEN SPACES, CIVIC INSTITUTIONS & URBAN PATHWAYS**

Other prominent American cities are often, at least in part, identified with their public open spaces and the relationship of dense urban housing to such open spaces. The image of New York City is that of tall, high-rise apartment buildings lining Central Park, and block after block of brownstones

lining the side streets leading to the park, or Georgian townhouse apartments lining Washington Square. Philadelphia has Rittenhouse Square, Boston has the Commons, and Washington D.C. has Du Pont Circle, all framed by mid-rise and high-rise apartment buildings. For Downtown Las Vegas to be truly successful building dense urban housing developments, it must also provide those amenities, especially public open space, that will support and enhance new townhouses and courtyard apartments. <sup>1</sup>

The downtown area currently has a dearth of open space areas and features only two plazas. The .62 acre Centennial Plaza located off of Fourth Street near Lewis Avenue, adjacent to the Fifth Street School features 30 ash trees, benches, decorative concrete and lighting. It is designed with spacious areas that can be used for cultural programming, entertainment and more. The other is Boulder Plaza, located on Boulder Avenue between Main Street and Casino Center Boulevard. The park amenities for the site include walkways, plaza, landscaping, decorative flags and a sculpture garden.



*The Smith Center for the Performing Arts, located in downtown's Symphony Park District, opened in 2012.*

The Symphony Park Design Standards calls for a two-acre park in the heart of the 61 acres of Symphony Park. The park is envisioned as a beautifully landscaped area that will host outdoor concerts, art shows and other outdoor festivals. Adjacent to the downtown park are the parcels designated for residential use. The Plan further illustrates the development of a variety of urban residences, offering a wide range of housing, including low, mid and high-rise condominiums, town homes, live/work residences and apartments in varied price ranges.

Parks are an important amenity piece for an urban setting. However, providing multiple avenues for travel and interconnecting them with residential, commercial and public space is imperative for the vitality of a downtown. Urban pathways are trails for biking and walking, which when connected to a larger network of bicycle and pedestrian infrastructure, permit users to access trails from their home or workplace and safely reach community destinations. Planning and designing urban pathways within the context of other city planning efforts can better integrate pathways into the city's transportation and open space network, providing more opportunities for active transportation and recreation. <sup>2</sup>

- 1 City of Las Vegas Parks & Recreation Element
- 2 Rails-to Trails Conservancy Urban Pathways to Healthy Neighborhoods.. Retrieved August 27., 2011, from [http://www.railstotrails.org/resources/documents/ourWork/PromotingTrailUse/UPI/Urban%20Pathways%20to%20Healthy%20Neighborhoods\\_Connections\\_letter.pdf](http://www.railstotrails.org/resources/documents/ourWork/PromotingTrailUse/UPI/Urban%20Pathways%20to%20Healthy%20Neighborhoods_Connections_letter.pdf)



The city of Las Vegas has made it a priority to enhance the urban pathways of the downtown area. A downtown urban pathways corridor, linking key cultural and entertainment uses and the Bus Rapid Transit linking the Strip through to downtown has both added a new convenient travel linkage for residents and tourists alike. This priority has comprised a total investiture of 170 million dollars on downtown public infrastructure projects between 2006 and 2012. In addition to the roadway and landscape improvements for Bus Rapid Transit, the City has rebuilt the Fourth Street corridor with palm trees and wide decorative sidewalks. Lewis Avenue has been transformed into a tranquil urban pathway and Las Vegas Boulevard has been beautified with a landscaped median from one end of downtown to the other. This stretch of roadway has also been designated a State of Nevada Scenic Byway. The City continues to plan for the future and will support private development with additional right-of-way and streetscape improvements.

## HOMELESS CORRIDOR

The establishment and validation of the so-called “Homeless Corridor” north of US 95 between Main Street and Las Vegas Boulevard by previous City administrations has, in part, been detrimental to the City’s Downtown redevelopment efforts and especially its ability to attract market-rate and middle-income housing development within the Downtown area. The city of Las Vegas currently bears more than its pro rata share of the Las Vegas Valley’s homeless population within its borders. This population of homeless persons is concentrated in the Downtown area. Long-term regional solutions are necessary to remedy the homeless situation, bring those homeless persons capable of becoming productive citizens back into working society, and care for those who cannot care for themselves.



*Organizations such as Catholic Charities, located within the Donald W. Reynolds St. Vincent Plaza, provide services for the city’s homeless population.*

The city of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* was completed in March, 2006 by the City's Parks, Recreation and Neighborhood Services Department 10-Year Planning Committee. The City's 10-year plan was completed in partnership with the Southern Nevada Regional Homeless and Housing Plan. The City's 10-year plan outlines the following strategies and action steps for reducing and ending homelessness:

- *Promote interagency coordination of human service delivery programs*
- *Increase the availability of stable and sustainable housing*
- *Enhance coordination between non-profit organizations and government*
- *Prevent individuals and families from becoming homeless*
- *Provide seamless client services through effective partnerships*
- *Foster self-sufficiency through access to education, training, and employment opportunities.*
- *Facilitate the transition from homelessness through intensive case management*
- *Increase access to medical, dental, and vision care services*
- *Ensure the availability of basic needs services*
- *Improve availability of mental health services*
- *Improve availability of substance abuse treatment programs*

According to the City's 10-Year plan, over the next 10 years, the City will work towards completing the following outcomes:

- Reduced number of households entering the cycle of homelessness.
- Higher levels of service and customer satisfaction for clients participating in city programs.
- Reduced recidivism rates for ex-offender and chronic inebriates participating in the EVOLVE program and homeless individuals in the municipal court system.
- Increased rates of placement into permanent housing for homeless clients participating in city programs.
- Reduced duplication of services among government entities and non-profit organizations.
- Greater capacity building with partner organizations
- Lower cost and enhanced service delivery for government and service providers.
- Increased perception among the homeless that services are available to assist them.
- Increased employability, job readiness, job placement and retention for at-risk individuals.
- Increased inventory of affordable housing in the Las Vegas valley.
- Perceived improvement in their living situation among formerly homeless individuals.
- Reduced number of homeless crisis situations and homeless interventions.

# NEIGHBORHOOD REVITALIZATION

## INTRODUCTION

The Neighborhood Revitalization component of the *Las Vegas 2020 Master Plan* embodies a strategy of halting and reversing the decline of some older areas of the City, which have been impacted by foreclosures, a shift in the land use base and a range of social ills. These may be neighborhoods which require improvements in infrastructure or which have seen increases in property crime, vandalism and graffiti as result of homes foreclosed or abandoned. These neighborhoods may be experiencing greater amounts of through traffic and noise than in the past; the rapid growth of the city is most directly felt in its mature neighborhoods.

To begin to achieve this solution, the Neighborhood Revitalization portion of this *Housing Element* must create a policy climate in which residential reinvestment at higher densities begins to occur in the central part of the city. The component parts of this new policy paradigm include the encouragement of places that combine work and living activities, that include a focus on walking, biking and transit as real and viable alternatives for home-to-work and shopping trips, and that allow for residential densities that support a comprehensive transit system.

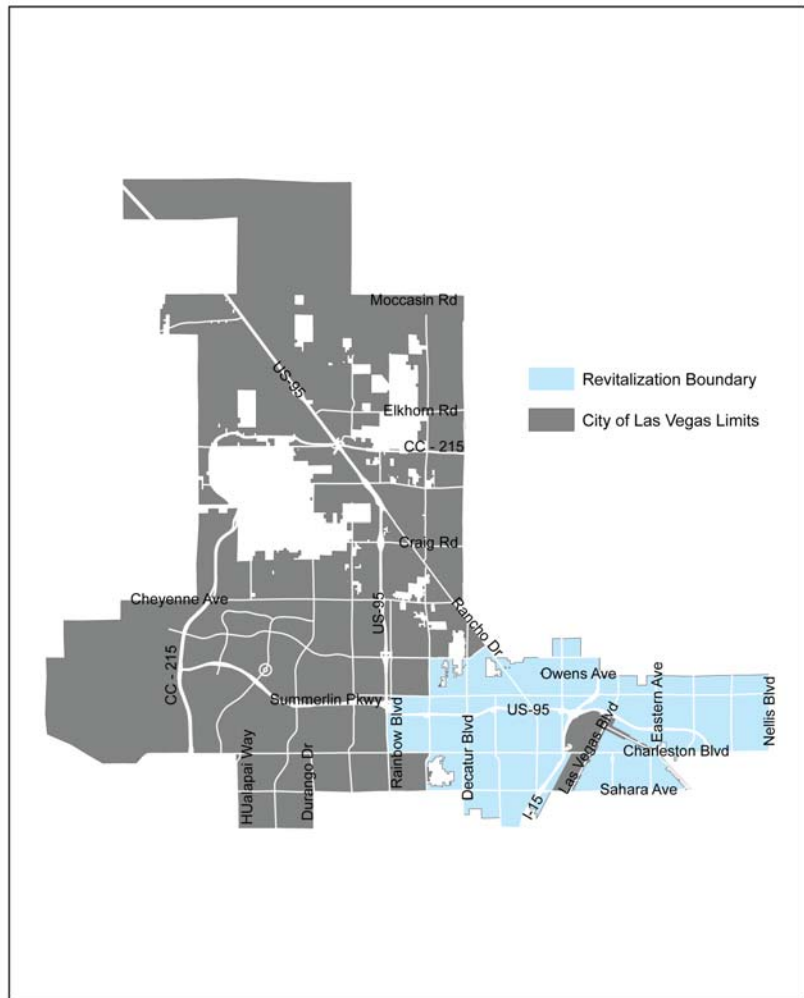


*The John S. Park Historic District, located south of downtown, is listed on the city of Las Vegas Historic Property Register and the National Property Register of Historic Places.*

The Master Plan seeks to stabilize and improve those areas that form the heart of the community; protect them from the intrusion of non-residential land uses; and where a transition to incompatible non-residential activities is underway, to integrate these uses in a sensitive and attractive manner. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment. **Map 11** illustrates the boundaries of the area affected by Neighborhood Revitalization policies.



## Map II: Neighborhood Revitalization Area



Source: City of Las Vegas Department of Planning

### PRESERVING NEIGHBORHOODS

If some vacant or underutilized sites in the Neighborhood Revitalization area are redeveloped with denser, mixed-use projects, these more intense developments with larger structures could have negative impacts on adjacent low-density residential areas if not properly designed. Negative impacts can include noise, additional traffic, the blockage of natural light, the imposition of artificial light, and so on. Proper mitigation may include proper siting and massing of the mixed-use structure and sufficient perimeter landscaping. It is anticipated that most new, higher density redevelopment or infill projects within central city locations will be located along primary arterial streets where they can benefit from proximity to transit routes. It will be important, however, to consider the relationship of these developments to adjacent existing low-density residential areas within the interior of these neighborhoods. The City has developed appropriate standards

to ensure that such mitigative measures are incorporated into redevelopment projects. These standards are contained within the Unified Development Code and the *Downtown Centennial Plan*. Pursuant to Title 19.06.040(I) Residential Adjacency Standards and Title 19.08.040(F) Landscape Standards buffering is required for commercial developments adjacent to low-density residential areas.

A neighborhood's identity evolves out of rich and complex interaction between people and their built and natural environments. The form and appearance of the neighborhood have significant impacts on the way people operate within their environment. A wide variety of architectural and streetscape details can be used in neighborhoods to create and foster a sense of neighborhood identity. Entrance signs, features and landscaping, street lighting, sidewalks and other surface treatments are all examples of the many tools that can be used to improve the physical environment and enhance the identity of neighborhoods.

Some of these features would normally occur on private lands, but others require location within public spaces and rights-of-way. Where such elements are to locate on public land, the City needs to develop mechanisms to assist with the financing and construction of these improvements over a period of time. These features need to be easily accessible to neighborhood groups. The Parks, Recreation and Neighborhood Services Department currently administers the Neighborhood Partners Fund and Youth Neighborhood Association Partnership Program, both of which provide competitive funding for neighborhood improvement projects such as entrance signs, features and landscaping.

The role of the City in the regeneration or preservation of older neighborhoods needs to be augmented by the role of the neighborhood residents themselves; ultimately, any effort aimed at neighborhood revitalization will fail if it does not have the support and participation of the residents and property owners in that area. The City, primarily through the Parks, Recreation and Neighborhood Services Department, can and does assist in the creation and empowerment of these neighborhood groups.

The City must make efforts to upgrade and maintain its infrastructure within older parts of the city. This is particularly important in a city with the growth dynamics that characterize Las Vegas in which much attention and effort is focused on the newly emerging neighborhoods on the fringe of the city. City reinvestment in aging infrastructure demonstrates a commitment to these older areas and creates investor confidence in infill projects and new development.

## MIXED USE & URBAN HUBS

There are a number of sites within central city areas that are occupied by older commercial developments that are either in a state of decline, with significant vacancy levels, or are substantially vacant. Since most of these sites are in prominent locations along primary arterial streets, they can have negative impacts on the surrounding residential and commercial environment.

The Master Plan seeks to regenerate these sites in a way that is both financially beneficial to the owners and that will create a positive impact on the surrounding community. The concept of the integration of residential and commercial development within these sites offers additional flexibility to the development industry and brings a resident population in close proximity to commercial activities.



*New townhomes recently completed on East Fremont Street provide an urban housing alternative.*

The *Las Vegas 2020 Master Plan* identifies a number of intersections around the City, many of which are in the central city area, as potential locations for the development of urban hubs. The concept of an urban hub is that of a concentrated area that offers a wide range of shopping and entertainment activities, integrated with residential development, and developed at a density which would support transit usage and establish the hub as a transit node. The City needs to conduct an urban hub study, which would involve both the establishment of standards for urban hub development, and an identification of the specific boundaries of the urban hubs identified in the Master Plan.

## CREATING WALKABLE COMMUNITIES

Communities with a mix of shops and businesses within easy walking distance from residences are healthier and more vibrant places to live. Residents of a neighborhood which includes a mix of stores and services that are easily accessible using a connected, safe and attractive pedestrian route get as much as 70 extra minutes of physical activity per week and are 25 percent less likely to be overweight than residents of sprawling suburban neighborhoods. Relatively simple changes can bring about long-lasting benefits to the well-being of a community.

Walkable communities that utilize “Complete Streets” are safer and reduce traffic speeds. Complete Streets are designed to maximize the use of public right-of-way to include all modes of transportation. The integration of an attractive pedestrian environment, bicycle lanes and a connected transportation network help to make Complete Streets an integral part of any truly walkable community.

In addition to the health and safety benefits, walkable communities also benefit from increased opportunities for social interaction within the community. Another benefit of walkable communities is that they often have lower crime rates and less petty crime like vandalism than the national average. This is due to more people walking and watching out for the neighborhood, an increased sense of community pride and increases in neighborhood volunteerism. Finally, the environmental benefits of walkability include reduced heat island effects due to less asphalt and more tree coverage and the reduction of carbon emissions from more people choosing to walk rather than drive. All of these elements factor into a community's quality of life and provide long-term stability for the community.

Walkable communities create lasting value in multiple ways. There is the financial value which can be represented by how property in the community retains and even appreciates in value or cost savings that accumulate over time from less need for a motor vehicle. There is also the value resulting from quality of life factors such as improved health due to greater opportunities for exercise and cleaner air, community satisfaction due to more attractive neighborhoods and greater connection amongst neighbors, and time savings due to the convenience and ready access to neighborhood amenities.

A 1999 study by the Urban Land Institute of four new pedestrian-friendly communities determined that homebuyers were willing to pay a \$20,000 premium for homes within a walkable community compared to similar houses in surrounding areas. In a study of 94,000 home sales from 15 metropolitan areas, walkability was found to have "a statistically significant positive effect on housing values" for 86 percent of the metropolitan areas studied. The improvement of the jobs/housing balance in the Las Vegas Valley is perhaps the most critical issue in solving a host of secondary problems, including transportation congestion and resulting environmental pollution.

The City has begun the process of creating this climate by developing Walkability Plans in each Ward. These plans provide recommendations for enhancements to the community that will provide a safer, connected, more enjoyable walking and biking environment for accessing community amenities and conducting normal daily activities. The scope includes roadway improvements, sidewalk widening, bus stop shelters, tree-lined side-walks, installing or improving crosswalks and/or establishing bike lanes.



*An example of a pedestrian friendly streetscape along Lewis Avenue.*

## AGING POPULATION

The concept of market segmentation within new neighborhoods has been successfully used in Las Vegas by local planned community developers. This concept offers a range of housing options within new developments to allow residents to meet their housing needs throughout their lives within one neighborhood.



*The Stewart Pines Senior Apartments*

Providing for a variety of seniors' housing within central city neighborhoods is beneficial from a number of standpoints: it benefits the seniors themselves who wish to remain in a familiar setting, it offers an opportunity for compatible infill projects at an increased density without some of the negative impacts such as increased on-street parking pressures, and it improves the level of casual surveillance for neighborhood security by having people in the neighborhood throughout the day. The City needs to take steps that will encourage seniors' developments within central city areas as a key component of the revitalization of these neighborhoods.

## ENCOURAGE INFILL & REDEVELOPMENT

The city of Las Vegas has experienced one of the highest foreclosure and unemployment rates in the nation, which has had a harmful impact on the local economy and tax base. The foreclosure issue has a tremendous impact on the economy as the tax base is supported in part by property taxes, which will be reduced in conjunction with lower property values. Homeowners Associations (HOA) cannot collect monthly HOA dues from foreclosed homes and in turn are unable to financially support the maintenance of their streets and neighborhood amenities resulting in further deterioration of the community. Furthermore, some HOAs are experiencing bankruptcy and looking to the cities to take over maintenance of private streets, parks and other infrastructure.

In response to the growing foreclosure crisis, the Department of Housing and Economic Development authorized the Housing and Economic Recovery Act (HERA) of 2008, which established the Neighborhood Stabilization Program (NSP). The intent of the NSP is to address decline in the identified area(s) due to the negative effects of a high number and percentage of homes which have been foreclosed upon, and then stabilize the neighborhood and position it for a sustainable role in a revitalized community. By the purchasing and redevelopment of foreclosed and abandoned homes and residential properties via grant funding, the city of Las Vegas received \$14,775,270 in NSP round 1 and an additional \$10,450,623 in NSP round 3.

The city of Las Vegas has determined to concentrate its NSP funding on acquiring properties, rehabilitating them, and then offering them for either purchase to households at or below 120 percent annual median income (AMI) or renting to households at or below 50 percent AMI. To further assist household to qualify for housing purchase, the City has entered into agreements with sub-recipients who will implement these programs. The City has contracted with sub-recipients to operate a homebuyers assistance program which will provide closing cost and mortgage buy down assistance if necessary to qualified homebuyers. Additionally, the City has contracted with a property management company to operate the scattered site rental program including qualifying households at 50 percent or below AMI.

The City also recognizes that the foreclosure crisis is far too immense to be entirely resolved by the limited amount of federal and local funding available. Therefore, the City has chosen to concentrate on target neighborhoods that are still “relatively” healthy, but at risk of becoming blighted.<sup>3</sup>

For the City to actively pursue a neighborhood revitalization strategy, it is necessary to assess the relative state of housing and building stock within these neighborhoods. This assessment can determine which neighborhoods are relatively intact and focus efforts aimed at preservation. While conversely, neighborhoods that are at risk from urban blight factors would warrant efforts aimed at infill, redevelopment and revitalization.

Since the City itself does not possess the resources to engage in urban renewal efforts on a large scale, a program that stresses partnerships, relaxations and other incentives must be developed to bring private funds to bear on these revitalization efforts. Continued efforts at strong and responsive code enforcement are also critical to the quality of development in these areas.

The city of Las Vegas also has an issue with extremely low- and low-income households of all types who are underserved with respect to affordable housing. In order to overcome this gap, the City strategies provide additional affordable rental and owner housing opportunities including acquisition, rehabilitation and new construction of rental and owner housing units. Other affordable housing projects include single family rehabilitation, minor home repairs, and NSP funded first-time homeownership assistance.

---

3 City of Las Vegas Economic and Urban Development Department. (2011). Neighborhood Stabilization Plan 3. Retrieved September 5, 2012 from [http://www.lasvegasnevada.gov/files/NSP3\\_Substantial\\_Amendment\\_2010\\_2011\\_FINAL\\_DRAFT.pdf](http://www.lasvegasnevada.gov/files/NSP3_Substantial_Amendment_2010_2011_FINAL_DRAFT.pdf)



# NEWLY DEVELOPING AREAS

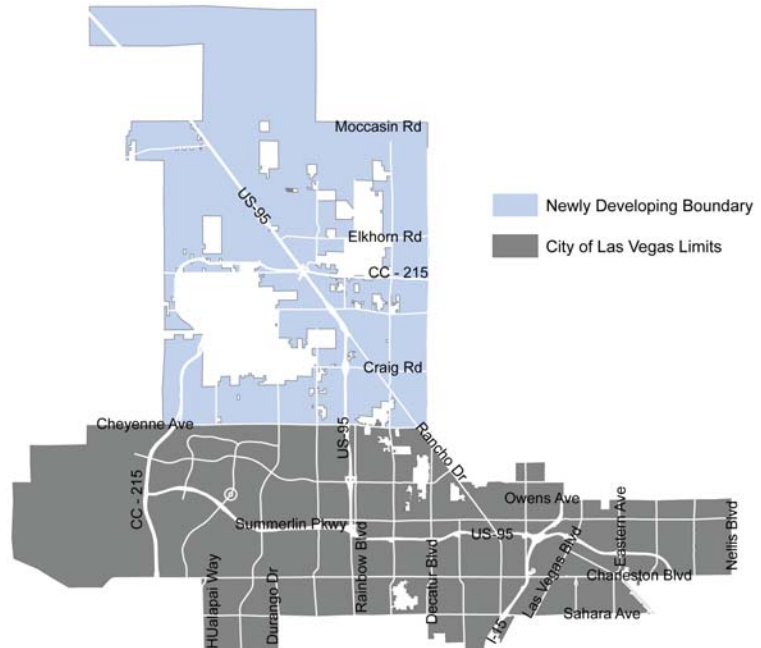
## INTRODUCTION

Strategies are needed to provide direction for newly developing areas of the city, (**Map 12**) not just in terms of residential density or use, but which lend some direction toward the design and appearance of these areas for a high quality residential environment. The importance of creating neighborhoods that are walkable, have an interconnected multi-modal transportation system and are sustainable are key elements of newly developing areas. Just as important is a plan for picturesque streets lined with trees and a range of housing types and comfort of new neighborhoods as places to live and work.



*The Newly Developing Area, located in the city's northwest, saw its population increase by 800 percent between 1990 and 2012.*

**Map 12: Newly Developing Area**



Source: City of Las Vegas Department of Planning



## COMPLETE STREETS

The *Las Vegas 2020 Master Plan* Policy 3.1.1 states “that residential developers be encouraged to provide traffic calming measures in new residential neighborhoods, and where appropriate, narrower local streets. Standards for narrower local streets shall provide adequate access for emergency vehicles and the disabled. Where possible, sidewalks should be separated from the curb by a landscaped amenity zone within the dedicated right-of-way, with a tree canopy along the sidewalk.”

The Urban Land Institute (ULI), a non-profit research and education organization that promotes responsible leadership in the use of land to enhance the environment, formed a panel in October 1997 to evaluate issues confronting the Valley. The panel, which was comprised of highly qualified professionals in planning, engineering and development, addressed such issues as land management, growth management, development potential, community revitalization, provision of low-cost and affordable housing, and asset management.



*An example of a complete street, Grand Teton Drive, between Bradley Road and Decatur Blvd.*

The ULI published an Advisory Services Report in 1997 entitled: *Livable Las Vegas: Managing Growth in the Las Vegas Valley*. One chapter of the report, *Integrating Transportation with Development*, speaks of using “traffic calming” for the “... protection of urban neighborhoods from cut-through and speeding traffic.” The report continues: “Excessive volume and speed of traffic through neighborhoods will affect their livability...”

To improve the quality of residential development throughout the Valley, the ULI recommended that development standards be adopted. One such standard is: “Designing narrower streets and minimizing paved surfaces within neighborhoods.” Indeed, panelists were quoted as saying that residential streets in the Valley are the widest they had encountered anywhere.

On March 16, 2011 the Las Vegas City Council adopted a Unified Development Code (UDC) for the city of Las Vegas. The UDC replaces the existing Subdivision Regulations (Title 18) and Zoning Code (Title 19). The most notable of these changes is the inclusion of the “Complete Streets” chapter. The purpose of the chapter is to set forth requirements for achieving a connected transportation system as outlined in the City’s General Plan and to provide a safe and accessible environment for a variety of transportation modes and users. The chapter updated the City’s existing street standards to include sidewalks separated from the curb by a landscaped amenity zone and incorporated sustainability elements like additional shade coverage and narrower travel lanes.<sup>4</sup>

<sup>4</sup> City of Las Vegas Unified Development Code (2011). Complete Streets

The Unified Development Code standards call for a “47’ Residential Street” adjacent to lots with a width of 40’ or greater to have a three-foot amenity zone to be established between the street edge of the sidewalk and curb face. Such an area with landscaping is a visual break between the paved surfaces of the street and sidewalk as well as a desirable location for street furniture, signage and streetlights. The “47’ Residential Street” type also narrows the width of the street to 31 feet back-to-back of curbs.

The benefits of an amenity zone include:



*Traffic calming measures such as landscaped medians and chicanes make neighborhoods safer.*

- Children walking and playing enjoying increased safety from street traffic;
- Conflicts between pedestrians and trash receptacles awaiting pickup at the edge of the street are eliminated by using the border for temporary storage;
- The sloped transition area necessary for an appropriate driveway gradient is minimized by locating a major portion of the gradient within the border;
- Danger of collision between pedestrians and out-of-control vehicles is minimized by placement of the walk at maximum practical distance from the curb;
- In rainy weather, pedestrians are less likely to be splashed by passing vehicles; and
- Space is available to plant street trees.<sup>5</sup>

Decisions regarding pavement width have significant consequences for a number of characteristics, including resultant vehicle speeds, visual scale, and the cost of construction and maintenance. The width of a residential street should be based upon both the volume and type of expected traffic and the amount of on-street parking that will be generated. Historically, widths were linked to considerations of convenience for the largest vehicle that might use the street. Residential Streets states:

“Designers should select the minimum width that will reasonably satisfy all realistic needs, thereby minimizing construction and average annual maintenance costs. The tendency of many communities to equate wider streets with better streets and to design traffic and parking lanes as though the street were a ‘microfreeway’ is a highly questionable practice. Certainly the provision to two 11- or 12-foot clear traffic lanes is an open invitation to increased traffic speeds.”

<sup>5</sup> Residential Streets (1993). American Society of Civil Engineers

Although narrower street standards are proposed for new developments in newly developing areas, they have applicability in older areas as well. In making this conversion, however, the transition in street widths must be carefully analyzed at the time of development to prevent problems in traffic flow.

As an option to the alignment of traditional sidewalks, the provision of slightly winding paths that weave their way along the street, provide a more interesting streetscape. Winding sidewalks also provide separation from streetlights and other infrastructure that might otherwise be located within the paved surface of the sidewalk. Removing such infrastructure from the paved surface increases the effective width of the sidewalk, meriting some consideration to reducing the standard width of sidewalks from five feet to four feet.

Where sidewalks are separated from the street pavement, they and adjacent amenity zones should be located within common lots owned and maintained by a homeowner's association or other maintenance organization. The actual street right-of-way would be located back-to-back of curbs, and appropriate easements would be provided for off-street infrastructure.

The City has begun the process of creating this climate by developing Walkability Plans in each of the City's Wards. These plans provide recommendations for enhancements to the community that will provide a safer, more enjoyable walking and biking environment for accessing community amenities and conducting normal daily activities. The scope includes roadway improvements, connectivity, sidewalk widening, bus stop shelters, tree-lined side-walks, installing or improving crosswalks and/or establishing bike lanes.

Traffic calming measure that the City explores in these plans are the following:

- Speed humps;
- Speed tables;
- Raised crosswalks;
- Raised intersections; and
- Textured pavement.
- Roundabouts;
- Neighborhood traffic circles;
- Chicanes, lateral shifts, and chokers;
- Curb extensions; and,
- Center island narrowings. <sup>6</sup>

---

<sup>6</sup> U.S. Department of Transportation Federal Highway Administration. Design Sidewalks & Trails Access. Retrieved October 23, 2012: [www.fhwa.dot.gov](http://www.fhwa.dot.gov)

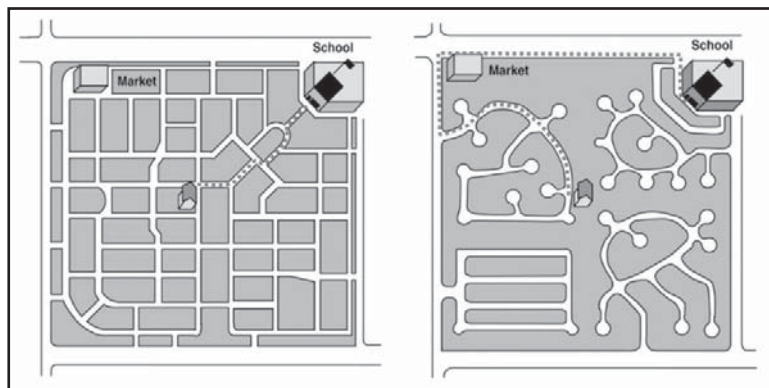
## CONNECTIVITY

The *Las Vegas 2020 Master Plan* Policy 3.1.2 states “that new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration of local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.”

“*Street Connectivity*” refers to a system of streets with multiple routes and connections serving the same origins and destinations.<sup>7</sup> The traditional grid patterns is an example of a well-connected street system. A grid street pattern distributes traffic flow through the entire system. Local movement occurs along interconnected local streets, which frees major arterials for long distance travelers.

In contrast, suburban development is organized by a hierarchy of streets beginning with a cul-de-sac and progressing to major arterials. Suburban street articulation is patterned to collect traffic from residential neighborhoods and disperse it to increasingly higher street classifications at limited access points. The result of this pattern are large intersections, increased congestion along major streets and an environment that discourages pedestrian and bicycle travel.

**Figure 1: Interconnected Development Compared To Disconnected Development**



This figure illustrates a more traditional, interconnected development pattern compared to a disconnected, development pattern of the late 20th century.<sup>8</sup>

- 7 Susan Handy, Robert Paterson, and Kent Butler (2003), *Planning for Street Connectivity: Getting from Here to There*, pp. iii and iv. Chicago, IL: American Planning Association.
- 8 Division of Planning Kentucky Transportation Cabinet (March 2009).

To encourage better internal and external pedestrian and bicycle linkages, a subsection titled “Street Connectivity” was added in the Unified Development Code. Street connectivity assists in reducing the volume of traffic and traffic delays on major streets (arterials and major collectors), and consequently improves livability in communities. By increasing the number of street connections or local street intersections in neighborhoods, bicycle and pedestrian access is improved as these modes of travel are local in nature and comprise shorter trips.

Inadequate subdivision design and perimeter walls with no access are the primary obstacles to adequate pedestrian linkages within and outside a neighborhood. Barriers are created for pedestrians when elongated blocks are designed without intersecting streets. The major obstacle to pedestrian access in the city of Las Vegas are perimeter walls that surround neighborhoods. To permit pedestrian access to streets, trails and amenities, gates for pedestrian access should be provided at suitable locations.

The lack of pedestrian access and bicycle trails to commercial properties hinder circulation. Pedestrian and bicycle links to commercial properties allows for better circulation and easier access to community amenities. The addition of pedestrian and bicycle trails to community amenities and commercial properties decreases the amount of vehicular trips, reducing the amount of traffic in neighborhoods and improving livability.

There are design options, which improve the circulation and provide a connection across auto traffic areas, such as midblock crossings. Midblock crossings are beneficial in areas where large parcels inhibit pedestrians access from one side of the street to the other. A midblock crossing, or “link”, saves the pedestrian time and eliminates any dangerous and illegal access across roadways.

**Figure 2: Midblock Crossing Photo Simulation**





In addition, to ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs should be provided. All street stubs should be provided with temporary turn-around or cul-de-sacs and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

The current “Connectivity” section of the Unified Development Code recommends street stubs for proposed developments that abut unplatted land or a future development phase of the same development, but does not require this standard. This chapter recommends that the City re-examine the Connectivity section standards of the Unified Development Code to ensure future street connections where proposed development abuts undeveloped land.

## RURAL PRESERVATION AREAS

The *Las Vegas 2020 Master Plan* Policy 3.2.1 states “that ‘rural preservation neighborhoods,’ as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant.”



*Rural Preservations Areas are intended to preserve the rural nature of designated neighborhoods.*

The Rural Preservation Overlay District is intended to preserve the rural nature of designated neighborhoods located in the Southeast, Southwest and Centennial Hills Sectors by attaching special importance to their rural character and low density. Some characteristics of a rural preservation neighborhood include single-family homes on large lots, non-commercial raising of domestic animals, and a density limit of two units per acre. The existing character of rural neighborhoods and communities is protected by establishing boundaries to limit encroachment of higher density development into protected areas. The Rural Preservation Overlay

District Map (Map 2A) in the *Land Use & Rural Neighborhoods Preservation Element* reflects the properties that, at a particular point in time, are deemed consistent with the definition and intent of a rural preservation neighborhood. The definition of a rural preservation neighborhood and the specifics of the Rural Preservation Overlay District can be found in Title 19.06 of the Las Vegas Municipal Code.

Currently, approximately 2,520 acres make up the Rural Preservation Overlay District. Rural preservation neighborhoods are located in every sector of the city, but primarily in the Centennial Hills Sector, which contains many small subdivisions featuring large lot zoning.

Approximately 73 acres of new parcels that now qualify for inclusion in a rural preservation neighborhood are proposed to be added to the Overlay District. Approximately 110 acres of existing parcels are proposed to be removed from the Overlay District. These parcels do not qualify for inclusion in rural preservation neighborhoods because of their proximity to new development or because their density exceeds two dwelling units per acre.

Since planning is an ongoing process, development must be monitored to determine if the rural character outside urban growth areas is being maintained. Therefore, updates and evaluation of rural preservation areas must be timely and frequent to ensure that rural character is preserved.<sup>9</sup> Non-residential development adjacent to a rural preservation neighborhood requires that careful consideration be given to the negative externalities of the development. These factors must be evaluated on a case-by-case basis, with appropriate landscaping and open space being given primary consideration.

## **AFFORDABLE OWNER OCCUPIED HOUSING**

The *Las Vegas 2020 Master Plan* Policy 3.3.3 states “that affordable housing, including quality mobile home parks, be encouraged, and that incentives be considered for projects containing affordable, owner occupied housing.”

The discussion of affordable housing programs for low/moderate income groups has been addressed in earlier chapters of this *Housing Element*. Affordable housing for other income groups is discussed below. “Mobile home parks,” is the only part of Policy 3.3.3. addressed below.

“Mobile homes” in earlier vernacular were referred to as “trailers” that were equipped to function as truly mobile homes. “Recreational vehicles” serve this purpose today and the mobile home has long since become a fixed in-place house that is mobile only at the time it is moved from the factory to the site. There is still much confusion as to the differences among the residential housing terms “mobile home,” “modular home,” “manufactured home,” and “factory- built housing.” The Nevada Revised Statutes (NRS), however, provides definitions for each as follows:

“Mobile home” means a vehicular structure without independent motive power, built on a chassis or frame, which is:

- Designed to be used with or without a permanent foundation;
- Capable of being drawn by a motor vehicle; and
- Used for year-round occupancy as a residence, when connected to utilities, by one person who maintains a household or by two or more persons who maintain a common household (NRS 461A.050).

---

<sup>9</sup> City of Las Vegas *Land Use & Rural Neighborhoods Preservation Element*



“Modular home” means a vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of being drawn by a motor vehicle and is used as a dwelling when connected to utilities (NRS 461.140).

“Manufactured home” means a structure that is:

- Built on a permanent chassis;
- Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
- Transportable in one or more sections;
- Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on site, contains 320 square feet or more; and
- Complies with the standards established under the national Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401) (NRS 489.113).

“Factory-built housing” means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled on site in accordance with regulations adopted by the (State) division pursuant to NRS 461.170 (Uniform Building Code) but does not include a mobile home (NRS 461.080).

As used in the NRS, a mobile home and modular home are synonymous. A manufactured home is a mobile home or modular home that is designed and built according to the Federal Department of Housing and Urban Development’s standards of the National Manufactured Home Construction and Safety Standards Act. For this reason, a manufactured home is commonly referred to as “HUD housing.” Of all the types of manufactured housing, factory-built housing is the only type of housing unit that is constructed to comply with the uniform codes adopted by the City. Consequently, factory-built housing is permitted anywhere that conventional housing is permitted, subject, however, to any adopted standards or restrictive covenants that regulate it.

As manufactured housing has become less mobile, there has been a gradual shift in development approaches from the mobile home park system, where land was available on a long-term lease basis, to subdivisions, where lots are purchased. Although some manufactured housing subdivisions have comparatively large lot sizes, development can be established at densities typical of multifamily housing development. The

combined cost savings of manufactured housing and small lot sizes can result in very low cost single-family housing. There is the potential for mobile home parks and manufactured housing subdivisions to be discriminated against, because they represented low-income housing, were of higher density than conventional single family subdivisions, did not meet adopted housing codes, were not taxed as real property, and were not attractively designed. For these reasons, the 70th Session of the Nevada Legislature (1999) adopted Senate Bill 323, "requiring that a governing body include a manufactured home within the definition of a single-family residence in the zoning ordinances of the governing body; requiring a governing body to adopt certain standards with respect to manufactured homes that are not affixed to a lot within a mobile home park; providing the circumstances pursuant to which a manufactured home constitutes real property; and providing other matters properly relating thereto." A governing body must adopt standards that the manufactured home:

- Be permanently affixed to a residential lot;
- Be manufactured within the five years immediately preceding the date on which it is affixed to the residential lot;
- Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single family residential dwellings in the immediate vicinity of the manufactured home, as established by the governing body;
- Consist of more than one section;
- Consist of at least 1,200 square feet of living area unless the governing body, by administrative variance or other expedited procedure established by the governing body, approves a lesser amount of square footage based on the size or configuration of the lot or the square footage of single-family residential dwellings in the immediate vicinity of the manufactured home; and
- If the manufactured home has an elevated foundation, the foundation is masked architecturally in a manner determined by the governing body (NRS Chapter 278).

To provide for a diverse choice of affordable housing that meets the needs of lower income families and that is developed in a manner that represents quality development at less cost, design standards for manufactured homes have been prepared and adopted as a part of the Zoning Ordinance (Title 19). Such design standards are consistent with State legislation and are objective to encourage the establishment of manufactured housing primarily in manufactured housing subdivisions.

## DIVERSE HOUSING STOCK

A broad diversity of housing is not prevalent in the area noted as Newly Developing. A few exceptions are more notable in master planned communities such as Summerlin, where a single owner has a much larger tract of land within which to locate mixed uses, and in a few innovative projects. This lack of diverse housing stock comes with a cost. Residents will be limited in their lifestyle and household choice. Limited choice increases the need for increased land consumption, increasing the infrastructure cost for new sewer and water lines and transportation expenditures.



*Condominiums, such as these constructed in 2009, provide housing alternatives.*

Nevertheless, the development community, including investors, financial institutions, suppliers, builders and developers, is a group not generally known as risk takers regarding changes in market product, particularly if a standard product is successful. While there may be more profit to be gained from developing property with diverse housing, many of these participants will often stick with proven formulas involving little risk, and develop property in a manner to which they're accustomed. In addition, there is the concern that intermixing housing types and incomes particularly in smaller areas could result in units that are unmarketable or difficult to sell at market rates.

The City needs to show how diverse housing makes good business sense. For large developers, the key to profitability is rapid land absorption, and the key to rapid land absorption is to tap many market segments. Renters feed the starter home market, families in starter homes buy move-up homes, and empty nesters become candidates for townhouses or condominiums and eventually move into retirement homes or congregate care facilities. Contemporary suburban development offers little to accommodate families through the life cycle, requiring that they move out of the neighborhood when they wish to move up (or down).

Providing a mix of housing types is important to a community that desires to be responsive to its residents. A diversity of housing types and prices is desirable so people can "age in place." With diverse housing, families can move within the same housing development or neighborhood and social networks can remain intact; children need not be uprooted from familiar schools and elderly persons can remain near friends and families.

Residents who live in a particular neighborhood for any length of time become socially attached to the neighborhood. As residents' income levels, family size or ages change, their

housing needs also change, requiring relocation to alternative housing. If alternative housing opportunities are not available within the same neighborhood, the residents are forced to leave the neighborhood to which they are accustomed. It is important, therefore, that a wide range of housing choices be made available within the same neighborhood. For senior residents, relocating to alternative housing outside of the neighborhood to which they are accustomed, can be particularly traumatic. For this reason, it is becoming more common for housing complexes to develop with single-family housing, assisted living, and nursing home opportunities in the same complex. This type of development should be encouraged in all neighborhoods, so that senior residents can relocate within the same neighborhood.

The City has attempted to encourage a diversity of housing through the update of the aforementioned Unified Development Code. The inclusion of the Single Family – Attached (R-TH) and removal of the restrictions for Single-Family Compact Lot (R-CL) helped provide more options for housing developments. In addition, the elimination of the Residential Planned Development (R-PD) Zoning Overlay, which was intended to provide flexibility and innovation in residential development with the emphasis on enhanced residential amenities, resulted in large tracts of homogenous housing stock and amenities waived by developers.

*BACK OF PAGE INTENTIONALLY BLANK*

# IMPLEMENTATION

The *Las Vegas 2020 Master Plan* document contains certain geographically specific sets of goals and objectives. The master plan provides a set of broad goals and objectives designed to guide the preparation of detailed elements, such as the *Housing Element*. The implementation portion of the *Housing Element* defines specific actions the City will pursue to meet the goals and objectives within the Master Plan. These actions include the areas of Reurbanization, directed at the Downtown Las Vegas area, Neighborhood Revitalization, directed at the central city neighborhoods in the more mature areas of the City, and Newly Developing Areas, directed at the new growth in the areas north of Cheyenne Avenue.

## REURBANIZATION

- Action HE1:** The City shall create a unique “design based” (form-based) code for the existing *Downtown Centennial Plan* districts (and sub-districts as appropriate). Each district would have its own unique design standards. The City shall further identify the opportunities for housing development, and mixed-use development with a substantial residential component, in each district and sub-district.
- Action HE2:** Building upon the districts of the adopted *Downtown Centennial Plan*, the City shall identify and pursue the several sites within each district appropriate for the production of new urban housing types.
- Action HE3:** To address the difficult issues of small parcels sizes and inflated land values, the City shall establish a special team to consider and resolve the problem of how to assemble, clear and prepare land for the production of new urban housing developments and mixed-use projects with a substantial residential component in Downtown Las Vegas.
- Action HE4:** The City shall establish a revolving fund coupled with a land banking mechanism. Such funds would be used for development in the Downtown. The recuperation of all revolving funds would be accomplished upon entering into development agreements with certified housing developers.
- Action HE5:** The City shall identify key national, regional, and local developers and builders who have experience building dense infill urban housing developments. The City shall then work with selected development teams to generate potential housing development projects.
- Action HE6:** The City shall identify all available federal, state and local housing development resources and subsidy programs that could aid and assist the City to develop dense urban housing developments and fully employ such programs and subsidies.
- Action HE7:** The City shall require and assure that the City Redevelopment Plan’s 18 percent affordable housing tax increment set-aside only be spent on housing within the Redevelopment Plan Area (**Map 10**), and shall support such legislative changes that may be necessary to take this action.
- Action HE8:** The City shall prepare an inventory of vacant and under-utilized parcels within each Downtown district that could be appropriate for building new urban housing with ground floor commercial components.
- Action HE9:** In those Downtown districts most likely to see housing development, the City shall identify the opportunities for the development of a central public open space, park, public facility or landmark that lends identity and character.

- Action HE10:** The City shall prohibit the expansion and addition of more homeless oriented facilities within the so-called “Homeless Corridor”, north of US 95 between Main Street and Las Vegas Boulevard; so as to provide services in all areas of the Las Vegas Valley.
- Action HE11:** The City shall work with federal, state, and local agencies to develop rehabilitation, job training and self-empowerment classes that assist homeless individuals and families to return to their maximum productivity and participation in the free economy.
- Action HE12:** The City shall seek out mental health rehabilitation and stabilization programs for those mentally ill homeless persons who can become productive members of society and seek appropriate, humane settings for the mentally unstable to be cared for with dignity and respect.
- Action HE13:** The City shall seek the equitable disbursement, sharing and support of homeless shelters and rehabilitation facilities across all the entities of the entire Las Vegas Valley in proportion to the populations of each entity, so the current undue burden that the city of Las Vegas bears in its Downtown area is corrected.

## NEIGHBORHOOD REVITALIZATION

- Action HE14:** The City shall use its Unified Development Code to illustrate features such as unique lighting and landscape features, entrance gates and structures, street furniture and other features that can be used to create or enhance neighborhood identity.
- Action HE15:** The City’s Neighborhood Planning Program shall continue to act as a method of empowering registered neighborhood associations and enabling these associations to help themselves to solve local problems.
- Action HE16:** The City shall continue to use the Neighborhood Partners Fund and the Youth Neighborhood Association Partnership Program to assist in the development of neighborhood projects.
- Action HE17:** The City shall continue to provide on-going staff support to neighborhood associations that request to participate in, and meet the requirements for, the Neighborhood Planning process as mandated by Resolution #R-27-98.
- Action HE18:** The City shall inventory all the municipal infrastructure upgrades that are necessary within these central city areas. The City shall then determine which of these municipal infrastructure improvements will be made in the course of regularly scheduled maintenance and which improvements require special funding.
- Action HE19:** The City shall meet with major property owners and involved agencies to promote the reuse and redevelopment of targeted sites.
- Action HE20:** The City shall investigate the availability of and shall seek to obtain, public monies that can assist with initiating mixed-use projects, such as Smart Growth funds that may be available through the Federal Department of Housing and Urban Development and through EPA brownfields funds.
- Action HE21:** The City shall investigate the availability of other sources of funding to assist in the initiation of mixed-use projects such as private endowments or the use of tax-increment financing.
- Action HE22:** The City shall prepare a plan/study that addresses the locations, linkages, content and design of urban hubs.



- Action HE23:** The City shall identify specific areas as urban hubs, and ensure that these urban hubs are logically linked with the existing development pattern.
- Action HE24:** The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use available funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.
- Action HE25:** The City shall identify sites within the central city area that are suitable for seniors' and assisted living housing. In doing so, the City shall develop suitability criteria that shall examine location aspects such as proximity to transit routes, shopping facilities including food and drug stores, cultural and community facilities and the provisions to cross traffic to access these facilities, as well as indicators of good quality of life such as low noise and ambient light levels.
- Action HE26:** The City shall work with various federal and state programs and with appropriate care providers to place seniors' and assisted living in central city areas.
- Action HE27:** The City will use Neighborhood Stabilization Funds (NSP) to acquire and rehabilitate abandoned, foreclosed, and short-sale homes at 1 percent below appraised value within Target neighborhoods to be made available for sale to qualified households earning up to 120 percent Annual Median Income (AMI).
- Action HE28:** The City of Las Vegas will use Neighborhood Stabilization Funds to (NSP) to purchase and rehabilitate abandoned, foreclosed, or short-sale homes. Through an agreement with the city, a non-profit or public agency will provide property management, market the properties, and enter into annual leases with households at 50 percent AMI. Rent revenue will be utilized to maintain the properties and cover the cost of the management fees.
- Action HE29:** The City shall develop an inventory of vacant and derelict sites. The City shall meet with the owners of these properties to determine their needs and expectations. The City shall then develop a program of incentives that assist both the city and the property owners to achieve their respective objectives.
- Action HE30:** The City shall continue to make responsive code enforcement a priority within transitioning areas of the city.

## NEW DEVELOPING AREAS

- Action HE31:** The City shall utilize various traffic calming methods and devices to reduce speeding on residential streets.
- Action HE32:** The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.
- Action HE33:** The City shall provide education and outreach to the development community expressing the potential benefits of street connectivity.
- Action HE34:** The City shall continue to prepare and adopt design standards to ensure future street connections and internal and external pedestrian linkages.
- Action HE35:** Insofar as this policy does not conflict with other adopted policies, the City shall develop area plans with a land use pattern that follows the neighborhood unit concept with commercial hubs placed at the corners of contiguous neighborhoods.
- Action HE36:** The City shall review non-residential developments on a case-by-case basis to buffer them from rural preservation neighborhoods, with appropriate landscaping and open space being given primary consideration.
- Action HE37:** The City shall continue to enforce and monitor its design standards for manufactured homes.
- Action HE38:** The City shall develop a study which will identify methods and mechanisms for encouraging the development of a wide range of housing types and income ranges.
- Action HE39:** The City shall develop incentives or requirements for implementing methods to encourage or require a broad range of housing types within the same neighborhood.

# APPENDICES

## APPENDIX A: PUBLIC PARTICIPATION

The Planning and Development Department facilitated a neighborhood meeting to present the Housing Element and to receive public input:

Wednesday December 12, 2012  
6:00 PM  
Development Services Center  
333 N. Rancho Drive  
Las Vegas NV 89106

Presentation of the draft Housing Element to the Planning Commission was made on February 12, 2013.

Presentation of the draft Housing Element was made to the City Council on March 20, 2013.

The City Council adopted the element on April 17, 2013.

*BACK OF PAGE INTENTIONALLY BLANK*

## APPENDIX B: IMPLEMENTATION PRIORITIES

### REURBANIZATION

Master Plan Policy	Implementation Action	Liaison Department	Priority
1.1.1	<b>Action HE1:</b> The City shall create a unique “design based” (form-based) code for the existing Downtown Centennial Plan districts (and sub-districts as appropriate). Each district would have its own unique design standards. The City shall further identify the opportunities for housing development, and mixed-use development with a substantial residential component, in each district and sub-district.	Department of Planning	High
1.1.1	<b>Action HE2:</b> Building upon the districts of the adopted Downtown Centennial Plan, the City shall identify and pursue the several sites within each district appropriate for the production of new urban housing types.	Department of Planning	High
1.1.1	<b>Action HE3:</b> To address the difficult issues of small parcels sizes and inflated land values, the City shall establish a special team to consider and resolve the problem of how to assemble, clear and prepare land for the production of new urban housing developments and mixed-use projects with a substantial residential component in Downtown Las Vegas.	Economic & Urban Development Department	Medium
1.1.1	<b>Action HE4:</b> The City shall establish a revolving fund coupled with a land banking mechanism. Such funds would be used for development in the Downtown. The recuperation of all revolving funds would be accomplished upon entering into development agreements with certified housing developers.	Economic & Urban Development Department	Medium
1.1.1	<b>Action HE5:</b> The City shall identify key national, regional, and local developers and builders who have experience building dense infill urban housing developments. The City shall then work with selected development teams to generate potential housing development projects.	Economic & Urban Development Department	Medium
1.1.1	<b>Action HE6:</b> The City shall identify all available federal, state and local housing development resources and subsidy programs that could aid and assist the City to develop dense urban housing developments and fully employ such programs and subsidies.	Economic & Urban Development Department	Medium

## REURBANIZATION, CONTINUED

Master Plan Policy	Implementation Action	Liaison Department	Priority
1.1.1	<b>Action HE7:</b> The City shall require and assure that the City Redevelopment Plan's 18 percent affordable housing tax increment set-aside only be spent on housing within the Redevelopment Plan Area and shall support such legislative changes that may be necessary to take this action.	Economic & Urban Development Department	Medium
1.1.3	<b>Action HE8:</b> The City shall prepare an inventory of vacant and under-utilized parcels within each Downtown district that could be appropriate for building new urban housing with ground floor commercial components.	Department of Planning	Low
1.2.1	<b>Action HE9:</b> In those Downtown districts most likely to see housing development, the City shall identify the opportunities for the development of a central public open space, park, public facility or landmark that lends identity and character.	Department of Planning	Medium
1.8.1	<b>Action HE10:</b> The City shall prohibit the expansion and addition of more homeless oriented facilities within the so-called "Homeless Corridor", north of US 95 between Main Street and Las Vegas Boulevard; so as to provide services in all areas of the Las Vegas Valley	Department of Planning	High
1.8.1	<b>Action HE11:</b> The City shall work with federal, state, and local agencies to develop rehabilitation, job training and self-empowerment classes that assist homeless individuals and families to return to their maximum productivity and participation in the free economy.	Parks, Recreation, & Neighborhood Services	Medium
1.8.1	<b>Action HE12:</b> The City shall seek out mental health rehabilitation and stabilization programs for those mentally ill homeless persons who can become productive members of society and seek appropriate, humane settings for the mentally unstable to be cared for with dignity and respect.	Parks, Recreation, & Neighborhood Services	Medium
1.8.2	<b>Action HE13:</b> The City shall seek the equitable disbursement, sharing and support of homeless shelters and rehabilitation facilities across all the entities of the entire Las Vegas Valley in proportion to the populations of each entity, so the current undue burden that the city of Las Vegas bears in its Downtown area is corrected.	Parks, Recreation, & Neighborhood Services	Medium



## NEIGHBORHOOD REVITALIZATION

Master Plan Policy	Implementation Action	Liaison Department	Priority
2.1.6	<b>Action HE14:</b> The City shall use its Unified Development Code to illustrate features such as unique lighting and landscape features, entrance gates and structures, street furniture and other features that can be used to create or enhance neighborhood identity.	Department of Planning	Medium
2.4.6	<b>Action HE15:</b> The City's Neighborhood Planning Program shall continue to act as a method of empowering registered neighborhood associations and enabling these associations to help themselves to solve local problems.	Parks, Recreation & Neighborhood Services	Medium
2.4.6	<b>Action HE16:</b> The City shall continue to use the Neighborhood Partners Fund and the Youth Neighborhood Association Partnership Program to assist in the development of neighborhood projects.	Parks, Recreation & Neighborhood Services	Medium
2.4.6	<b>Action HE17:</b> The City shall continue to provide on-going staff support to neighborhood associations that request to participate in, and meet the requirements for, the Neighborhood Planning process as mandated by Resolution #R-27-98.	Parks, Recreation & Neighborhood Services	Medium
2.4.7	<b>Action HE18:</b> The City shall inventory all the municipal infrastructure upgrades that are necessary within these central city areas. The City shall then determine which of these municipal infrastructure improvements will be made in the course of regularly scheduled maintenance and which improvements require special funding.	Public Works	Medium
2.1.1	<b>Action HE19:</b> The City shall meet with major property owners and involved agencies to promote the reuse and redevelopment of targeted sites.	Economic & Urban Development	Medium
2.1.1	<b>Action HE20:</b> The City shall investigate the availability of and shall seek to obtain, public monies that can assist with initiating mixed-use projects, such as Smart Growth funds that may be available through the Federal Department of Housing and Urban Development and through EPA brownfields funds.	Economic & Urban Development Department	High

## NEIGHBORHOOD REVITALIZATION, CONTINUED

Master Plan Policy	Implementation Action	Liaison Department	Priority
2.1.1	<b>Action HE21:</b> The City shall investigate the availability of other sources of funding to assist in the initiation of mixed-use projects such as private endowments or the use of tax-increment financing.	Economic & Urban Development Department	Medium
2.1.3	<b>Action HE22:</b> The City shall prepare a plan/study that addresses the locations, linkages, content and design of urban hubs.	Department of Planning	Medium
2.1.3	<b>Action HE23:</b> The City shall identify specific areas as urban hubs, and ensure that these urban hubs are logically linked with the existing development pattern.	Department of Planning	Medium
2.4.7	<b>Action HE24:</b> The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use available funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.	Department of Planning	Medium
2.2.2	<b>Action HE25:</b> The City shall identify sites within the central city area that are suitable for seniors' and assisted living housing. To identify potential sites and assess their appropriateness for seniors' and assisted living housing developments, the City shall develop suitability criteria. These criteria, among other things, shall examine location aspects such as proximity to transit routes, shopping facilities including food and drug stores, cultural and community facilities and the provisions to cross traffic to access these facilities, as well as indicators of good quality of life such as low noise and ambient light levels.	Department of Planning	Low
2.2.2	<b>Action HE26:</b> The City shall work with various federal and state programs and with appropriate care providers to place seniors' and assisted living in central city areas.	Economic & Urban Development Department	Medium

## NEIGHBORHOOD REVITALIZATION, CONTINUED

Master Plan Policy	Implementation Action	Liaison Department	Priority
2.6.1	<b>Action HE27:</b> The City will use Neighborhood Stabilization Funds (NSP) to acquire and rehabilitate abandoned, foreclosed, and short-sale homes at 1 percent below appraised value within Target neighborhoods to be made available for sale to qualified households earning up to 120 percent Annual Median Income (AMI).	Parks, Recreation & Neighborhood Services	Medium
2.6.1	<b>Action HE28:</b> The City of Las Vegas will use Neighborhood Stabilization Funds (NSP) to purchase and rehabilitate abandoned, foreclosed, or short-sale homes. Through an agreement with the city, a non-profit or public agency will provide property management, market the properties, and enter into annual leases with households at 50 percent AMI. Rent revenue will be utilized to maintain the properties and cover the cost of the management fees.	Parks, Recreation & Neighborhood Services	Medium
2.6.1	<b>Action HE29:</b> The City shall develop an inventory of vacant and derelict sites. The City shall meet with the owners of these properties to determine their needs and expectations. The City shall then develop a program of incentives that assist both the city and the property owners to achieve their respective objectives.	Building & Safety	Medium
2.6.1	<b>Action HE30:</b> The City shall continue to make responsive code enforcement a priority within transitioning areas of the city.	Building & Safety	High

## NEW DEVELOPING AREAS

Master Plan Policy	Implementation Action	Liaison Department	Priority
3.1.1	<b>Action HE31:</b> The City shall utilize various traffic calming methods and devices to reduce speeding on residential streets.	Public Works	Medium
2.1.8	<b>Action HE32:</b> The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.	Department of Planning	High
3.1.2	<b>Action HE33:</b> The City shall provide education and outreach to the development community expressing the potential benefits of street connectivity.	Department of Planning	High
3.1.2	<b>Action HE34:</b> The City shall continue to prepare and adopt design standards to ensure future street connections and internal and external pedestrian linkages.	Department of Planning	Medium
3.1.2	<b>Action HE35:</b> Insofar as this policy does not conflict with other adopted policies, the City shall develop area plans with a land use pattern that follows the neighborhood unit concept with commercial hubs placed at the corners of contiguous neighborhoods.	Department of Planning	Medium
3.2.1	<b>Action HE36:</b> The City shall review non-residential developments on a case-by-case basis to buffer them from rural preservation neighborhoods, with appropriate landscaping and open space being given primary consideration.	Department of Planning	Medium
3.3.3	<b>Action HE37:</b> The City shall continue to enforce and monitor its design standards for manufactured homes.	Department of Planning	Low
3.3.6	<b>Action HE38:</b> The City shall develop a study which will identify methods and mechanisms for encouraging the development of a wide range of housing types and income ranges.	Economic & Urban Development Department	Low
3.3.5	<b>Action HE39:</b> The City shall develop incentives or requirements for implementing methods to encourage or require a broad range of housing types within the same neighborhood.	Economic & Urban Development Department	Low

# APPENDIX C: CONSOLIDATION PLAN

# **CITY OF LAS VEGAS, NEVADA**



## **CONSOLIDATED PLAN**

**For the HUD  
CDBG, HOME, ESG, and HOPWA  
Programs**

**For the Five-Year Period  
July 1, 2010 – June 30, 2015**

**FINAL**



**Neighborhood Services Department  
400 Stewart Avenue  
Las Vegas, Nevada 89101  
702-229-2330**

**May 14, 2010**



<b>Table of Contents</b>	<b>Page</b>
<b>Five-year Strategic Plan</b>	<b>1</b>
<b>Executive Summary</b>	<b>1</b>
1. Executive Summary	1
Community Profile	2
City Vision and Priorities	2
Housing and Community Development Needs	3
Summary of Priority Needs and Objectives	3
Table 1 - Housing Priority Needs Categories and Specific Objectives	4
Table 2 - Homeless and Non-homeless Special Needs Priority Needs Categories and Specific Objectives	4
Table 3 - Community Development Priority Needs Categories and Specific Objectives	5
<b>Strategic Plan</b>	<b>6</b>
1. Mission Statement	6
<b>General Questions</b>	<b>6</b>
1. Geographic Areas of the Jurisdiction	6
Map 1 - CDBG-Eligible Areas in the City of Las Vegas (areas with 51% or more of the population that are low and moderate-income)	8
Map 2 – Minority Concentration Areas: Hispanic Population	9
Map 3 – Minority Concentration Areas: Black or African American Population	10
Map 4 – Minority Concentration Areas: Asian Population	11
2. Basis for Allocation of Funding Geographically	12
3. Obstacles to Meeting Underserved Needs	12
<b>Managing the Process</b>	<b>12</b>
1. Lead Agency	13
2. Consolidated Plan Development Process	14
Table 4 - Community Survey Results	14
3. Consultations	16
<b>Citizen Participation</b>	<b>17</b>
1. Citizen Participation Plan	18
a. Availability and Notification of Plans and Reports	18
b. Citizen Comments and Complaints	18
c. Citizen Comment and Review Time Frame	19
d. Citizen Involvement	19
e. Citizen Participation Schedule	19
Table 5 - Citizen Participation Schedule	20
f. Consolidated Annual Performance and Evaluation Report (CAPER)	20
g. Community Development Recommending Board	20

(CDRB)	
h. Consolidated Plan Amendments	21
i. Records Access	22
j. Relocation and Anti-Displacement	22
k. Technical Assistance	22
2. Public Comments Received	22
3. Efforts to Broaden Participation	22
4. Public Comments Not Accepted	22
Institutional Structure	23
1. Institutional Structure	23
2. Consolidated Plan Delivery System	24
3. Public Housing Delivery System	24
Monitoring	25
1. Monitoring Standards and Procedures	25
Priority Needs Analysis and Strategies	26
Lead-based Paint	27
1. Lead-based Paint Hazards	27
Table 6 - Housing Stock by Age (Built 1979 or Earlier)	27
Table 7 – Lead Hazards in Low and Moderate-Income Housing for Low and Moderate-Income Families	28
2. Evaluation and Reduction of Housing Units with Lead-based Paint Hazards	28
HOUSING	29
Housing Needs	28
1. Housing Needs	29
Table 8 - Renters Cost Burden by Household Type	29
Table 9 - Owners Cost Burden by Household Type	30
Table 10 - Overcrowded Households	31
Table 11 - Severely Substandard (Lacking Complete Plumbing or Kitchen Facilities) Occupied Households in the City of Las Vegas	32
Table 12 - Age of Owner-Occupied Housing Units by Income Group	32
Table 13 - Age of Renter-Occupied Housing Units by Income Group	32
2. Disproportionate Housing Needs	32
Table 14- Housing Problems by Race and Ethnicity	33
Priority Housing Needs	33
1. Priority Housing Needs	34
Table 15 – Renter-Occupied Housing	34
Table 16 – Owner-Occupied Housing	34
2-3. Basis for Determining and Assigning Priority Housing Needs	34
Table 17 - Renter Households by Income	35
Table 18 - Owner Households by Income	37
4. Obstacles to Meeting Underserved Needs	36

<b>Housing Market Analysis</b>	<b>36</b>
1. Housing Market Characteristics	37
a. Housing Supply	37
Table 19 - Number of Housing Units	37
Table 20 – Affordable Renter Units by the Number of Bedrooms (BR)	37
Table 21 – Affordable Owner Units by the Number of Bedrooms (BR)	38
b. Housing Tenure and Occupancy	38
Table 22 – Housing Tenure and Occupancy	38
c. Housing Conditions	39
Table 23 – Number of Housing Units by Year Built	39
d. Affordability Analysis	39
Table 24 - Mean Rental Rates by Apartment Sizes – Greater Las Vegas Valley	40
Table 25 - Maximum Affordable Rent by Income and Household Size	40
Table 26 - Median Housing Sales Prices in Metropolitan Las Vegas	41
e. Public Housing Inventory	41
<b>Specific Housing Objectives</b>	<b>42</b>
1. Specific Housing Objectives	42
Table 27 - Housing Activities for 2010-2015	42
2. Use of Available Resources for Housing	42
<b>Needs of Public Housing</b>	<b>43</b>
1. Institutional Structure: Housing Authority	43
<b>Public Housing Strategy</b>	<b>48</b>
1. Public Housing Strategy	48
2. HACLV Resident Participation	49
3. Housing Authority Performance	49
<b>Barriers to Affordable Housing</b>	<b>53</b>
1. Public Policies Impacting the Cost of Housing	53
2. Strategies to Remove Barriers to Affordable Housing	55
<b>HOMELESS</b>	<b>56</b>
1. Homeless Needs	56
Table 30 – Homeless Population and Sub-Populations	57
Table 31 – Homeless Needs (Number of Beds) for Individuals and Families	57
<b>Priority Homeless Needs</b>	<b>58</b>
1. Priority Homeless Needs	58
Table 32 – Priority Homeless Needs	58
2. Chronically Homeless	58
<b>Homeless Inventory</b>	<b>59</b>
1. Homeless Inventory	59
<b>Homeless Strategic Plan</b>	<b>59</b>

1. Homelessness	60
2. Chronic Homelessness	63
3. Homelessness Prevention	63
4. Institutional Structure	63
5. Discharge Coordination Policy	64
Emergency Shelter Grants (ESG)	65
COMMUNITY DEVELOPMENT	65
1. Priority Community Development Needs	65
Table 35 - Public Facilities and Improvements	65
Table 36 - Public Services	65
2. Basis for Assigning Priorities	66
3. Obstacles to Meeting Underserved Needs	67
4. Specific Long-term and Short-term Objectives	67
Table 37 - Community Development Activities for 2010-2015	67
Antipoverty Strategy	68
1. Goals, Programs, and Policies for Reducing Poverty	68
2. Reduction of the Number of Poverty Level Families	69
NON-HOMELESS SPECIAL NEEDS	70
Non-homeless Special Needs Analysis (including HOPWA)	70
1. Non-homeless Special Needs Population	70
Table 38 – Special Needs Populations	71
2. Priority Non-homeless Special Needs	71
Table 39 - Special Needs Housing and Supportive Services Priority Needs	71
3. Basis for Assigning Priorities for Special Needs	71
4. Obstacles to Meeting Underserved Needs	72
5. Existing Facilities and Services	73
6. Tenant-Based Rental Assistance and HOME Funds	73
Specific Special Needs Objectives	73
1. Specific Special Needs Objectives	74
Table 38 - Special Needs Housing and Supportive Services Objectives	74
2. Use of Available Resources for Special Needs	74
Housing Opportunities for Persons with AIDS (HOPWA)	74
1. HOPWA Activities to be Undertaken	77
Table 41 – Priority HOPWA Needs	77
2. HOPWA Output Goals	78
Table 42 – HOPWA Output Goals	78
3. Housing Facility Projects	78
4. Geographic Allocation for HOPWA	78
Table 43 – HOPWA Geographic Allocation	79
5. Lead Agency for HOPWA	80
a. HOPWA Consultations	80
b. HOPWA Monitoring	80
6. HOPWA Certifications	80

<b>Specific HOPWA Objectives</b>	<b>81</b>
1. Specific HOPWA Objectives	81
Table 42 – Specific HOPWA Objectives for 2010-2015	81
<b>OTHER NARRATIVE</b>	<b>81</b>
1. City of Las Vegas Analysis of Impediments to Fair Housing	81
Table 45 - City of Las Vegas Fair Housing Action Plan	81
<b>ATTACHMENTS</b>	
Attachment 1 – Housing Needs Table	
Attachment 2 – Housing Market Analysis	
Attachment 3 - Homeless Needs Table	
Attachment 4 – Non-Homeless Special Needs Table	
Attachment 5 – Community Development Needs Table	
Attachment 6 – HOPWA Needs Table	



# Five-Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency

Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### 1. Executive Summary

This Consolidated Plan presents the city of Las Vegas (City) strategies for the use of U.S. Department of Housing and Urban Development (HUD) formula grant program funding. HUD's formula grant programs include the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA). This plan covers five program years for the period of July 1, 2010 through June 30, 2015.

Las Vegas leads the nation in foreclosures; the value of residential properties has dropped over 40% in Las Vegas and will continue this downward trend as the condition of abandoned and foreclosed homes deteriorates due to neglect and vandalism. The foreclosure issue has a tremendous impact on the economy as the tax base is supported in part by property taxes, which will be reduced in conjunction with lower property values. Homeowners' Associations cannot collect monthly HOA dues from foreclosed homes and in turn are unable to financially support the maintenance of their streets and neighborhood amenities resulting in further deterioration of the community. Furthermore, some HOA's are experiencing bankruptcy and looking to the cities to take over maintenance of private streets, parks and other infrastructure. Programs such as the Neighborhood Stabilization Plan will assist the city reduce the number of abandoned and vacant homes from our existing housing stock.

The housing and community development activities included in this plan seek to achieve HUD's goals to provide decent housing, a suitable living environment, and expand economic opportunities. The City plans to target low and moderate-income residents, special needs populations, and low and moderate-income residential areas. The HOPWA program plans to target eligible persons and activities located throughout Clark County. The City plans to coordinate its programs and projects with other local jurisdictions, non-profit organizations, the private sector, and State and Federal programs.

The preparation of this plan included extensive opportunities for citizen input and comment. The City held focus group community meetings, public hearings, and public meetings and consulted with several non-profit organizations, for-profit organizations, and government agencies. The draft 2010-2015 Consolidated Plan was made available to the public through advertisement in local newspapers on April 12, 2010 for a 30-day public review and comment period. The draft plan was made available for review in print form at the Neighborhood Services Department. The City plans to make the final plan available to the public on the City's website at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov) and in print form at the Neighborhood Services Department.



## **Community Profile**

Please refer to the City of Las Vegas Community Profile publication which may be downloaded from the City's website at

[http://www.lasvegasnevada.gov/files/community\\_profile.pdf](http://www.lasvegasnevada.gov/files/community_profile.pdf).

## **City of Las Vegas Vision:**

*A vibrant, affordable, and diverse city of opportunity in which all citizens enjoy their neighborhoods, feel safe, and know they will be heard.*

## **City of Las Vegas Priorities are:**

- Sustainable, Livable neighborhoods
- Vibrant Urban Fabric
- Fiscally Sound Government
- Pro-Business Environment
- Safe City
- Citizen Engagement

In support of the City's vision and priorities, the Consolidated Plan and Action Plan include housing and community development activities which:

- Create more affordable rental and owner-occupied housing opportunities for its citizens;
- Support diverse, safe, sustainable and livable neighborhoods through the improvements to housing, facilities, infrastructure, and services;
- Provide public facilities and services that promote healthy lifestyles for all segments of the community, including the disabled, homeless, low-income residents, seniors, and youth;
- Promote open government by providing its citizens with public input and comment opportunities regarding the Consolidated Plan and Action Plan;
- Improve housing stock, public facilities and infrastructure to provide a safe environment for City residents, businesses, and visitors; and
- Provide affordable housing, improve streets and sidewalks, parks and recreation facilities that help revitalize and invigorate the City's urban core and surrounding neighborhoods.

For additional information on the City's priorities, the Las Vegas Master Plan 2020 Policy Document and other City plans may be downloaded from the City's website at <http://www.lasvegasnevada.gov/Publications/plans.asp>.

## **Housing and Community Development Needs**

As part of the citizen participation process surveys were distributed within the low and moderate-income neighborhoods (CDBG-Eligible Areas) in the City to gather public input. For a full analysis of the community survey results, please refer to the managing the process section of this plan. The survey asked the public to determine what services are important to them and their neighborhood. The following is a summary of the community survey results including the top three housing and community development needs for the general population, seniors, and persons with disabilities.

### General Population: All Households

1. Employment Opportunities
2. Repair your Home
3. Affordable Housing

Special Needs Population: Seniors

1. Repair your Home
2. Senior Services
3. Affordable Homes

Special Needs Population: Persons with Disabilities

1. Disabilities Services
2. Repair your Home
3. Assisted Living

**Summary of Priority Needs and Objectives**

The following tables indicate the housing, homeless, non-homeless special needs, and community development priority needs categories and specific objectives by priority.

**Table 1 - Housing Priority Needs Categories and Specific Objectives**

<b>Owner-Occupied Housing</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Improve the quality of owner housing	High
Increase the availability of affordable owner housing	High
Increase access to affordable owner housing	High
Increase access to affordable owner housing for minorities	High
<b>Rental Housing</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Increase the supply of affordable rental housing	High
Improve the quality of affordable rental housing	High
Improve access to affordable rental housing	High
Improve access to affordable rental housing	High

High priority housing activities include:

- Construction of Housing
- Direct Homeownership Assistance
- Rental Housing Subsidies
- Rehabilitation; Single-Unit Residential

**Table 2 - Homeless and Non-homeless Special Needs Priority Needs Categories and Specific Objectives**

<b>Homeless/HIV/AIDS</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Increase the number of homeless persons moving into permanent housing	High
End chronic homelessness	High
Provide housing and supportive services for persons with HIV/AIDS and their families	High
<b>Non-homeless Special Needs</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Increase range of housing options and related services for persons with special needs	High

High priority homeless activities include:

- HOPWA
- Operating Costs of Homeless/AIDS Patients Programs

- Public Services (General)
- Subsistence Payments (Rent and Utilities)
- Youth Services

High priority non-homeless special needs housing and supportive services activities include:

- Elderly and Frail Elderly
- Persons with Severe Mental Illness
- Developmentally Disabled
- Physically Disabled
- Alcohol/Other Drug Addicted
- Persons with HIV/AIDS and their Families
- Public Housing Residents

High priority HOPWA activities include:

- Facility-based Housing – Operations
- Housing Information Services
- Resource Identification
- Short-term Rent, Mortgage, and Utility Assistance
- Supportive Services
- Tenant-based Rental Assistance

**Table 3 - Community Development Priority Needs Categories and Specific Objectives**

<b>Economic Development</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Improve economic opportunities for low-income persons	High
Remediate and redevelop brownfields	Low
<b>Infrastructure</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Improve quality/increase quantity of public improvements that benefit lower income persons	Medium
<b>Public Facilities</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Improve quality/increase quantity of neighborhood facilities for low-income persons	High
<b>Public Services</b>	
<b>Specific Objectives</b>	<b>Priority</b>
Improve the services for low/mod income persons	High

High priority public facility and infrastructure activities include:

- Public Facilities and Improvements (General)
- Homeless Facilities
- Sidewalks
- Child Care Centers

High priority public services activities include:

- Homeless Outreach and Prevention
- Battered and Abused Spouses
- Child Care Services

- Employment Training
- Health Services
- Mental Health Services
- Public Services (General)
- Services for the Disabled
- Senior Services
- Substance Abuse Services
- Youth Services

Please refer to the Consolidated Plan needs tables for activities, needs, gap, goals, priority needs, dollars to address, plan to fund, and funding source. More details are also included in Housing, Homeless, Non-homeless Special Needs, Community Development, and HOPWA narrative sections of this plan.

## **Strategic Plan**

### **1. Mission Statement**

Over the five program years of this plan, the City of Las Vegas is planning to complete housing and community development activities that achieve HUD's goals to provide decent housing, a suitable living environment, and expand economic opportunities within the City of Las Vegas. These activities will provide assistance to low and moderate-income residents and special needs populations. The City plans to coordinate its programs and projects with other local jurisdictions, non-profit organizations, the private sector, and State and Federal programs.

The City plans to support the City's vision and priorities through the housing and community development activities listed in this plan. For information on the City's vision and priorities, please refer to the Executive Summary section of this plan. For additional information on the City's priorities, the Las Vegas Master Plan 2020 Policy Document and other City plans may be downloaded from the City's website at <http://www.lasvegasnevada.gov/Publications/plans.asp>.

### **1. Geographic Areas of the Jurisdiction**

As of July 1, 2009, the City of Las Vegas, Nevada contained 133.21 square miles and had a total population of 607,876. For additional geographic information about the City of Las Vegas, please refer to the City of Las Vegas Community Profile publication which may be downloaded from the City's website at [http://www.lasvegasnevada.gov/files/community\\_profile.pdf](http://www.lasvegasnevada.gov/files/community_profile.pdf).

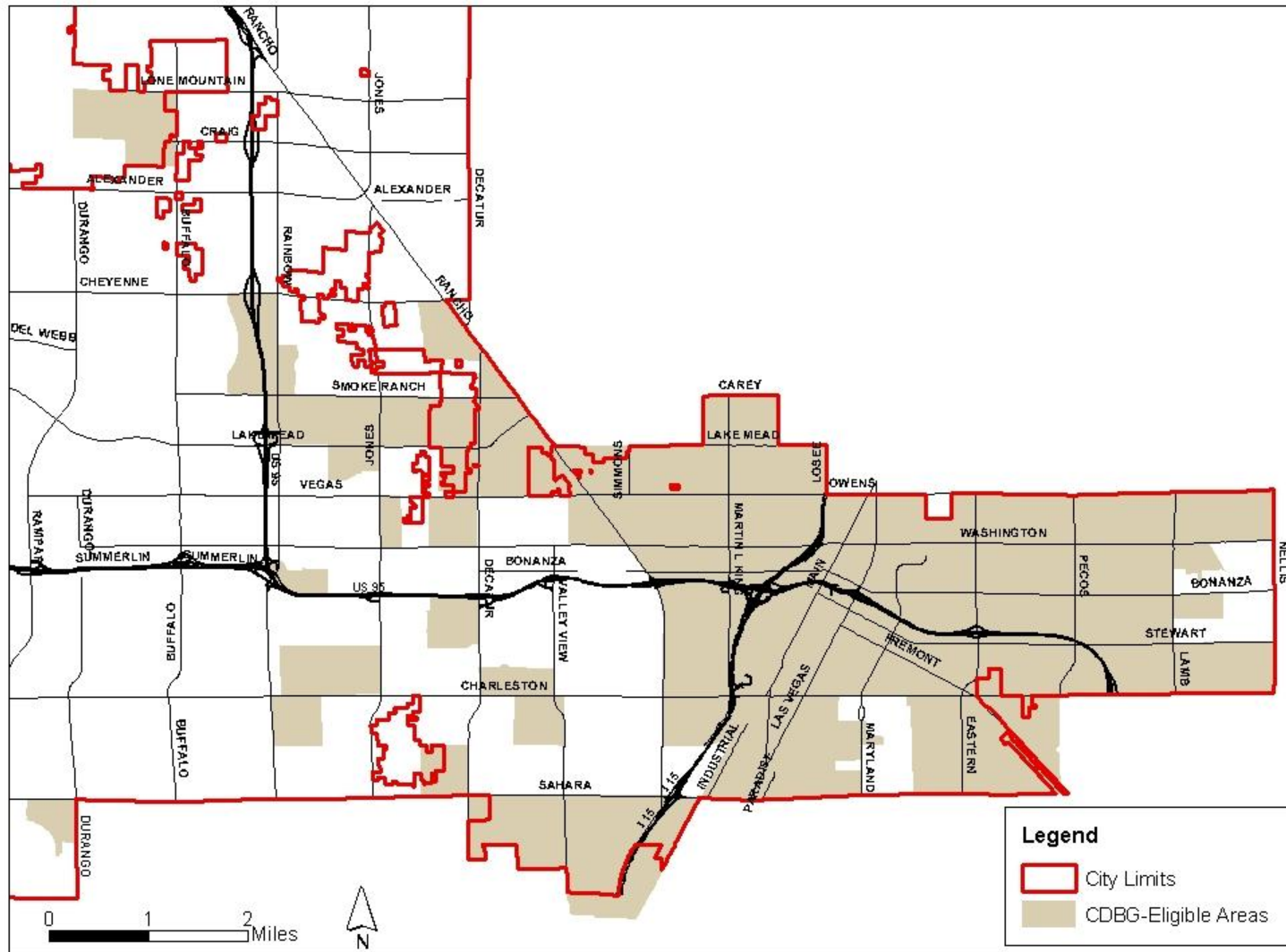
According to the U.S. Census 2000 data provided by HUD, the City of Las Vegas had a total population of 193,414 low and moderate-income persons. These are persons with incomes that are below 80 % of AMI and are classified as low and moderate-income by HUD. In 2000, this was approximately 41 % of the total City population.

The CDBG (Community Development Block Grant)-eligible areas are the census tracts or block groups with 51 percent (%) or more of the population that are low and moderate-income, as defined by HUD. In 2000, these areas had a total of approximately 112,260 low and moderate-income persons. The low and moderate-income population averages about 60 percent (%) of the total population in these areas.

Map 1 below shows the CDBG-eligible areas within the City limits. City Consolidated Plan funds, except for HOPWA, will mostly target these areas and activities that directly benefit low and moderate-income persons citywide. City HOPWA funds will target low and moderate-income persons with HIV/AIDS and their families within the Clark County EMSA (Eligible Metropolitan Statistical Area).

Maps 2, 3, and 4 below show the minority concentration areas, including the Hispanic, Black or African American, and Asian populations, and the CDBG-eligible areas. As shown on the maps, these minority populations are highly concentrated within the CDBG-eligible areas. For Maps 2 and 3, high concentrations are areas where minorities exceed 51 percent (%) or more of the total population. According to the 2000 U.S. Census for Clark County, 22 percent (%) of the total population was Hispanic or Latino, 9.1 percent was Black or African American, and 5.3 percent (%) was Asian. For Map 4, high concentrations are areas where minorities are more than twice the average of 5.3 percent (%) of the total population.

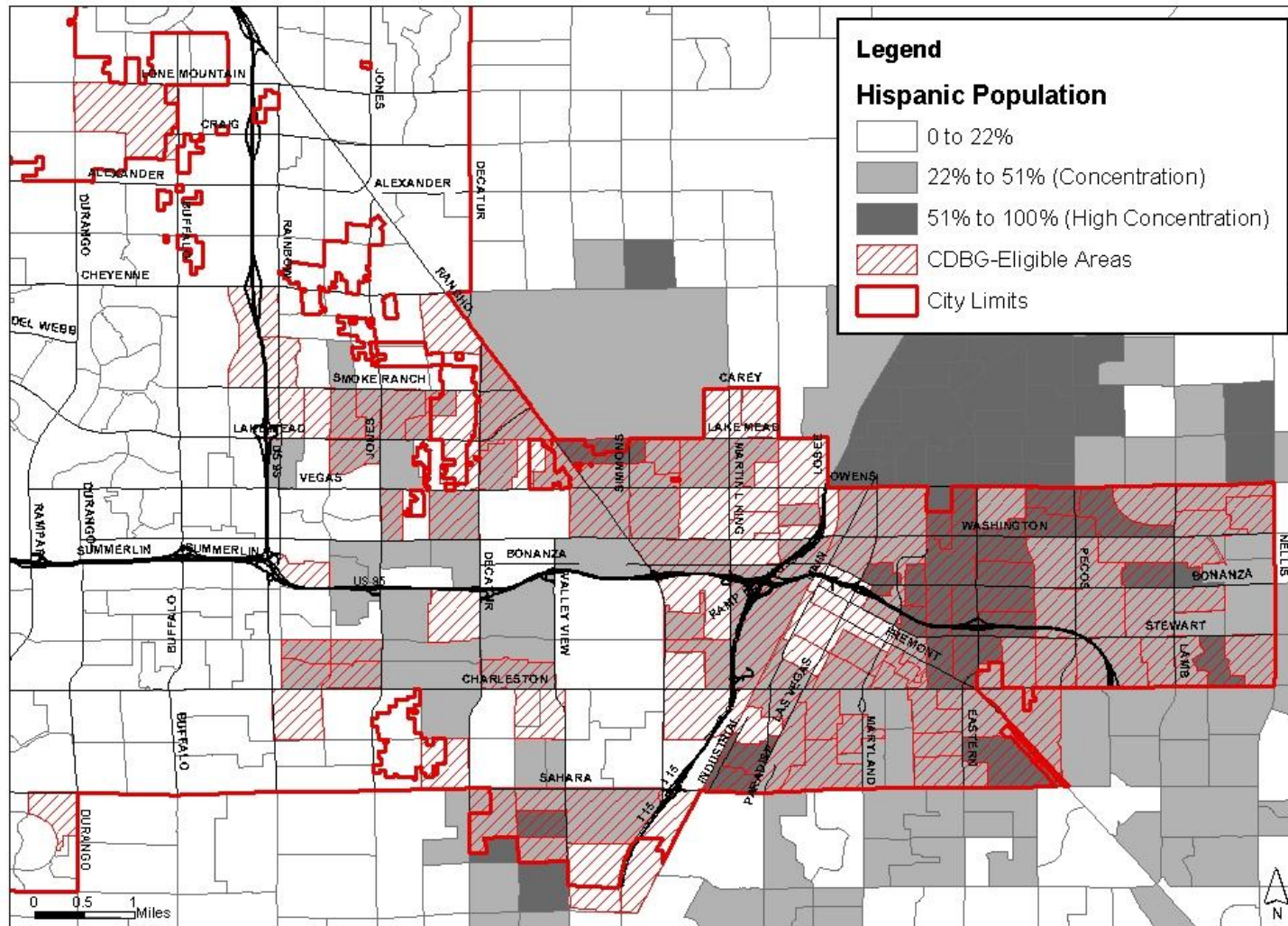
**Map 1 - CDBG-Eligible Areas in the City of Las Vegas (areas with 51% or more of the population that are low and moderate-income)**



Source: HUD (U.S. Census 2000) – City of Las Vegas, NV

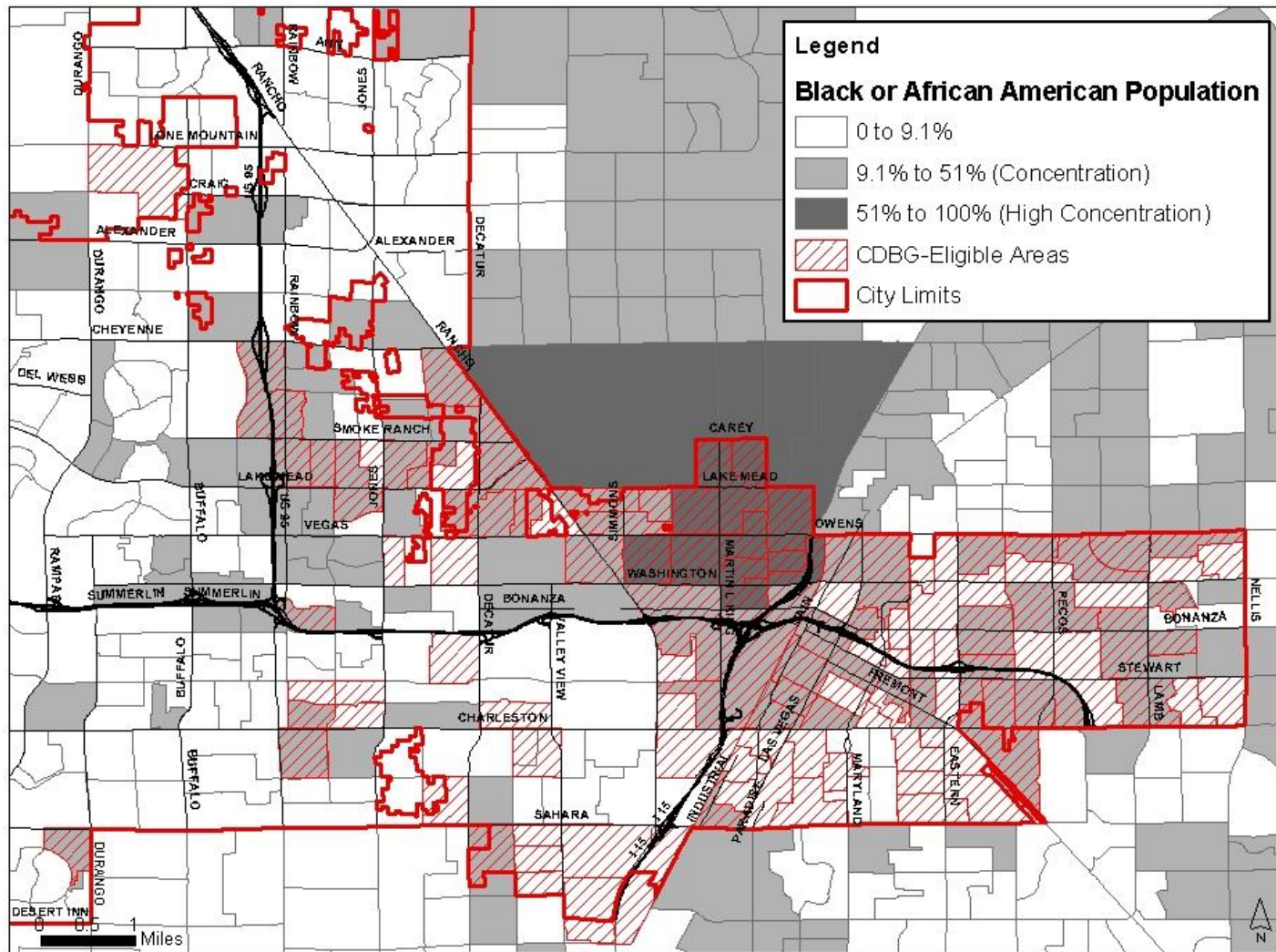


**Map 2 – Minority Concentration Areas: Hispanic Population**



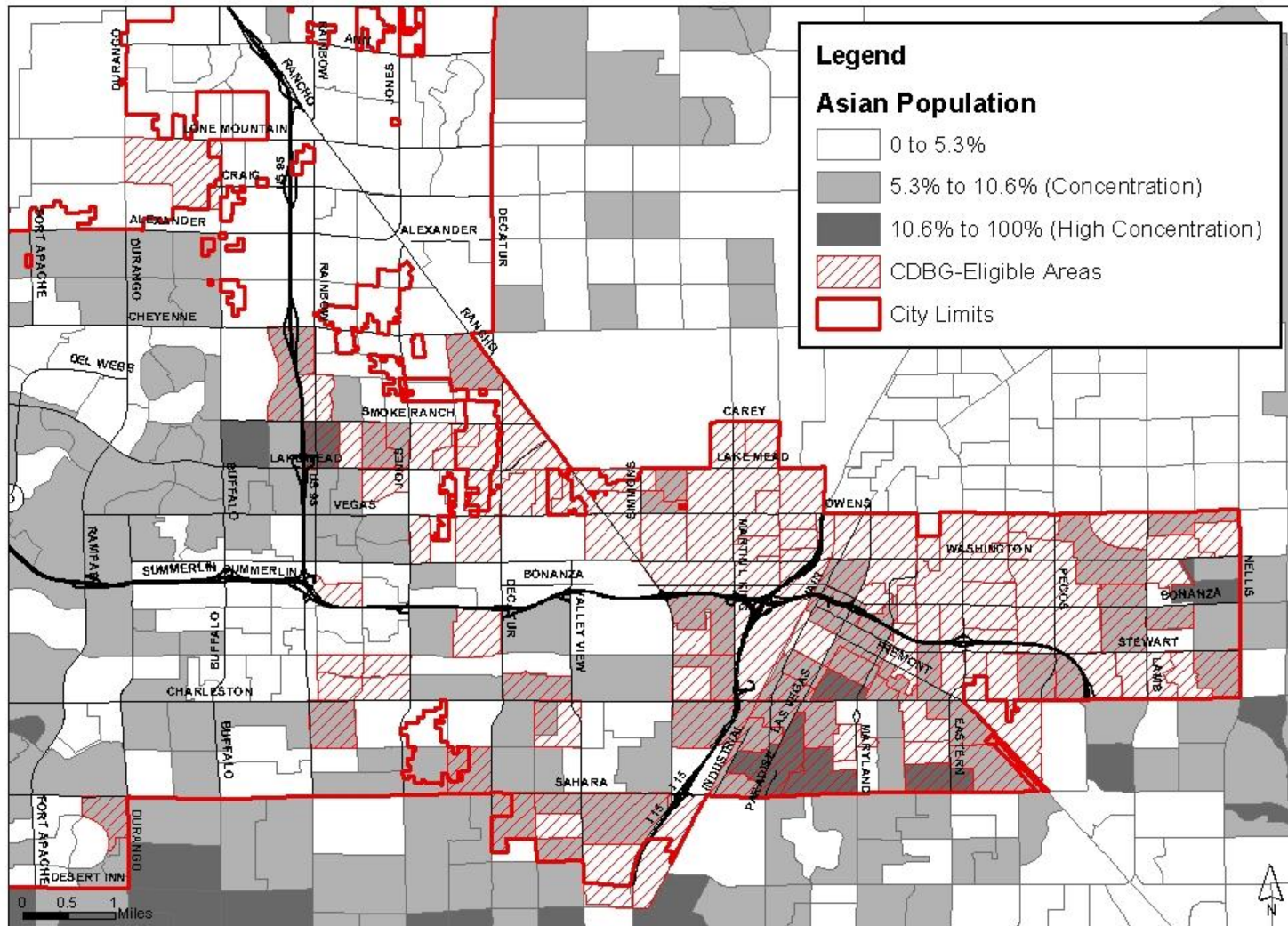
Source: U.S. Census 2000 – Clark County, NV

**Map 3 – Minority Concentration Areas: Black or African American Population**





**Map 4 – Minority Concentration Areas: Asian Population**



Source: U.S. Census 2000 – Clark County, NV

## **2. Basis for Allocation of Funding Geographically**

The basis for allocating the City's Consolidated Plan programs investments geographically occurs during the Request for Applications (RFA) process. The City distributes grant applications for the, CDBG, ESG, HOME, and HOPWA programs to eligible non-profit organizations located throughout the Las Vegas metropolitan area.

The Consolidated Plan programs, except HOPWA, target CDBG-eligible areas (see Map 1). City CDBG, ESG, and HOME programs target activities that directly benefit low and moderate-income persons citywide. City HOPWA funds target low and moderate-income persons with HIV/AIDS and their families within the Clark County EMSA.

High priority needs are those categories the City will fund during the 2010-2015 Consolidated Plan. Medium priority needs are the categories the City may fund during the 2010-2015 Consolidated Plan. Low priority needs are the categories that the City will not fund during the 2010-2015 Consolidated Plan. The following are the high priority needs categories:

- Rental Housing
- Homeless/HIV/AIDS
- Non-homeless Special Needs
- Economic Development
- Public Services – Youth Services

## **3. Obstacles to Meeting Underserved Needs**

According to the Consolidated Plan, extremely low- and low-income households of all types are underserved with respect to affordable housing. In order to overcome this gap, the City strategies provide additional affordable rental and owner housing opportunities including acquisition, rehabilitation and new construction of rental and owner housing units. Other affordable housing projects include single family rehabilitation, minor home repairs, and NSP funded first-time homeownership assistance.

According to the Consolidated Plan, senior and special needs housing and services are underserved as are Low and moderate-income persons in the areas of affordable childcare, employment opportunities, job training, youth activities, life skills, and social services. Projects that will fund are included in this Action Plan. Senior and special needs housing and services, and public service programs in the Action Plan address these underserved needs.

## **Managing the Process (91.200 (b))**

### **1. Lead Agency**

The City of Las Vegas, a HUD entitlement grantee, is the lead agency for administering programs and projects covered by the 2010-2015 Consolidated Plan. The City of Las Vegas Neighborhood Services Department administers these programs and projects. Participating City of Las Vegas departments and non-profit organizations administering programs and projects covered by this plan include:

<b>City of Las Vegas Departments</b>	
Building and Safety	Finance and Business Services
Business Development	Leisure Services
City Attorney	Planning and Development
Field Operations	Public Works

<b>Non-Profit Organizations</b>	
Academic and Athletic Connections	Area Health Education Center (AHEC)
Aid for AIDS of Nevada (AFAN)	Affordable Housing, Inc.
Anthony Pollard Foundation	Blind Center of Nevada
Boys and Girls Club	Catholic Charities of Southern Nevada
Clark County Bar Association	Cloudbreak Las Vegas, LLC
Family and Child Treatment of Southern Nevada (FACT)	Community Development Programs Center of Nevada (CDPCN)
Community Counseling Center	Consumer Credit Counseling Services
Family Promise	Foundation for an Independent Tomorrow
Greater Las Vegas After School All Stars	Give Me a Break
Golden Rainbow	Habitat for Humanity
HELP of Southern Nevada	HELP USA
Helping Hands of Vegas Valley	Housing for Nevada
James Seastrand	Jude 22
Las Vegas Indian Center	Las Vegas Natural History Museum
Lied Discovery Children's Museum	Lutheran Social Services
Neighborhood Housing Services of SNV	Nevada Community Learning Centers, Inc
Nevada HAND	Nevada Health Centers
Nevada Partners	Opportunity Village
Positively Kids	Rebuilding Together of SNV
SAFE House	Salvation Army
Silver State Housing	Southern Nevada Area Health Education
Shade Tree	Southern Nevada Public Television Friends of Channel 10
Spread the Word Nevada Kids to Kids	Three Square
U.S. Veterans Initiative	United Jewish Community/Jewish Federation of Las Vegas
Variety Early Learning Center	WestCare Nevada
Women's Development Center	

## 2. Consolidated Plan Development Process

As part of the citizen participation process, surveys were distributed within the low and moderate-income neighborhoods (CDBG-Eligible Areas) in the City to gather public input. The community survey requested for the public to indicate what is important to them and their neighborhoods. The survey asked What Services Do You Need? Table 4 below lists the community survey results for the special needs and general populations, including rank, survey category, and number of survey responses.

**Table 4 - Community Survey Results**

<b>Special Needs Population: Seniors</b>			
<b>Rank</b>	<b>Survey Category</b>	<b>Number of Responses</b>	<b>Percentage of Total</b>
1	Repair your Home	315	23%
2	Senior Services	263	19%
3	Affordable Homes	236	17%
4	Assisted Living	191	14%
5	Affordable Apartments	190	14%

6	Adult Daycare	154	11%
<b>Special Needs Population: Persons with Disabilities</b>			
Rank	Survey Category	Number of Responses	Percentage of Total
1	Disabilities Services	215	24%
2	Repair your Home	210	23%
3	Assisted Living	182	20%
4	Affordable Homes	164	18%
5	Affordable Apartments	140	15%
<b>General Population: All Households</b>			
1	Employment Opportunities	351	12%
2	Repair your Home	347	11%
3	Affordable Housing	330	11%
4	Youth Activities	313	10%
5	Job Training	262	9%
6	Affordable Childcare	251	8%
7	Homeownership Down Payment Help	250	8%
8	Life Skills	223	7%
9	English as a Second Language Training	217	7%
10	Homes	192	6%
11	Substance Abuse Programs	175	6%
12	Apartments	116	4%

The City used the most recent housing market analysis data from the Southern Nevada Regional Planning Coalition (SNRPC), available online at <http://www.snrpc.org/WorkforceHousing.htm> for the Consolidated Plan and Action Plan. In addition, Las Vegas Metro Area housing market information was used from the Southern Nevada Home Builders Association (SNHBA), available online at <http://www.snhba.com/ns/main.html>.

The plans and reports, with their website addresses or availability included, that were used as references in drafting and completing this Consolidated Plan are:

- Analysis of Impediments to Fair Housing Choice for the City of Las Vegas, BBC Research and Consulting – 2010. Not currently available on the City's website, this report is available in print form at the Neighborhood Services Department
- Analysis of the Las Vegas, Nevada Housing Market, HUD – 2003  
[http://www.huduser.org/publications/econdev/mkt\\_analysis.html](http://www.huduser.org/publications/econdev/mkt_analysis.html)
- Five-Year Capital Improvement Plan, City of Las Vegas – 2006  
[http://www.lasvegasnevada.gov/files/Capital\\_Improvement\\_2010-2014\\_.pdf](http://www.lasvegasnevada.gov/files/Capital_Improvement_2010-2014_.pdf)
- Five-Year Plan of the Southern Nevada Regional Housing Authority of the City of Las Vegas – 2010 <http://www.haclv.org/>
- Homes for Homeless Nevadans 10 Year Plan to Reduce Homelessness, City of Las Vegas – 2006 <http://www.lasvegasnevada.gov/publications/7788.htm> This report is available in print form at the Neighborhood Services Department
- Las Vegas Community Profile, City of Las Vegas – 2005
- [http://www.lasvegasnevada.gov/files/10623\\_OBD\\_Newsletter.pdf](http://www.lasvegasnevada.gov/files/10623_OBD_Newsletter.pdf) Master Plan 2020 Policy Document, Housing Element, City of Las Vegas -2005  
[http://www.lasvegasnevada.gov/files/Housing\\_Element.pdf](http://www.lasvegasnevada.gov/files/Housing_Element.pdf)
- Nevada Special Needs Housing Assessment, State of Nevada, BBC Research and Consulting – 2002

Not currently available on the City's website, this report is available in print form at the Neighborhood Services Department

- NHD Apartment Facts, State of Nevada – 2005  
<http://nvhousing.state.nv.us/index.htm>
- Southern Nevada Community Assessment, United Way and Nevada Community Foundation – 2003 <http://www.nevadacf.org/communityneedsassessment.htm>
- Southern Nevada Continuum of Care Application, Clark County – need 2009  
[http://www.accessclarkcounty.com/depts/social\\_service/pages/homeless\\_default.aspx](http://www.accessclarkcounty.com/depts/social_service/pages/homeless_default.aspx)
- Southern Nevada Workforce Housing Study, Clark County and SNRPC, Restrepo Consulting Group LLC - 2005 <http://www.snrpc.org/WorkforceHousing/FinalDrafr4.pdf>

### 3. Consultations

This Consolidated Plan was developed with consultation with several housing, social service agencies, and other entities, including those focusing on facilities and services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. During the Consolidated Plan Development Process, City residents participated in, public hearings, and the community survey. The Consolidated Plan was also developed in consultation with:

**Southern Nevada Regional Housing Authority (SNRHA)** is the public housing agency for the City of Las Vegas. HACLV's five-year plan and annual agency plan were used to update SNRHA public housing information within this plan. The draft Consolidated Plan was provided to the SNRHA for their review and comment.

**Ryan White Title I Planning Council** and Clark County Social Services were consulted regarding the needs and issues facing persons with HIV/AIDS and their families. The City of Las Vegas HOPWA program staff and HOPWA project sponsor staff attended and participated in the Planning Council meetings. These meetings included discussions of updates to the Ryan White Title I Standards of Care Plan and goal, strategies, and outcomes for housing services for providers using Ryan White funding.

**Southern Nevada Homeless Coalition (SNHC)** is a regional volunteer group established to address issues related to the homeless and to affordable housing. Consisting of individuals, businesses and agencies serving the homeless, the SNHC meets monthly to discuss trends, gaps in services, policy development and public awareness of homelessness. The City of Las Vegas, along with Clark County and North Las Vegas are active members of the SNHC.

**Southern Nevada Regional Planning Coalition (SNRPC)** is an organization that brings together all public jurisdictions, including the City of Las Vegas, to coordinate policies and programs dealing with regional quality of life issues. These issues include air quality, homelessness, housing, population growth, public facilities, transportation, and water.

**SNRPC Committee on the Homeless** - This committee oversees regional homeless activities. The City of Las Vegas Neighborhood Services Department participates on this committee that coordinates housing and services programs for the homeless, assesses current homeless needs, and gaps in service to the homeless. This committee also identifies and applies for competitive homeless-related federal, state and local grants.

**SNRPC Workforce Housing Sub-Committee** – This sub-committee focuses on regional workforce housing, including affordable and attainable housing. The City of Las Vegas Neighborhood Services Department participates on this committee that is determining regional



workforce housing issues, needs, and strategies. The committee contracted with Restrepo Consulting to complete a report called the Southern Nevada Workforce Housing Study.

## **Citizen Participation (91.200 (b))**

### **1. Citizen Participation Plan**

As required by the Department of Housing and Urban Development (HUD) Rules and Regulations, the City of Las Vegas complies with regulation 24 CFR 91.105, Citizen Participation Plan for local governments. The City has adopted a citizen participation plan that sets forth the City's policies and procedures for citizen participation. The Citizen Participation Plan is broken down into the following sections:

- a. Availability and Notification of Plans and Reports
- b. Citizen Comments and Complaints
- c. Citizen Comment and Review Time Frame
- d. Citizen Involvement
- e. Citizen Participation Schedule
- f. Community Development Recommending Board (CDRB)
- g. Consolidated Annual Performance and Evaluation Report (CAPER)
- h. Consolidated Plan Amendments
- i. Records Access
- j. Relocation and Anti-Displacement
- k. Technical Assistance

#### **a. Availability and Notification of Plans and Reports**

A notification will be advertised in local newspapers that the draft Consolidated Plan, Action Plan, and CAPER are available to the public for comment and review. The City's notification will be advertised in a variety of local newspapers, including the Las Vegas Review-Journal, El Mundo, and the Las Vegas Sentinel-Voice. The notification will provide a brief summary of the draft Consolidated Plan, Action Plan, and CAPER.

The notification will state that the draft Consolidated Plan, Action Plan, and CAPER will be available to the public for review in print form at the Neighborhood Services Department, 400 Stewart Avenue, 2<sup>nd</sup> Floor, Las Vegas, NV 89101. The notification for the draft Consolidated Plan and Action Plan will allow for 30 days of public comment and review. The notification for the draft CAPER will allow for 15 days of public comment and review.

The City plans to make the final Consolidated Plan, Action Plan, and CAPER available to the public for review on the City's website at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). The City's final plans and reports will also be made available in print form at the Neighborhood Services Department, 400 Stewart Avenue, 2<sup>nd</sup> Floor, Las Vegas, NV 89101, (702) 229-2330.

#### **b. Citizen Comments and Complaints**

Citizen comments received in writing or verbally at the public meetings and public hearings will be reviewed by the City to determine if any action is needed. If a response is deemed necessary, the City will provide a written response to the citizen. A summary of all comments and responses received during the public comment and plan development period will be included in the Consolidated Plan, Action Plan, and CAPER.

Citizen Complaints that are received in writing related to the Consolidated Plan, Action Plan, CAPER, and amendments will be reviewed by the City. The City will provide a written response to the citizen within 15 working days.

#### **c. Citizen Comment and Review Time Frame**

For the draft Consolidated Plan and/or Action Plan, the City will provide a minimum of 30 days to allow citizens to review and submit comments. Citizen input may be provided verbally at the public hearings or received in writing. The City will include all verbal and written public comments and address these comments in the final Consolidated Plan and/or Action Plan submitted to HUD. For the draft CAPER, the City will provide a minimum of 15 days to allow citizens to review and submit comments. Citizen input provided in writing will be included and addressed by the City in the final CAPER.

#### **d. Citizen Involvement**

City residents will have opportunities to be involved in the development of the Consolidated Plan, Annual Action Plan, substantial amendments to the Consolidated Plan and Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER). City residents are encouraged to participate in the public hearings and meetings that take place throughout the Consolidated Plan and Action Plan development process.

The City also encourages the participation of minorities, non-English speaking persons, seniors, persons with disabilities, and other special needs populations. Translation services are available upon request for the community focus group meetings, public meetings, and public hearings. The community needs survey is printed each year in both English and Spanish. The community focus group meetings, public meetings, and public hearings are all held in facilities that are accessible to persons with disabilities and are accessible by public transportation. The City will provide timely notification of all meetings by adhering to all posting requirements in compliance with the Nevada Open Meeting Law.

Residents of the City's low and moderate-income neighborhoods (CDBG-Eligible Areas) will be encouraged to participate through community focus group meetings and community needs surveys. At least two (2) community focus group meetings are held annually with City residents to help determine local community needs. In addition, community needs surveys are distributed within the City's low and moderate-income neighborhoods to gather public input on housing and community development. The community needs results from the meetings and surveys help provide guidance to City staff, CDRB members, applicants, and are included in the Consolidated Plan and Action Plan.

#### **e. Citizen Participation Schedule**

Table 5 below gives a general schedule of the annual citizen participation process in order of actions taken. HOME and State LIHTF funds will be available to affordable housing developers to apply for on a year-round basis, and will not be part of the CDRB process. For a more detailed citizen participation process schedule, please refer to the Action Plan.

**Table 5 - Citizen Participation Schedule**

<b>ACTION</b>	<b>DATE</b>
Community Needs Surveys distributed and collected during community meetings in target neighborhoods	May
Community Needs Surveys Due	June
Applications Release Date	October
Application Workshops (CDBG Construction, CDBG Public Service, HOPWA, ESG)	October
Advertise and make available the draft Consolidated Annual	September

Performance and Evaluation Report (CAPER) covering the previous program year for 15-day public review and comment period	
Submit final CAPER covering the previous program year to HUD	September
Applications Due	October
Applications Community Review	November
HOPWA Presentations to CDRB	January
ESG Presentations to CDRB	January
CDBG Public Service Presentations to CDRB	January
Public Hearing for City Council Approval of CDRB Recommendations	March
Advertise and make available the draft Consolidated Plan and/or Action Plan for 30-day public review and comment period	April
Public Hearing and City Council approval of the submittal of the Consolidated Plan and/or Action Plan to HUD, including consideration of public comment as required by HUD	April/May
Submit Final Consolidated Plan and/or Final Action Plan to HUD	May

**f. Consolidated Annual Performance and Evaluation Report (CAPER)**

The HUD-required CAPER must be submitted to HUD by September 30<sup>th</sup> of each program year. The CAPER indicates the total number of clients served funds expended, and projects completed for activities that were included in the annual Action Plan for the previous program year. The CAPER allows HUD to review and evaluate the City's progress in meeting the goals of its Consolidated Plan and the extent to which it is meeting HUD's goals.

For the CAPER public comment period, please refer to section c. Citizen Comment and Review Time Frame on page 20. For the CAPER report availability, please refer to section a. Availability of Plans and Reports on pages 19 and 20.

**g. Community Development Recommending Board (CDRB)**

The CDRB is a citizen's advisory group, appointed by the City Council. Its members are appointed to represent the concerns and opinions of the community in advising the City on the allocation of CDBG, ESG, and HOPWA funds. HOME, and State LIHTF funds are not part of the CDRB process.

Through a series of open public meetings, and with the assistance of the Neighborhood Services Department staff, the CDRB reviews past projects, examines changes in community needs and explores trends as they affect community development as outlined in the Consolidated Plan, and subsequently evaluates and recommends projects to the City Council. To arrive at a sound recommendation, the CDRB uses a review process that includes a careful evaluation of each eligible applicant proposal within the context of program design and against program criteria and current objectives, both national and those outlined in the Consolidated Plan.

The most difficult task the CDRB faces is selecting which projects and activities are to be recommended to the City Council for funding. The limited amount of Grant funds is inadequate to meet the requests of all the applicants. Development of a project ranking system enables CDRB and staff to prioritize applications in a manner that will best meet City-wide strategies and objectives. Of the community development projects proposed, and

determined by staff to meet HUD eligibility guidelines, the CDRB will recommend only those projects that most effectively and efficiently meet the needs of eligible City residents.

#### **h. Consolidated Plan Amendments**

The criteria for Non-Substantial Amendments to the Consolidated Plan and Action Plan are defined as follows:

##### **Non-Substantial Amendments**

- Cancellation of any activity with a funding amount of \$499,999 or less that is covered by the Consolidated Plan and the Action Plan;
- A change in funding of \$499,999 or less for any activity covered by the Consolidated Plan and the Action Plan; or
- A change in location of any activity covered by the Consolidated Plan and the Action Plan within a five-mile radius from the original site.

The criteria for Substantial Amendments to the Consolidated Plan and Action Plan are defined as follows:

##### **Substantial Amendments**

- Cancellation of any activity with a funding amount of \$500,000 or more that is covered by the Consolidated Plan and the Action Plan;
- A change in funding of \$500,000 or more for any activity covered by the Consolidated Plan and the Action Plan;
- A change in location of any activity covered by the Consolidated Plan and Action Plan outside a five-mile radius from the original site;
- A change in the goals, objectives, or priorities of the Consolidated Plan; or
- A new activity to be carried out using funds from a Consolidated Plan program (including program income), not previously covered in the Consolidated Plan and Action Plan.

For substantial amendments, the City will provide citizens with reasonable notification by advertising in local newspapers allowing for at least 30 days for citizen comment and review. The City's notification will summarize proposed amendment, including the activity, project location, funding amount, and funding source. The City will consider all citizen comments received and attach a summarized evaluation of acceptable and unacceptable comments to the Substantial Amendment.

#### **i. Records Access**

The City will provide reasonable public access to information and related records for the City's Consolidated Plan programs from the preceding five years. Citizens must follow the city's Public Records Request Procedures, which are found at [http://www.lasvegasnevada.gov/files/Records\\_Manual\\_Chapter\\_2\\_only\\_Final\\_3-28-02.pdf](http://www.lasvegasnevada.gov/files/Records_Manual_Chapter_2_only_Final_3-28-02.pdf).

#### **j. Relocation and Anti-Displacement**

The City discourages the displacement of residents for HOME, CDBG, or other HUD-funded projects. For projects that result in the displacement of residents, the City will follow the requirements and provide assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended; the implementing regulations issued by the Department of Transportation at 49 CFR 24; and Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)].

**k. Technical Assistance**

The City will provide technical assistance to the CDRB and to qualified non-profit organizations assisting very low- and low-income groups in developing proposals for funding under any of the programs covered by the Consolidated Plan. The Neighborhood Services Department will determine the level and type of assistance to be provided.

**2. Public Comments Received**

NONE

**3. Efforts to Broaden Participation**

Please refer to section d. Citizen Involvement on page 20 of this plan.

**4. Public Comments Not Accepted**

NONE

**Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

**1. Institutional Structure**

The City of Las Vegas Neighborhood Services Department is the lead administrative agency for the Consolidated Plan programs. The Neighborhood Services Department administers the CDBG, ESG, HOME, HOPWA, NSP, ARRA and CDBG-R programs and other Federal, State, and Local grants for housing and community development.

The Community Development Recommending Board (CDRB) recommends funding for programs and projects to the City Council. The City Council is the final authority for the approval of the funding allocations for these programs and projects to be included in the Action Plan.

A list of City Departments and Non-Profit Organizations that help carry out Consolidated Plan programs and projects is located in the Managing the Process section on pages 13-14 of this plan. Other partners in private industry and public institutions that are involved in Consolidated Plan programs and projects directly or indirectly include:

Private Industry	
Fannie Mae	Nevada Development Authority
Greater Las Vegas Association of REALTORS (GLVAR)	Southern Nevada Mortgage Bankers Association (SNMBA)
Southern Nevada Home Builders Association (SNHBA)	

Public Institutions	
Clark County	Las Vegas-Clark County Library District
Southern Nevada Health District (CCHD)	Las Vegas Metropolitan Police Department (Metro)
Clark County School District (CCSD)	Southern Nevada Regional Planning Coalition (SNRPC)
Community College of Southern Nevada (CCSN)	State of Nevada
Southern Nevada Regional Housing Authority (SNRHA)	University of Nevada-Las Vegas (UNLV)
U.S. Department of Housing and Urban Development (HUD)	U.S. Department of the Interior - Bureau of Land Management (BLM)

## 2. Consolidated Plan Delivery System

City Neighborhood Services Department (NSD) staff has participated and helped to improve the Consolidated Plan development process. Strengths in the delivery system include:

- citizen involvement and participation
- grant funding application process
- new HOME funding application process
- monitoring and contract compliance
- technical assistance workshops for funded agencies and project sponsors
- NSD staff knowledge of HUD grant programs and regulations
- Increased leveraging of funding by funded agencies for most programs/projects

Since the City's population continues to increase, this is increasing the demand for affordable housing, public facilities, and public services, which makes it more difficult for funded agencies and project sponsors to meet resident community needs. The City will continue to work closely with funded agencies and project sponsors to address these gaps in the delivery system by increasing the level and effectiveness of services provided to residents.

## 3. Public Housing Delivery System

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing agency for the City of Las Vegas. The HACLV is currently providing assisted housing for more than 16,000 low and moderate-income family members. The SNRHA consists of federally funded family developments, senior housing, scattered site housing, affordable housing units, and section 8 housing choice vouchers.

SNRHA residents may benefit from services and activities provided by the City, including through HUD grant programs as long as they meet eligibility requirements. In addition, the SNRHA may apply to the City for funding provided by the City's CDBG and HOME programs. For SNRHA demolition and/or disposition activities, HUD requires that the City must approve in writing any proposed demolition and/or disposition activities of SNRHA owned public housing.

This plan was developed in consultation with the SNRHA and the SNRHA's five-year plan. For more information on the public housing delivery system, please refer to the public housing needs section on page 50, public housing strategy section on pages 51-52, and the HACLV's website at <http://www.haclv.org>.

## **1. Monitoring Standards and Procedures**

The City of Las Vegas Neighborhood Services Department is responsible for ensuring that its funded agencies comply with all regulations and requirements governing their administrative, financial and programmatic operations, pursuant to the City and funded agency's funded agency agreement. This includes assuring that performance goals are achieved within the scheduled time frame, budget and when necessary taking appropriate actions when performance problems arise. Monitoring is not a "one-time-event".

The five basic steps to the formal monitoring visit include:

1. Notification Call or Letter: Explains the purpose of the monitoring site visit, confirms date, scope of monitoring and outlines the information that will be needed to conduct the review.
2. Entrance Conference: Introduces monitoring visit purpose, scope and schedule.
3. Documentation and Data Gathering: The City will review and collect data and document conversations held with City staff, which will serve as the basis for conclusions drawn from the visit. This includes reviewing client files, financial records, and agency procedures.
4. Exit Conference: At the end of the visit the City will meet again with the key agency representatives to present preliminary results, provide an opportunity for the agency to correct misconceptions and report any corrective actions already in the works.
5. Follow-Up Letter: The City will forward a formal written notification of the results of the monitoring visit pointing out problem areas and recognizing successes. The agency will be required to respond in writing to any problems or concerns noted.

City staff will conduct an on-going monitoring process in order to review the programmatic and financial aspects of the funded agency's activities. City staff will review monthly reports submitted by the agency for compliance with federal regulations regarding the use of federal funds and the implementation of the program.

The monitoring process is oriented towards resolving problems, offering technical assistance, and promoting timely implementation of programs. To this end City staff may require corrective actions of the funded agency. Following are examples of significant problems, which will trigger corrective action by the agency:

- 1) Services are not documented
- 2) Goals are not being met
- 3) Program files not in order
- 4) Complaints by clients
- 5) Required reports not being submitted in a timely manner.

Funded agency's will submit a monthly report detailing the implementation and administration of the activity or program. The monthly programmatic report shall include the following:

- 1) Progress in meeting stated goals and objectives
- 2) Changes in staff or Board of Directors
- 3) Problems encountered and steps taken to resolve them
- 4) Other general information as appropriate
- 5) A "Monthly Funded agency Client Summary". This report shall identify the income, ethnicity, and household status of clients receiving HUD Grant-funded assistance within the reporting period. This report is due to the Neighborhood Services Department by the seventh (7th) working day of the month following the month when services were provided.



Funded agencies will submit a monthly report concerning the financial and accounting status of the activity or program. The monthly financial report includes the following:

- 1) Summary of all disbursements of HUD Grant funds.
- 2) Summary of all requests for reimbursement of HUD Grant funds.
- 3) Report on percentage of HUD Grant funds expended and remaining by cost category.

This report is due to the Neighborhood Services Department by the seventh (7th) working day of the month following the month when services were provided. Based on monitoring results, City staff may hold discussions with funded agencies whose performance does not appear to be sufficient to meet the goals and achievements as outlined in the agreement. An on-site visit may occur to discuss the service activity shortfall. On-site monitoring visits may also be conducted in order to ascertain that eligible clients for whom the program was intended are being served and that in the event of an audit, the required client information is being maintained.

### **Priority Needs Analysis and Strategies (91.215 (a))**

#### **Lead-based Paint (91.215 (g))**

##### **1. Lead-based Paint Hazards**

In 1978, Federal law prohibited the use of lead in paint. For this analysis, all housing units built in 1979 or earlier are counted as having the potential for containing lead-based paint hazards. According to the U.S. Census 2000, the median year for housing units built within the City of Las Vegas was 1989 and the total number of housing units was 190,862. Table 6 below shows the total number of housing units by age which were built in 1979 or earlier. Table 6 indicates that 32.1 percent (%) of all housing units were built in 1979 or earlier and have a potential for lead-based paint hazards. The estimated total number is 61,241 housing units.

**Table 6 - Housing Stock by Age (Built 1979 or Earlier)**

<b>Year Built</b>	<b>Percentage of Total</b>	<b>Total Housing Units</b>
1970 to 1979	13.2%	25,185
1960 to 1969	10.9%	20,802
1950 to 1959	5.9%	11,188
1940 to 1949	1.6%	2,999
1939 or earlier	0.5%	1,067
<b>Total</b>	<b>32.1%</b>	<b>61,241</b>

Source: U.S. Census 2000

According to the U.S. Census 2000 data provided by HUD, the City had a total of 117,466 families. The City had a total of 43,620 low and moderate-income families. These are families with incomes that are below 80 percent (%) of Area Median Income (AMI) and are classified as low and moderate-income by HUD. In 2000, this was approximately 37 percent (%) of the total number of families in the City.

To arrive at an estimate for the total number of housing units with the potential for lead-based paint hazards, the total number of housing units built in 1979 or earlier (61,241) was multiplied by the low and moderate-income family percentage (37 percent (%)). The City estimates that the total number of housing units housing low and moderate-income families that may have lead-based paint hazards is 22,659 housing units. Table 7 below shows the total number of

families and the estimated number of low and moderate-income housing units with the potential for Lead-based Paint Hazards by family income category.

**Table 7 – Lead Hazards in Low and Moderate-Income Housing for Low and Moderate-Income Families**

<b>Family Income Category</b>	<b>Total Families (%)</b>	<b>Estimated Housing Units with Potential Lead-based Paint Hazards</b>
Very Low-Income (<30% AMI)	20,966 (48%)	10,876
Low-Income (30-50% AMI)	12,277 (28%)	6,345
Moderate-Income (50-80% AMI)	10,377 (24%)	5,438
<b>Total</b>	<b>43,620</b>	<b>22,659</b>

Source: U.S. Census 2000, HUD 2003

## **2. Evaluation and Reduction of Housing Units with Lead-based Paint Hazards**

To receive direct housing assistance, the City requires that all housing units constructed prior to 1978 be inspected for lead based paint hazards by a U. S. Environmental Protection Agency (USEPA) certified Lead Risk Assessor. The City's agreements are subject to the regulations described in 24 CFR Part 35, prohibiting the use of lead-based paint poisoning and elimination of lead-based paint hazards.

The City's funded agencies must utilize a U.S. Environmental Protection Agency (USEPA) certified Lead Risk Assessor or Inspector Technician to examine and test all pre-1978 housing construction. The City requires its funded agencies to abate lead-based paint when encountered during housing rehabilitation utilizing a USEPA certified abatement contractor and a certified Lead Risk Assessor or Clearance Technician to conduct clearance examinations and submit Lead Clearance Reports. All Housing Quality Standards (HQS) Inspections include an assessment of lead-based paint. City housing rehabilitation staff meets on a bi-monthly basis to review the status of all lead-based paint activities and review any new policies and/or programs regarding lead-based paint hazards.

funded agencies funded agencies

## **HOUSING**

### **Housing Needs (91.205)**

#### **1. Housing Needs**

##### **HUD Income Groups**

The definitions income groups, as determined by HUD, that apply to the Consolidated Plan include:

- **Extremely Low-Income:** Households whose income is between 0 and 30 % of the median family income for the area
- **Low-Income:** Households whose income does not exceed 50 % of the median family income for the area
- **Moderate-Income:** Households whose income does not exceed 80 % of the median family income for the area

## Cost Burden

- **Cost Burden** = 30 percent (%) or more of income on housing expenses including utilities.
- **Severe Cost Burden** is defined as households that spend 50 percent (%) or more of their income on housing expenses including utilities.

The following cost burden tables for City of Las Vegas renters (Table 8) and owners (Table 9) indicate the number and percentage of households by household income, housing problems, and cost burden. Household type is broken down into four (4) categories which include the elderly (1- and 2- persons), small families (2-4 persons), large families (5+ persons), and all other (generally non-elderly, 1-person households).

Table 8 below indicates that total renter households with incomes at 0 to 30 percent (%) of MFI have the highest severe cost burden at 61.2 percent (%). Total renter households with incomes at 30 to 50 percent (%) of MFI have the highest cost burden at 81.9 percent (%) and the highest percentage of housing problems at 89.4 percent (%). This demonstrates that low and extremely-low income renter households usually have the highest severe cost burden, highest cost burden, and the most housing problems. Large family renter households tend to have the highest percentage of housing problems among household types.

**Table 8 - Renters Cost Burden by Household Type**

Household Income, Housing Problem, and Cost Burden	Elderly	Small Families	Large Families	All Other	Total Renters
<b>Household Income (0 to 30% MFI)</b>	3,540	3,970	1,425	4,355	13,290
% with any housing problems	69.9	79.3	95.1	71.8	76
% Cost Burden >30%	68.7	74.9	82.5	68.2	71.9
% Cost Burden >50%	55.5	66.4	61.1	61.1	61.2
<b>Household Income (31% to 50% MFI)</b>	2,499	3,915	1,720	3,369	11,503
% with any housing problems	83.6	92.6	95.9	86.6	89.4
% Cost Burden >30%	80.8	86.6	66.3	85.2	81.9
% Cost Burden >50%	39.6	30	18.3	36.1	32.1
<b>Household Income (51 to 80% MFI)</b>	2,564	6,360	2,105	5,404	16,433
% with any housing problems	58.5	61.6	86.5	58.5	63.3
% Cost Burden >30%	55.3	48.1	20.4	53.4	47.4
% Cost Burden >50%	9.8	3.5	1	5.3	4.7
<b>Total Households</b>	2,719	13,360	3,724	11,220	31,023
% with any housing problems	9.3	16.8	57.4	13.1	19.7

Source: HUD CHAS Data Books, 2003

Table 9 below indicates that total owner households with incomes at 0 to 30 percent (%) of MFI have the highest severe cost burden at 61.2 percent (%), highest cost burden at 71.2 percent (%), and the highest percentage of housing problems at 72.8 percent (%). Total owner households with incomes at 30 to 50 percent (%) of MFI also have a high cost burden at 66.6 percent (%) and the high percentage of housing problems at 69.2 percent (%). This demonstrates that low and extremely-low income owner households usually have the highest

severe cost burden, highest cost burden, and the most housing problems. Large family owner households tend to have the highest percentage of housing problems among household types.

**Table 9 - Owners Cost Burden by Household Type**

<b>Household Income, Housing Problem, and Cost Burden</b>	<b>Elderly</b>	<b>Small Families</b>	<b>Large Families</b>	<b>All Other</b>	<b>Total Owners</b>
<b>Household Income (0 to 30% MFI)</b>					
	2,081	1,314	348	1,049	4,792
% with any housing problems	69.5	73.7	94.5	70.9	72.8
% Cost Burden >30%	69.1	72.7	83.3	69.5	71.2
% Cost Burden >50%	52.4	67.4	80.5	64.8	61.2
<b>Household Income (31% to 50% MFI)</b>					
	3,469	1,680	955	764	6,868
% with any housing problems	52.6	83.3	91.1	86.4	69.2
% Cost Burden >30%	51.6	81.5	80.1	85.1	66.6
% Cost Burden >50%	33.6	61	45	67.4	45.6
<b>Household Income (51 to 80% MFI)</b>					
	4,944	4,705	2,025	2,242	13,916
% with any housing problems	42.2	75.5	82.5	74.8	64.5
% Cost Burden >30%	41.8	73	54.8	74.6	59.6
% Cost Burden >50%	15.6	22.8	8.1	28.3	19
<b>Total Households</b>	17,303	39,125	10,004	12,504	78,936
% with any housing problems	13.2	16.3	37.3	23.3	19.4

Source: HUD CHAS Data Books, 2003

Overall, the cost burden tables indicate the following for extremely low, low, and moderate-income households in the City of Las Vegas:

- 26,765 cost burdened renter households
- 16,280 cost burdened owner households
- Total of 43,045 cost burdened renter and owner households

#### **Overcrowding**

- **Overcrowded households** are households with more than one (1) person per room, excluding bathrooms, kitchens, hallways, and porches.
- **Severely overcrowded households** are households with more than one and a half (1.5) persons per room, excluding bathrooms, kitchens, hallways, and porches.

According to the 2000 Census, approximately 3.9 percent of all households or 4,340 households were overcrowded in the City of Las Vegas. According to Table 10 below, overcrowded extremely low, low, and moderate-income owner households are 1.5 percent (%) of all owner households. Overcrowded extremely low, low, and moderate-income renter households are 10.2 percent (%) of all renter households.

**Table 10 - Overcrowded Households**

<b>Income Groups</b>	<b>Number of Owner Households</b>	<b>% of All Owner Households</b>	<b>Number of Renter Households</b>	<b>% of All Renter Households</b>
Extremely Low Income (0-30% MFI)	155	.2	965	3.1
Low Income (31-50% MFI)	325	.4	1,000	3.2
Moderate Income (51-80% MFI)	700	.9	1,195	3.9
Total	1,180	1.5%	3,160	10.2%

Source: US Census, July 2003 HUD Special Tabulation Data Tables A3A & A3B.

According to the HUD Special Tabulation Data Tables, for severely overcrowded households there are 1,080 severely overcrowded owner households and 4,095 severely overcrowded renter households. In 2000, about 4.7 percent of all households or a total of 5,175 households were severely overcrowded.

#### **Substandard Housing Units**

According to HUD's definition, a substandard housing condition exists when a dwelling unit does not meet Section 8 Housing Quality Standards (HQS) and requires substantial corrective rehabilitation of structural components and building systems (e.g. electrical, plumbing, heating/cooling). Housing units that were constructed before 1960 have a higher probability of exhibiting substandard housing conditions. The City has a total of 15,254 housing units that were constructed before 1960.

Table 11 below indicates the severely substandard occupied households living in housing units that lack complete plumbing and kitchen facilities in the City of Las Vegas. There are a total of 1,545 severely substandard occupied households which is approximately 1.4 percent (%) of all occupied households.

**Table 11 - Severely Substandard (Lacking Complete Plumbing or Kitchen Facilities) Occupied Households in the City of Las Vegas**

<b>Renter</b>			<b>Owner</b>		
<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>
680	275	420	50	100	20

Source: Census 2000, July 2003 HUD Special Tabulation Data, Table A3A & A3B

Table 12 and Table 13 below indicate the age of owner and renter-occupied housing units in the City of Las Vegas. The data is categorized by households with extremely low, low, and all other-incomes.

**Table 12 - Age of Owner-Occupied Housing Units by Income Group**

Income Group	Time Period Built				Total
	Pre-1949	1950 - 1959	1960 – 1979	1980- 2000	
Extremely Low-Income	235	480	1,390	2,695	4,800
Low-Income	170	665	520	3,885	5,240
All Other	1,310	4,430	19,420	67,690	92,850
Subtotal	1,715	5,575	21,330	74,270	102,890

Source: Census 2000, July 2003 HUD Special Tabulation Data, Table A14A

**Table 13 - Age of Renter-Occupied Housing Units by Income Group**

Income Group	Time Period Built				Total
	Pre-1949	1950 - 1959	1960 – 1979	1980- 2000	
Extremely Low-Income	660	1,540	4,500	6,610	13,310
Low-Income	440	925	3,945	6,230	11,540
All Other	1,090	2,370	11,515	32,620	47,595
Subtotal	2,190	4,835	19,960	45,460	72,445

Source: Census 2000, July 2003 HUD Special Tabulation Data, Table A14B

## 2. Disproportionate Housing Needs

Table 14 below indicates housing problems by race, ethnicity, and income for the City of Las Vegas. Race and ethnicity categories include All, White, Black, and Hispanic Owner and Renter Households. Housing problems are shown for extremely, low, and moderate-income race and ethnicity categories. The data shows that Hispanic Owner and Renter Households have the highest percentage of housing problems. Overall, minority owner and renter households have a higher percentage of housing problems than white owner and renter households.

The City is currently targeting low and moderate-income minority communities through many of its Consolidated Plan funded programs, including the Residential Rehabilitation and Homebuyer Assistance Programs. Brochures are available for these programs in English and Spanish to increase market to Hispanic Owners and Renters. The City will continue to market these programs, homebuyer training, and fair housing education to help decrease the number of minority groups that are reporting housing problems.

**Table 14 – Housing Problems by Race and Ethnicity**

Household Type	Percentage (%) of Households Reporting Any Housing Problem by Income Group		
	Extremely-Low	Low	Moderate
All Owner	72.8	69.2	64.5
White Owner	70.4	61.2	58.8
Black Owner	77.6	76.0	64.7
Hispanic Owner	81.3	91.4	80.1
All Renter	76.0	89.4	63.3
White Renter	75.4	87.0	62.8
Black Renter	73.6	89.1	64.0
Hispanic Renter	81.7	93.6	64.3

Source: SOCDs CHAS Data

### 1. Priority Housing Needs

Tables 15 and 16 below provide a summary of the City's priority housing needs which are included in the Housing Needs Table. Priority housing needs include the following categories:

- **High Priority:** Activities to address this need will be funded during the five-year five-year period of this plan.
- **Medium Priority:** If funds are available, activities to address this need may be funded during the five-year period of this plan.
- **Low Priority:** The City will not fund activities to address this need during the five-year period of this plan without an amendment to this plan.

**Table 15 – Renter-Occupied Housing**

Housing Need	Priority	Funding Source
0 to 30% of AMI Elderly	High	HOME, CDBG, Other
0 to 30% of AMI Small Related	High	HOME, CDBG, Other
0 to 30% of AMI Large Related	High	HOME, CDBG, Other
0 to 30% of AMI Other	High	HOME, CDBG, Other
30 to 50% of AMI Elderly	High	HOME, CDBG, Other
30 to 50% of AMI Small Related	High	HOME, CDBG, Other
30 to 50% of AMI Large Related	High	HOME, CDBG, Other
30 to 50% of AMI Other	High	HOME, CDBG, Other
50 to 80% of AMI Elderly	High	HOME, CDBG, Other
50 to 80% of AMI Small Related	Medium	HOME, CDBG, Other
50 to 80% of AMI Large Related	Medium	HOME, CDBG, Other
50 to 80% of AMI Other	Medium	HOME, CDBG, Other



**Table 16 – Owner-Occupied Housing**

Housing Need	Priority	Funding Source
0 to 30% of AMI Elderly	High	HOME, CDBG, Other
0 to 30% of AMI Small Related	High	HOME, CDBG, Other
0 to 30% of AMI Large Related	High	HOME, CDBG, Other
0 to 30% of AMI Other	High	HOME, CDBG, Other
30 to 50% of AMI Elderly	High	HOME, CDBG, Other
30 to 50% of AMI Small Related	High	HOME, CDBG, Other
30 to 50% of AMI Large Related	High	HOME, CDBG, Other
30 to 50% of AMI Other	High	HOME, CDBG, Other
50 to 80% of AMI Elderly	High	HOME, CDBG, Other
50 to 80% of AMI Small Related	High	HOME, CDBG, Other
50 to 80% of AMI Large Related	High	HOME, CDBG, Other
50 to 80% of AMI Other	High	HOME, CDBG, Other

**2-3. Basis for Determining and Assigning Priority Housing Needs**

Table 17 below shows the renter households by income group and indicates the total number of renter households, number of affordable housing units available, and underserved rental housing need. The underserved rental housing need is calculated by subtracting the number of affordable housing units available from the total rental households.

**Table 17 - Renter Households by Income**

Renter Households by Income	Ex. Low 0-30%	Low 31-50%	Mod. 51-80%
Total Renter Households	13,290	11,503	16,433
Affordable Housing Units	5,050	10,995	42,995
<b>Underserved Rental Housing Need</b>	<b>8,240</b>	<b>508</b>	<b>-26,562</b>

Source: HUD CHAS Data Books, 2003

**High Priority - Extremely Low and Low-Income Renter Households**

According to Table 17 above, extremely low-income renter households have an underserved need of 8,240 rental housing units. Low-income renter households have an underserved need of 508 rental housing units. As shown previously in Table 8 on page 30, both low and extremely-low income renter households usually have the highest cost burdens and the most housing problems. This demonstrates that these households are a high priority.

The City's current housing assistance programs serve extremely low, low-income renter households. These programs include the tenant-based rental assistance program which serves extremely low-income renter households. The City has assisted in funding several affordable housing projects that serve extremely low, low, and moderate-incomes elderly renter households. These households are high priorities because the City plans on funding activities that benefit these households.

**Medium Priority – Moderate-Income Renter Households**

According to Table 17 above, moderate-income renter households do not have a significant underserved housing need, have less of a cost burden, and fewer housing problems. Moderate-income renter households are served by the City's housing programs. The homebuyer assistance program targets all renter households that are 80 percent (%) and below to receive down payment and closing cost assistance to become homeowners. Rental

housing acquisition, rehabilitation, and construction projects are often targeted for households at 60 percent (%) and below of Area Median Income (AMI). The renter households between 60 to 80 percent (%) of AMI are left out of these accomplishments. These households are medium priorities, because the City will plan on funding activities for these households if funding is available.

**Table 18 - Owner Households by Income**

<b>Owner Households by Income</b>	<b>Ex. Low and Low 0-50%</b>	<b>Mod. 51-80%</b>
Total Owner Households	11,660	13,916
Affordable Housing Units	10,995	42,995
<b>Underserved Owner Housing Need</b>	<b>665</b>	<b>-29,079</b>

Source: HUD CHAS Data Books, 2003

#### **High Priority – Extremely Low, Low, and Moderate-Income Owner Households**

According to Table 18 above, extremely low and low-income owner households have an underserved need of 665 owner housing units. As shown previously in Table 5, both low and extremely-low income owner households usually have the highest owner cost burdens and the most owner housing problems. This demonstrates that these households are a high priority.

Moderate-income owner households have less of a cost burden and fewer owner housing problems. Moderate-income owner households still have a significantly high cost burden and a high number of housing problems. According to Table 9 on page 31, these households remain a high priority due to the high cost burden and high number of housing problems.

The City's current housing assistance programs serve extremely low, low, and moderate-income owner households. These programs include housing rehabilitation programs which serve extremely low, low, and moderate-income owner households. Elderly owner households with extremely low, low, and moderate-incomes are also targeted by the housing rehabilitation programs. The extremely low, low, and moderate-income owner households are high priorities because the City plans on funding activities that benefit these households.

#### **4. Obstacles to Meeting Underserved Needs**

Obstacles to meeting underserved housing needs include:

- Lack of available funding and resources for affordable housing activities
- Lack of community support for affordable housing
- Lack of private sector support for affordable and workforce housing
- Neighborhood opposition to new affordable housing, including special needs, projects
- Slow process of BLM land transfers to the City for affordable housing

For Las Vegas metropolitan area housing needs information, please refer to the 2005 Southern Nevada Workforce Housing Study available at <http://www.snrpc.org/WorkforceHousing/FinalDrafr4.pdf>. For Las Vegas metropolitan area Special Needs Housing information, please refer to the Nevada Special Needs Housing Assessment available at [http://www.bbcresearch.com/library/nevada\\_final\\_report.pdf](http://www.bbcresearch.com/library/nevada_final_report.pdf).

## Housing Market Analysis (91.210)

### 1. Housing Market Characteristics

#### a. Housing Supply

Table 19 below indicates the number of housing units for the City of Las Vegas from 1990 to 2000. Other local jurisdictions are included for housing supply comparison purposes. The City of Las Vegas increased by 74 percent (%) in housing units from 1990 to 2000. This increase was higher than unincorporated Clark County, but less than the Cities of Henderson and North Las Vegas.

**Table 19 - Number of Housing Units**

Local Jurisdictions	2000	2010	Percent (%) Change 1990 - 2000
<b>City of Las Vegas</b>	<b>190,724</b>	<b>239,777</b>	<b>+80%</b>
Unincorporated Clark County	249,905	353,306	+71%
City of Henderson	71,428	112,093	+64%
City of North Las Vegas	36,600	75,673	+48%
Boulder City	6,979	6,787	-10%
City of Mesquite	4,442	8,619	+52%

Sources: City of Las Vegas Planning and Development Department, Comprehensive Planning Division

#### Supply of Affordable Rental Units

Table 20 below indicates the number of affordable renter housing units by the number of bedrooms for the City. The number of affordable renter units is shown for each income category, including 0 to 30 percent (%) of AMI or extremely low-income, 31 to 50 percent (%) of AMI or low-income, and 51 to 80 percent (%) of AMI or moderate-income households.

**Table 20 – Affordable Renter Units by the Number of Bedrooms (BR)**

0-1 BR Units			2 BR Units			3+ BR Units		
0-30%	31-50%	51-80%	0-30%	31-50%	51-80%	0-30%	31-50%	51-80%
2,430	6,375	17,240	1,320	3,240	1,380	1,300	1,380	7,135

Source: 2000 HUD CHAS Data

The City has a total of 58,010 affordable rental units. Approximately 72 percent (%) of the affordable rental units are affordable to those with incomes between 51 and 80 percent (%) of AMI. There are 16,045 affordable rental units that are affordable to those with incomes below 50 percent (%) of AMI. This shows the need for the production of more affordable rental units for those with incomes below 50 percent (%) of AMI.

The table indicates that there are significantly more zero to one bedroom units than two and three plus bedroom units. This shows the need for the production of more affordable two and three-plus bedroom rental housing units. These larger size rental housing units would help serve the increased number of families with children.

### Supply of Affordable Owner Units

Table 21 below indicates the number of affordable owner units by the number of bedrooms for the City. The number of affordable owner units is shown for each income category, including 0 to 50 percent (%) of AMI or extremely low and low-income households and 51 to 80 percent (%) of AMI or moderate-income households.

**Table 21 – Affordable Owner Units by the Number of Bedrooms (BR)**

0-1 BR Units		2 BR Units		3+ BR Units	
0-50%	51-80%	0-50%	51-80%	0-50%	51-80%
600	1,265	2,600	6,655	3,230	24,200

Source: 2000 HUD CHAS Data

According to Table 21, the City has a total of 38,550 affordable owner housing units. Approximately 83 percent (%) of the affordable owner units are affordable to those with incomes between 51 and 80 percent (%) of AMI. Only 17 percent (%) of the total affordable owner units or 6,430 owner units are affordable to those with incomes below 50 percent (%) of AMI. This shows the need for affordable owner housing units for households at 0 to 50 percent (%) of AMI. However, without substantial private or public subsidies, the majority of owner housing units are not affordable to any households below 80 percent (%) of AMI.

### b. Housing Tenure and Occupancy

Table 22 below indicates housing tenure and occupancy percentages for the City of Las Vegas for 1990 and 2000. The table includes owner, renter, and the vacancy percentages for 1990 and 2000.

**Table 22 – Housing Tenure and Occupancy**

1990			2008		
Owner %	Renter %	Vacancy %	Owner %	Renter %	Vacancy %
50%	50%	9.1%	59%	41%	12%

Source: 1990, 2000 Census Data

According to Table 22, owner-occupied housing units in the City of Las Vegas increased from 50 percent (%) in 1990 to 59 percent (%) in 2000. Renter-occupied housing units decreased from 50 percent (%) to 41 percent (%) in 2000. The vacancy rate has decreased from 9.1 percent (%) in 1990 to 7.3 percent in 2000. This table shows the increase in new owner-occupied housing units to housing supply from 1990 to 2000.

At the end of the third quarter of 2005, the national homeownership rate was 68.8 percent (%). According to the 2004 American Community Survey, the City had a homeownership rate of 67.1 percent (%) in 2004. This percentage (%) is near the current national homeownership rate.

According to the 2004 American Community Survey, the City had a homeowner vacancy rate of 1.9 percent (%). The City has a rental vacancy rate of 4.2 percent (%). Since 2000, the rental vacancy rate has been decreasing steadily. This indicates the increasing demand for rental housing units and the decreasing overall supply of rental housing units.

### C. Housing Conditions

Table 23 below indicates the number of housing units by the year built in the City of Las Vegas. The table also shows the percentages of housing units built for each time period.

**Table 23 – Number of Housing Units by Year Built**

1960-1969	1970-1979	1980-1989	1990-2000	2001-2008
24,595	26,957	43,645	85,119	43,563
10%	11%	18%	36%	18%

Source: 2000 U.S. Census Data

In 2000, about 23 percent (%) of the City's total housing units or 51,552 units were built before 1980. These older housing units are often more likely to need major or minor housing repairs.

About 57 percent (%) of the City's total housing units or 128,682 units were built from 1990 to 2008, which indicates that the majority of the City's total housing units were built after 1990.

According to the 2000 U.S. Census, approximately 0.4 percent (%) of the total or 830 housing units lacked complete plumbing facilities. Approximately 0.8 percent (%) of the total or 1,612 housing units lacked complete kitchen facilities.

According to the 2000 U.S. Census, approximately 4.4 percent (%) of the total or 8,356 households were overcrowded (between 1.01 to 1.5 persons per room). Approximately 4.8 percent (%) of the total or 9,215 households were severely overcrowded (greater than 1.51 persons per room).

### d. Affordability Analysis

#### Renter Affordability Analysis

Affordability for renter households is defined as rent and utilities not costing more than 30 percent (%) of a household's income. Table 24 below indicates the average monthly apartment rental rates for the Las Vegas metropolitan area in 2008 and 2009 provided by the State of Nevada Housing Division.

**Table 24 - Mean Rental Rates by Apartment Sizes – Greater Las Vegas Valley**

Year	Number of Bedrooms (BR)			
	Studio	1-BR	2-BR	3-BR
2008	\$515	\$619	\$747	\$923
2009	\$533	\$655	\$795	\$963

Source: Greater Las Vegas Association of Realtors®

According to Table 24, the mean rental rates of one-bedroom apartments increased by about 5.5 percent (%). The mean rental rates for two-bedroom apartment increased by 6 percent (%). This shows that the mean rental rates for apartments of all sizes are increasing significantly each year.

Affordability for renter households is defined as rent and utilities not costing more than 30 percent (%) of a household's income. Table 25 below indicates the maximum affordable rent by household and income size.

**Table 25 - Maximum Affordable Rent by Income and Household Size**

Median Family Income (MFI) Level	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	342	392	441	<b>490</b>	529	569	607	646
Low (50%)	572	654	736	<b>817</b>	882	949	1,014	1,079
Moderate (80%)	916	1,046	1,176	<b>1,307</b>	1,412	1,516	1,621	1,726

1. Affordable = Housing Payment may not exceed 30% of Household Income

2. 2010 HUD Income levels are based upon Clark County Median Family Income by household size. The 2009 Clark County Median Family Income is \$64,500 for a family of four. Affordable rents are based upon 30% of monthly household income.

Source: 2009 HUD Income Limits by Household Size (shown below)

2005 HUD Income Limits	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	13,700	15,700	17,650	<b>19,600</b>	21,150	22,750	24,300	25,850
Low (50%)	22,900	26,150	29,450	<b>32,700</b>	35,300	37,950	40,500	43,150
Moderate (80%)	36,600	41,850	47,050	<b>52,300</b>	56,500	60,650	64,850	69,050

According to Tables 24 and 25, an extremely low-income renter household with a family of four cannot afford the mean rental rate for apartments. A low-income renter household with a family of four can afford the mean rental rate for a one-bedroom apartment, but two and three-bedroom apartments are not affordable. Moderate-income renter households with a family size of two persons or less cannot afford the mean rental rate for a three-bedroom apartment, but can afford a studio, one-bedroom, or two-bedroom apartment. Moderate-income renter households with three or more persons can afford the mean rental rate for all apartment sizes.

### Owner Affordability Analysis

Table 26 below indicates the median housing sales prices in Metropolitan Las Vegas, which includes the City of Las Vegas, Unincorporated Clark County, Boulder City, City of Henderson, and City of North Las Vegas. Housing types include new and existing homes with sales prices indicated for 1994, 2000, and 2006.

**Table 26 - Median Housing Sales Prices in Metropolitan Las Vegas**

Housing Type	2000	2006	2009
<b>New Homes</b>	161,893	345,130	249,130
<b>Existing Homes</b>	130,000	285,000	140,000

Source: Homebuilders Research Inc. of Las Vegas

According to Table 26, the median sales prices for new and existing homes in Metropolitan Las Vegas has dropped significantly over the last 4 years. Between 2006 and 2009, new home prices decreased by 72 percent (%) and existing home prices by 49 percent (%).

According to Table 27, in 2009 the price of a new home was approximately \$345,130. In 2009, new home prices have decreased to approximately \$249,130.

The price of an existing home in 2006 was approximately \$285,000 and still affordable to moderate-income households. Existing home prices have decreased to approximately \$140,000.

### **e. Public Housing Inventory**

The Las Vegas metropolitan area has one public housing authority: The Southern Nevada Regional Housing Authority (SNRHA). There are currently 2,937 public housing units and 9,056 publicly assisted households in the Las Vegas metropolitan area. The SNRHA inventory includes the following publicly assisted households and housing units:

- 9,699 - Section 8 Rental Vouchers for Households
- 98 - Tenant-based Rental Assistance Housing Units
- 320 - Section 202 New Construction for Elderly and Disabled Housing Units
- 1,053 - Elderly Low Rent Public Housing Units
- 1,712,028 - Family Low Rent Public Housing Units
- 441 – Scattered Site Low Rent Public Housing Units

For more information on public housing provided by the HACLV, please refer to the HACLV's website at <http://www.haclv.org>. For additional Las Vegas metropolitan area housing market analysis information, please refer to the 2005 Southern Nevada Workforce Housing Study available at <http://www.snrpc.org/WorkforceHousing/FinalDrafr4.pdf>. For Las Vegas metropolitan area Special Needs Housing Market Analysis information, please refer to the Nevada Special Needs Housing Assessment (upon completion the report will be place on the city's website).

### **Specific Housing Objectives (91.215 (b))**

#### **1. Specific Housing Objectives**

Table 27 below indicates the housing activities, accomplishment types, and goals that the City is proposing to achieve on an annual basis from 2006 to 2010. For more information on housing activity annual goals, please refer to the Housing and Community Development Needs tables.

**Table 27 - Housing Activities for 2010-2015**

<b>Housing Activity</b>	<b>Accomplishment Type</b>	<b>Goal</b>
05S - Rental Housing Subsidies	04 - Households	75
12 - Construction of Housing	10 - Housing Units	50
14A – Rehabilitation; Single-Unit Residential	10 - Housing Units	50

#### **2. Use of Available Resources for Housing**

Available resources will be used for Housing based on current housing goals, housing needs, and prior housing project experience. Available resources for housing include CDBG, ESG, HOME, and HOPWA. ESG is covered in the Homeless section and HOPWA is covered in the HOPWA section of this plan.

CDBG funds will be used for:

- Rehabilitation; Single-Unit Residential
  - Single-family housing rehabilitation
  - Single-family housing rehabilitation for Seniors
  - Single-family housing rehabilitation for Special Needs Populations
  - Minor home repairs



HOME funds will be used for the following activities:

- Construction of Housing
  - Mixed-use and mixed-income rental housing
  - Multi-family rental housing
  - Multi-family rental housing for non-homeless special needs populations
  - Multi-family rental housing for seniors
  - Single-family ownership housing
  - Transitional housing for the homeless
- Direct Homeownership Assistance
  - Down payment and closing cost assistance for homebuyers
- Rehabilitation; Single-Unit Residential
  - Single-family housing rehabilitation
  - Single-family housing rehabilitation with refinance
- Rental Housing Subsidies
  - Tenant-based rental assistance

Additional resources leveraged for housing activities include City of Las Vegas Private Activity Bonds, City of Las Vegas Redevelopment Agency 18 percent (%) Set-Aside for Affordable Housing, State of Nevada Low-Income Housing Tax Credit, and State of Nevada Low-Income Housing Trust Fund.

City of Las Vegas Private Activity Bonds will be used for:

- Affordable Multi-family Housing Projects

City of Las Vegas Redevelopment Agency 18 percent (%) Set-Aside for Affordable Housing will be used for:

- Affordable Single and Multi-family Housing Projects

### **Needs of Public Housing (91.210 (b))**

#### **Housing Authority Consultation**

Discussions were held with the Southern Nevada Regional Housing Authority (SNRHA) and their respective jurisdictional governments regarding the development of the Consolidated Plan and the Housing Authority's 5-year Plans. The former three housing authorities that were previously represented in Clark County have been regionalized into one agency (SNRHA) effective January 2010. The draft Consolidated Plan was provided to the housing authority for its input.

#### **Institutional Structure: Housing Authority**

The Southern Nevada Regional Housing Authority work with its local jurisdictional governments to ensure the efficient and effective delivery of housing authority services. The regionalization for the former three housing authorities remove restrictions of jurisdictional boundaries, thereby eliminating paperwork and administrative requirements brought about by the portability regulations of the program. This also afford the community and its residents with one set of policies and procedures; one wait list for housing and one goal to provide low-income families with safe, decent and affordable housing. For more information on housing authority's activities, please refer to the SNRHA's five-year plan.

Over the years, each jurisdiction has funded a variety of public service, housing and community facility projects, through the housing authorities and social service organizations,

which benefit housing authority residents. This interaction and support between the jurisdictions and their respective housing authorities is expected to continue over the next five years as well via the Southern Nevada Regional Housing Authority which will result in the elimination of duplicate services.

Any capital improvements, demolition, or disposition of public housing developments are reviewed by the appropriate jurisdictions through interactions with governmental agencies for permitting, zoning, and funding.

### ***Southern Nevada Regional Housing Authority (SNRHA)***

The SNRHA, as a separate entity from Clark County, utilizes federal assistance to manage public housing units, administer rental assistance and operates non-federally assisted housing in both incorporated and unincorporated areas of Clark County. Through a contractual relationship, SNRHA administers a Tenant Based Rental Assistance Program for Homeless Families under the County's HOME Program. The Clark County HOME Program also enters into agreements with the SNRHA for development of affordable housing on a specific project basis. For example, Clark County is providing HOME funds toward the redevelopment of the Miller Plaza Public Housing and Brown Homes Non-Conventional Public Housing.

It also manages Section 202 elderly rental units owned by non-profit organizations and operates a Housing Choice Voucher Program of 9,699 units.

**Housing Needs (91.205)** *\*Please also refer to the Housing Needs Table in the Needs.xls workbook*

### **Public Housing Residents**

In an effort to move public housing residents up the economic scale, the SNRHA participates in the Family Self Sufficiency (FSS) Program. Under this program, public housing residents and Section 8- Housing Choice Voucher participant are provided the means, through the coordination of public and private resources and supportive services, to becoming economically independent and self-sufficient. Supportive services required to achieve self-sufficiency are based on individual family needs and may include child care, transportation, education, job training, preparation, and counseling, substance/alcohol abuse treatment and counseling, life skills training and homeownership counseling. Thousands remain on the Section 8 –Housing Choice Voucher (HCV) and Public Housing waiting lists. For a full understanding of public housing resident and HCV participant needs and programs see the 5-year plans of the SNRHA, available through the organizations. For specific information on the number of public housing units, etc. please see the Market Analysis in this document.

### **Priority Housing Needs (91.215 (b))**

### **Housing Priorities for HCP Consortium**

**Housing Market Analysis (91.210)** *\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook.*

### **Assisted Housing Inventory**

Assisted housing is housing that receives some form of federal, state or local financial assistance. This includes grants, loans, low-income housing tax credits, and industrial development revenue bonds. Assisted housing can be project based, where the housing unit itself is subsidized, or tenant based, where the assistance is given directly to the tenant who is then responsible for finding housing in the private market. Assisted housing includes the traditional public housing units that are funded by HUD as well as housing units that are managed by non-profit groups. In recent years, the Housing Authorities have expanded their

parameters to serve people up to 80% of area median income, making housing for people at 30% of area median income increasingly scarce as housing authority units are rented to those over 30% of area median income.

Effective January 1, 2010, the Consortium consists of one housing authority. The former two public housing authorities: the Housing Authority of Clark County (HACC) and the Housing Authority City of Las Vegas (HACLV) have been regionalized into one agency, the newly formed Southern Nevada Regional Housing Authority. The Housing Authority of the City of North Las Vegas has not joined in the regional agency. There are currently 2937 public housing units and 830 affordable housing units in the Consortium. Figure 36 indicates the number and type of “Publicly Assisted” housing units by PHA while Figure 37 indicates the number and type of “Public Housing” units by PHA.

See last page for updated chart

**Figure 36. Clark County Publicly Assisted Housing Units**

Public Housing Authority	Section 8 Rental Vouchers <sup>1</sup>	Tenant-Based Rental Assistance <sup>2</sup>	Other Federally Assisted Housing <sup>3</sup>	Total Housing Units
SNRHA	9699	98	140	2,998
North Las Vegas	n/a	0	101	101
Total Units by Type		150	666	9,056

1. Section 8 Rental Vouchers: allow low-income households to lease units from private sector owners. Program requires 75% of households have incomes less than 30% of the Area Median Family Income. Households using vouchers must pay at least 30% of their income as rent with the Housing Authority paying the balance of an agreed upon Fair Market Rent using HUD funds.

2. Tenant Based Rental Assistance Program: program is allocated funds through the Clark County HOME Consortium from both HOME funds and Low Income Housing Trust Funds. The program is modeled after the Section 8 Voucher program in which families pay 30% of their household income as rent. Clark County and the City of Las Vegas both support programs that specifically target special needs populations, including homeless households and those with severe mental illness. The City has 52 Project-Based Units.

3. Section 202 New Construction: program provides a reduced interest rate loan making private non-profit group development economically feasible. This program assists the elderly and handicapped through subsidized operating costs allowing households to pay 30% of their income as rent. Clark County Housing Authority manages 100 units under the Section 236 Preservation program.

**Figure 37. Clark County Low Rent Public Housing<sup>1</sup> Units**

Public Housing Authority	Number of Elderly Units	Number of Family Units	Number of Scattered Sites	Total Public Housing Units
Clark County	175	529	186	890
Las Vegas	758	1,082	225	2,065
North Las Vegas	120	101	0	221
Total Units by Type	1,053	1,712	411	3,176

1. Conventional Low Rent Public Housing: Constructed with Federal funds, owned and managed

---

by Housing Authorities. Operated from funds paid as rent by residents in addition to subsidies provided through HUD. Residents of Conventional Low Rent units pay 30% of their household adjusted income as rent.

Source: Clark County, Las Vegas, North Las Vegas Housing Authorities – 2005

### **Income Limits for Assisted Housing**

Income limits for federally assisted public housing programs are set at 50% of the area median family income, as determined annually by HUD, and apply to all of Clark County. The eligibility level for any of the above federally assisted programs ranges from an annual income of \$19,800 for one person to \$37,300 for a family of eight.

### **Use of Funds**

With increasing costs for both ownership and rental housing, the HCP Consortium will continue to focus its housing efforts on homeownership assistance, housing rehabilitation, new construction of both owner and rental housing, and rental assistance.

H-3	Expand the supply of affordable housing for people with special needs:  Elderly, Frail Elderly, Developmentally Disabled, Severely Mentally Ill, Physically Disabled, HIV/AIDS, Public Housing Residents	Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable special needs rental housing	Construct new rental units for non-homeless people with special needs
		Maintain and preserve in good condition the supply of affordable housing units for special needs households	Provide single family housing rehabilitation for people with special needs:

### **Needs of Public Housing (91.210 (b))**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

For specific local public housing information please refer to the following websites:

<http://www.nlvha.com>  
<http://www.haccnv.org>  
<http://www.haclv.org>

## **Number of Public Housing Units, Physical Condition of Public Housing, Restoration and Revitalization Needs of Public Housing**

### **Southern Nevada Regional Housing Authority**

The SNRHA currently has 2937 Public Housing units in its inventory. Rehabilitation needs are primarily funded using the Capital Fund. Physical improvements are planned or underway at several sites such as Levy Gardens, James Down Towers, Espinoza Terrace and Landsman Gardens. There are plans to convert unit in several properties to provide wheelchair, hearing and visual accessibility.

The results of the recent physical needs assessment indicate that the physical conditions of certain developments are in need of considerable improvements. The majorities of these properties are over thirty years old and are in need of comprehensive modernization. The Capital Fund Program/modernization funding has experienced significant cuts in the last three years. The physical needs assessment indicates \$134.8 million is needed in order to ensure the public housing developments remain a viable housing option for low-income persons.

The former HACLV completed the Voluntary Compliance Agreement with HUD by the deadline of December 31, 2009. As the newly formed SNRHA, we are concentrating efforts to meet the requirements for the former CCHA Voluntary Compliance Agreement.

### **Housing Authority of the City of North Las Vegas -**

The Housing Authority of the City of North Las Vegas continues to own and operate its inventory of 120 conventional assisted units, under the Low-Rent Public Housing Program. All one hundred twenty (120) are for elderly only. The remaining ninety-eight (98) are currently scheduled for demolition.

### **Public Housing and Section 8 waiting lists**

The Section 8 –Housing Choice Voucher Program and Public Housing waiting lists are long and only open for new applications infrequently. This is an indication of severe housing needs community wide, especially for households below 30% of area median income.

### **Southern Nevada Regional Housing Authority -**

• Total Applicants on Wait List – Conventional (CV)	3691
• Applicants over the age of 62 on the CV Wait List:	157
• Applicants on the Designated Housing Wait List:	423
• Total Applicants on Section 8 Wait List:	3724
• Total Applicants of Public Housing Site-Based Wait List	3494

### **Public Housing Strategy (91.210)**

#### **Housing Authority Strategic Plans**

Currently SNRHA have Family Self Sufficiency Programs in operation. These programs provide interested residents the opportunity to increase their employment skills and gain employment through education and job training programs, as well as support services. Each participating resident must enter into a five-year contract that specifies their individualized goals to achieving self-sufficiency. These goals can include job training or education, and the resident receives assistance with childcare, transportation and other necessities to help ensure a successful endeavor.

The neighborhood revitalization initiatives being undertaken by Clark County, Las Vegas and North Las Vegas directly affect the public housing developments located in the target areas. Improvements to public facilities, parks and the continued funding of public service programs affect the residents of the entire neighborhood, including the many public housing residents located in those neighborhoods.

### **Southern Nevada Regional Housing Authority's 5-Year Goals, Management Initiatives and Homeownership Initiatives**

Clark County is supporting the SNRHA in the redevelopment of 16 acres at Flamingo and Perry. The existing distressed Miller Plaza and Brown Homes was demolished and will be redeveloped using ARRA Funds with 80 units of senior housing for the first phase. An additional 40 units of senior housing are planned for the site in a future phase of the project.

The SNRHA has 12 resident councils in formation or operation and has a staff member designated to assist in organizing the remaining SNRHA public housing development's resident councils.

Through the American Dream Down payment Initiative, the Clark County HOME Consortium will require its homeownership funded agencies to devise outreach strategies to the local housing authorities to work with public housing residents toward homeownership. This should be relatively easy as most of the non-profit organizations that provide down payment assistance already have relationships with the local housing authorities. For example, the Women's Development Center provides the case management and the SNRHA provides the Tenant Based Rental Assistance to homeless families as part of the TBRA for Homeless Families Program.

SNRHA has designated 96 of its existing scattered site public housing units for the Public Housing Homeownership Program. The remaining 291 scattered sites will be utilized for applicants in our Public Housing Program.

### **SNRHA's 5-Year Goals, Management Initiatives and Homeownership Initiatives**

Expand the supply of Low Income and Affordable housing available within its jurisdiction:

- Apply for additional Section 8 Choice Vouchers
- Develop public/private partnerships to create affordable housing opportunities
- Utilize SNRHA's resources to leverage and encourage new development initiatives
- Expand homeownership initiatives to SNRHA residents and program participants.

Improve the quality of assisted housing:

- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators
- Increase customer satisfaction

Increase assisted housing choices:

- Conduct outreach efforts to potential vouchers landlords
- Further the development of the Section 8 Homeownership Program

Improve marketability of SNRHA owned units:

- Enhance and maintain site appearance to increase curb appeal
- Provide amenities and services to compete with private sector property owners

- Further develop partnerships with law enforcement agencies to provide a safe living environment

Promote self-sufficiency and economic independence of assisted households:

- Increase the number and percentage of employed program participants
- Further develop and enhance educational opportunities and prevention programs for youth
- Provide and attract supportive services to increase program participants' employability through job training and educational opportunities
- Provide public/private partnerships to further enhance resident initiatives at no cost to the agency (i.e., Sunrise Hospital, Girl Scouts, Juvenile Justice Department) through fund raising and grant application submission
- Promote homeownership opportunities through the Scattered Site Homeownership Program, the Section 8 Housing Choice Voucher Program, and the supportive service program for potential homebuyers.

Increase affordable housing resources:

- Develop a detailed plan for the Replacement Housing Fund
- Continue to identify partners for affordable housing development
- Explore the opportunity for conversion of assistance from unit-based to tenant-based. Consider the development of a Conversion Plan

Currently there are six (6) Senior Resident Councils and six (6) Family resident councils active at SNRHA. The SNRHA's Supportive Services Department will be working to establish/re-establish councils in its remaining five housing developments over the next five years.

The SNRHA currently administers a Scattered Site Homeownership Program, which involves the sale of existing scattered site homes to HACLV low-income Public Housing residents and Section 8 participants. The homes are sold at or below fair market value and the SNRHA provides down payment and closing costs assistance to buyers as well as directing prospective buyers to other organizations, which provide low-income homebuyer assistance. Prospective purchasers must be able to qualify for a mortgage and attend a Homeownership counseling course.

SNRHA also administers a Section 8 Homeownership Program, which utilizes the Voucher subsidy towards mortgage payments vs. rental assistance for eligible participants. Participants must be Section 8 participants and FSS graduates and must attend a Homeownership counseling course.

The Housing Authority will continue its partnerships with the City of North Las Vegas and local non-profits towards their mutual goal of revitalizing old neighborhoods and increasing the availability of affordable housing units to low and moderate income families including the elderly and disabled.

Public Housing Program residents and Section 8 program participants have played and will continue to play a vital role in the development of this Agency Plan in their capacity as a "Resident Advisory Board" (RAB) which contributed input into policies and strategies contained in this Plan.



### **Troubled Housing Authority**

The City of North Las Vegas has received an official notice from the U.S. Department of Housing and Urban Development (HUD) as being designated as a troubled housing agency by the Department of Housing and Urban Development. In April of 2009 the Housing Choice Voucher Program was transferred by HUD to the now entitled SNRHA. The City of North Las Vegas will continue to hold an interest in 40 affordable housing units which the CNLV Housing Authority rents monthly to produce operating income. The City has committed to investing \$469,000 to rehabilitate the 100 unit Thunderbird Apartments owned by the CNLV Housing Authority and is working with a non-profit housing agency to purchase a Carroll street property from the NLV Housing Authority for \$425,345. The City has also granted a waiver of payment to the Housing Authority for their Payment in lieu of taxes for fiscal year ending June 30, 2004 in the amount of \$14,000 and anticipates a request for fiscal year 2005 for approximately the same amount. In addition to the aforementioned investments the City of North Las Vegas has invested a significant amount in the following CNLV Housing Authority projects over the last three years: 1) CNLV Housing Authority Recreation Center Addition (\$96,000), 2) Casa Rosa Rehabilitation/Weatherization Project (\$85,000), 3) Energy Efficiency Program (\$85,000).

It is important to note that the City of North Las Vegas Housing Authority is a separate legal government entity from the City of North Las Vegas. To date the City of North Las Vegas Housing Authority has not requested the City of North Las Vegas provide the Agency with financial or other assistance. The City does not intend to provide additional financial assistance to the CNLV Housing Authority from City General funds. However, if such a request is made the City will evaluate the request and make a decision at that time. Although no formal request has been made, City staff has been providing the Housing Authority with pro bono technical assistance to resolve issues related to the Desert Mesa housing development for three months and will continue until the development issues are resolved. Resolution of the Desert Mesa project will have a positive financial impact to the Authority between \$2.5 and \$3.0 million dollars. Therefore, the City will continue to support the efforts of the North Las Vegas Housing Authority to improve its operations to remove the troubled Housing Authority designation.

### **Resources**

Following is an overview of the programs and resources available to assist the implementation of the Housing Strategic Plan, the Continuum of Care for the Homeless Strategic Plan and the Community Development Strategic Plan. All of the programs and resources identified below may be utilized, as appropriate, in order to implement the objectives outlined in each strategic plan.

Name of Program	Agency	Program	Target Population	Eligible Applicants	Funding Requirements	Activity Type
Federal						
Public Housing Modernization (Comprehensive Grant Program)	HUD	Grant	Public housing tenants	PHA's that administer public housing	Grant calculated with program formula for PHA's with 250 units or more	Capital improvements and related management improvements in public housing
Public Housing Operating Subsidy	HUD	Subsidy	Lower-income families	PHA's that administer housing under annual contributions contracts with HUD	Subsidies calculated in accordance with regulatory formula within Preference Funding System	Maintenance and continued operation of PHA housing projects

### Assisted Housing Inventory

**Figure 36. Clark County Publicly Assisted Housing Units**

Public Housing Authority	Section 8 Rental Vouchers <sup>1</sup>	Tenant-Based Rental Assistance <sup>2</sup>	Other Federally Assisted Housing <sup>3</sup>	Total Housing Units
SNRHA	9699	199	40	9938

1. Section 8 Rental Vouchers: allow low-income households to lease units from private sector owners. Program requires 75% of households have incomes less than 30% of the Area Median Family Income. Households using vouchers must pay at least 30% of their income as rent with the Housing Authority paying the balance of an agreed upon Fair Market Rent using HUD funds.

2. Tenant Based Rental Assistance Program: program is allocated funds through the Clark County HOME Consortium from both HOME funds and Low Income Housing Trust Funds. The program is modeled after the Section 8 Voucher program in which families pay 30% of their household income as rent. Clark County and the City of Las Vegas both support programs that specifically target special needs populations, including homeless households and those with severe mental illness. The City has 52 Project-Based Units.

3. Section 202 New Construction: program provides a reduced interest rate loan making private non-profit group development economically feasible. This program assists the elderly and handicapped through subsidized operating costs allowing households to pay 30% of their income as rent. Clark County Housing Authority manages 100 units under the Section 236 Preservation program.

Source: Southern Nevada Regional Housing Authority – 2010

**Figure 37. Clark County Low Rent Public Housing<sup>1</sup> Units**

Public Housing Authority	Number of Elderly Units	Number of Family Units	Number of Scattered Sites	Total Public Housing Units
SNRHA	894	2477	443	3814

1. Conventional Low Rent Public Housing: Constructed with Federal funds, owned and managed by Housing Authorities. Operated from funds paid as rent by residents in addition to subsidies provided via HUD. Residents of Conventional Low Rent units pay 30% of their household adjusted income as rent.

Source: Southern Nevada Regional Housing Authority – 2010

For more information on public housing resident participation, please refer to the HACLV website at <http://www.hacvl.org>.

### **Housing Authority Performance**

As the SNRHA is newly constituted, the agency has not been evaluated under the criteria of HUD's public housing assessment system.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

#### **1. Public Policies Impacting the Cost of Housing**

Current public policies, including zoning and land use restrictions, often favor the construction of low density single-family housing units over high density single-family or multi-family housing. Housing development costs, including land, construction, water, utilities, continue to influence the cost of housing developments. The lack of land availability and lack of community support are also creating barriers to the production of affordable housing. The following barriers created by public policies are impacting the cost of housing in the Las Vegas metropolitan area:

**Citizen Review:** Required public hearings before public entities such as Planning and Zoning Commission and City Council to allow public comment on proposed affordable housing projects add to the processing time and ultimately to the project's final cost. Affordable and special needs housing development goes through the standard development review process. Sometimes during this process citizen concerns arise that are often based on fears regarding the believed characteristics of potential residents or the housing's characteristics or perceived impact (e.g. housing density or impact on neighboring housing). These concerns on the part of citizens often result in a delay of action by the local decision making body.

**Community Support:** There has traditionally been minimal support for affordable housing development in Southern Nevada. There have been problems with the "Not In My Backyard" or NIMBYism among residents of established neighborhoods who fear affordable housing and higher densities. Housing advocacy groups, non-profit organizations and the jurisdictions themselves are involved in raising public awareness regarding the shortage of affordable housing and the reality of affordable housing in an effort to reduce citizen concerns.

**Financing for Homeownership:** Due the economic crisis facing the nation as a whole and Las Vegas specifically, the financing of a home has become increasingly challenging. The credit crunch of 2009 and 2010 has made it extremely difficult for individuals to qualify to purchase homes. Programs such as the Neighborhood Stabilization Plan will assist the city through the development programs that will reduce the number of abandoned and vacant homes from our existing housing stock rather than constructing more housing in an already saturated market.

**Permit and Plans Review Time:** The review process itself can increase costs by virtue of the amount of time and money it takes for a developer to receive approval. This results from staff review of a development proposal in addition to any required public hearings. The City plans check process includes the following departments: Planning and Zoning, Building and Safety, Business Development, Fire Services, and Public Works. Plan review time is dependent upon the size and complexity of the project. The department makes every effort to review plans as quickly as possible. Several options, such as Express Plans Review are available to expedite this process. Again, much depends on the quality and completeness of the original submission and response time in correcting problems.

**Permit Processing Fees:** The City has a full cost recovery policy for processing development applications and these fees are not considered burdensome. Using the average square footage for a single-family home, 2,099 square feet, for the Las Vegas Metropolitan Area (Source: Southern Nevada Homebuilders Association), the total development fees for an average single-family home in the City is approximately \$5,000. These processing fees are added to the cost of the housing and thus passed on to the end user. Building department and public works fees are imposed on all developments with no waivers or reduced fees available for affordable housing developments.

**Water Fees:** The Las Vegas Valley Water District imposed a regional connection fee for new water hook-ups in 1996. Phased in over two years, the single-family fee went from \$1,000 in 1996 to \$3,400 in 1998 and the multi-family fee went from \$6,290 in 1996 to \$21,380 in 1998. Then in 2000, the water fees were again increased and were phased in over four years. The fee per apartment unit in 2000 was \$1,288 and was increased to match the residential fee of \$2,136 per unit in 2004. This has placed a substantial cost increase on the development of affordable housing, which is generally multi-family. In 1996, the water fees for a 216-unit apartment development were slightly under \$25,000. In 2000, the same apartment complex would have paid \$278,208 in water fees. In 2004, the connection fees for the same 216-unit development are \$461,376. Today, the connection fees are approximately \$500,000.

## **2. Strategies to Remove Barriers to Affordable Housing**

The City plans to undertake following strategies during the next four (4) years to remove barriers to affordable housing:

- Assist affordable housing developers with the development process and how to obtain project building permits in a timely manner
- Continue to participate in the Southern Nevada Regional Planning Coalition (SNRPC) workforce housing and homeless committee meetings
- Continue to partner with community non-profit and for-profit housing developers
- Establish a Community Land Trust for affordable housing
- Explore incentives for developers of affordable housing such as density bonus or reduction of development fees
- Explore policies that will help slow down the conversion of apartments to condominiums
- Partner with the Southern Nevada Home Builders Association (SNHBA)
- Research best practices nationwide for affordable housing policies and programs
- Neighborhood Stabilization Plan – Homeownership Assistance Program, Lease-To-Own and Scattered Site Programs.
- Homeless Prevention

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

#### 1. Homeless Needs

Table 32 below shows the number of homeless individuals, homeless families with children and persons in homeless families with children residing in shelters or are unsheltered in Southern Nevada. The homeless subpopulation numbers are also shown for the chronically homeless, seriously mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, and youth (under 18 years of age). For more information on homeless needs, please refer to the Homeless Needs table.

**Table 32 – Homeless Population and Sub-Populations**

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	1,473	675	2,332	4,480
2. Homeless Families with Children				
2a. Persons in Homeless Families with Children	265	361	7,092	7,718
Total (1 + 2a)	1,738	1,036	9,424	12,198
Homeless Subpopulations	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Chronically Homeless	479	101	1,399	1,979
2. Severely Mentally Ill	178	93		
3. Chronic Substance Abuse	575	301		
4. Veterans	371	195		
5. Persons with HIV/AIDS	59	13		
6. Victims of Domestic Violence	114	60		
7. Youth (under 18 years of age)	56	20		
8. Elderly (over age 65)	135	71		

Source: City of Las Vegas, Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness, 2006; Clark County, Southern Nevada Continuum of Care, 2005

Table 33 below indicates the number of shelter and housing beds available for homeless individuals and homeless families in Southern Nevada. The table also shows the homeless needs, what resources are available, and the gap between the homeless needs and resources available.

**Table 33 – Homeless Needs (Number of Beds) for Individuals and Families**

Homeless Needs: Individuals	Needs	Currently Available	Gap
Emergency Shelters	1,000	1,200	-200
Transitional Housing	1,300	913	387
Permanent Supportive Housing	2,543	820	1,723
Total	4,843	2,933	1,910
Chronically Homeless	1,979	214	

<b>Homeless Needs: Families</b>	<b>Needs</b>	<b>Currently Available</b>	<b>Gap</b>
Emergency Shelters	525	344	181
Transitional Housing	3,811	432	3,379
Permanent Supportive Housing	1,940	124	1,816
Total	3,438	900	2,538

Source: City of Las Vegas, Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness, 2006; Clark County, Southern Nevada Continuum of Care, 2005

### 1. Priority Homeless Needs

Table 34 below indicates the categories of priority homeless needs within the Southern Nevada Continuum of Care planning process. Priority homeless needs include the following categories:

- **High Priority:** Activities, including existing and new projects, to address this homeless category need will be funded during the five-year period of this plan.
- **Medium Priority:** If funds are available, activities to address this homeless category need may be funded during the five-year period of this plan.

**Table 34 – Priority Homeless Needs**

<b>Continuum of Care Category</b>	<b>Individuals</b>	<b>Families</b>	<b>Funding Source</b>
Emergency Shelter	Medium	Medium	ESG, CDBG
Transitional Housing	High	High	ESG, CDBG, HOPWA
Permanent Supportive Housing	High	High	ESG, CDBG, HOME, HOPWA
Chronically Homeless	High	High	ESG, CDBG, HOME, HOPWA

Source: City of Las Vegas, Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness, 2006; Clark County, Southern Nevada Continuum of Care, 2005

### Basis for determining priorities of each homeless category

The 2006 City of Las Vegas, Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness and 2005 Southern Nevada Continuum of Care strategic plan established the priority homeless needs. These two plans helped to identify the gaps between the existing homeless resources and the needs of the homeless population for homeless individuals and families. Table 31 shows that emergency shelter was a medium priority with enough resources available for homeless individuals and a small gap for homeless families. Table 31 shows that transitional housing and permanent supportive housing are high priorities because of the large gaps between what is currently available and the needs of the homeless population. The chronically homeless is a high priority because of the large number of chronically homeless persons that are unsheltered and not enough existing resources.

### 2. Chronically Homeless

The chronically homeless population is identified as a high priority in Table 32 and the Homeless Needs table. Approximately 60 percent (%) of the chronically homeless do not use the emergency shelters or existing service system and would benefit most from being placed directly into permanent supportive housing. An estimated 40 percent (%) of the population will use the emergency shelters and existing service system.

## **Homeless Inventory (91.210 (c))**

### **1. Homeless Inventory**

For a list of existing facilities and services for homeless persons and families, please refer to the 2005 Southern Nevada Continuum of Care Application Housing Activity Chart and Service Activity Chart which are both available at [http://www.snrpc.org/Homeless\\_files/SNCoC05ConsolidatedApplicationSummary.pdf](http://www.snrpc.org/Homeless_files/SNCoC05ConsolidatedApplicationSummary.pdf).

Please also refer to the City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* which is available in print form at the Neighborhood Services Department.

## **Homeless Strategic Plan (91.215 (c))**

### **1. Homelessness**

The City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* was completed in March, 2006 by the City's Neighborhood Services Department 10-Year Planning Committee. The City's 10-year plan was completed in partnership with the Southern Nevada Regional Homeless and Housing Plan. The City's 10-year plan outlines the following strategies and action steps for reducing and ending homelessness:

- A. Promote interagency coordination of human service delivery programs*
  - 1. Developing an internal continuum of care with all human service delivery programs.
  - 2. Developing Communication Protocols for homeless crisis.
  - 3. Re-evaluating the city's general and federal funded service provider contracts that can further leverage dollars and resources.
- B. Increase the availability of stable and sustainable housing*
  - 1. Creating a regional strategy for developing low-income housing.
  - 2. Placing 900 chronic, temporary and/or episodic individuals/families in housing over ten years.
  - 3. Supporting and increasing housing options for homeless persons utilizing emergency shelter.
  - 4. Promoting valley-wide acquisition, rehabilitation, or new construction of permanent affordable housing.
  - 5. Promoting the sustainability of existing housing stock.
  - 6. Supporting the access and creating stable housing options for clients participating in city of Las Vegas programs.
  - 7. Promoting the use of a master leasing and utility program.
- C. Enhance coordination between non-profit organizations and government*
  - 1. Promoting diversification of funding sources.
  - 2. Developing higher performance standards for funded entities.
  - 3. Creating of intergovernmental partnerships.
  - 4. Promoting of enhanced collaborations.
  - 5. Ensuring vendor accountability for funded services.
  - 6. Improving communication among governmental and non-profit entities.
  - 7. Increasing education regarding homeless issues
- D. Prevent individuals and families from becoming homeless*
  - 1. Providing flexible payment and funding standards to assist at-risk households.
  - 2. Preventing 1,000 individuals or families from entering the cycle of homelessness over ten years.



3. Identifying households at risk for homelessness and link with responsible service provider.
  4. Continuing programs and services that support housing stability, such as rent and utility assistance.
  5. Raising education and awareness of early warning signs that lead to homelessness.
  6. Breaking the cycle of recurrent homelessness through intensive case management and supportive housing.
  7. Evaluating and measuring which programs and strategies are effective in preventing and reducing homelessness.
- E. Provide seamless client services through effective partnerships*
1. Using HMIS to improve client service delivery between homeless service providers.
  2. Using HMIS to link housing resources and availability.
  3. Continuing support and use of seamless service delivery programs and services.
  4. Supporting implementation of shared technology.
- F. Foster self-sufficiency through access to education, training, and employment opportunities*
1. Expanding existing employment and education programs to serve the episodic and temporarily homeless.
  2. Enhancing pre-employment and basic skills services.
  3. Supporting adult and alternative education and employment services.
  4. Establishing income management and financial guardianship programs and services.
  5. Revising intake and discharge services to assess employability, education, and training.
- G. Facilitate the transition from homelessness through intensive case management*
1. Utilizing the Homeless Management Information System (HMIS).
  2. Improving coordination of case management services.
  3. Improving the quality and accuracy of information and referral services.
  4. Developing partnerships with agencies providing credit repair, debt management, and budget programs.
  5. Developing alternative service delivery schedules.
  6. Promoting case management outside of traditional setting and service hours.
- H. Increase access to medical, dental, and vision care services*
1. Providing support services sensitive to the needs of medically frail homeless individuals.
  2. Pursuing partnerships and funding for dental and vision services.
  3. Supporting coordination of discharge planning and follow-up care between hospitals and homeless services.
  4. Leveraging funding opportunities to provide services for HIV/AIDS homeless individuals.
- I. Ensure the availability of basic needs services*
1. Supporting access to transitional supportive housing opportunities for clients in city programs.
  2. Supporting housing and services with preference to homeless special needs populations.
  3. Identifying additional transitional supportive housing units.

4. Supporting programs that enable basic hygiene, adequate diet, and activities of daily living.
- J. *Improve availability of mental health services*
  1. Ensuring financial support is available for the mental health triage center.
  2. Identifying additional funding for individuals served by the mental health system.
  3. Identifying funding for housing individuals served by the mental health system.
- K. *Improve availability of substance abuse treatment programs*
  1. Increasing access and availability to substance abuse programs for individuals participating in city programs.
  2. Supporting seamless services between treatment programs and housing providers.

According to the City's 10-Year plan, over the next 10 years, the City will work towards completing the following outcomes:

1. Reduced number of households entering the cycle of homelessness.
2. Higher levels of service and customer satisfaction for clients participating in city programs.
3. Reduced recidivism rates for ex-offender and chronic inebriates participating in the EVOLVE program and homeless individuals in the municipal court system.
4. Increased rates of placement into permanent housing for homeless clients participating in city programs.
5. Reduced duplication of services among government entities and non-profit organizations.
6. Greater capacity building with partner organizations
7. Lower cost and enhanced service delivery for government and service providers.
8. Increased perception among the homeless that services are available to assist them.
9. Increased employability, job readiness, job placement and retention for at-risk individuals.
10. Increased inventory of affordable housing in the Las Vegas valley.
11. Perceived improvement in their living situation among formerly homeless individuals.
12. Reduced number of homeless crisis situations and homeless interventions.

For more information, please refer to the City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* which is available in print form at the Neighborhood Services Department.

The City will also continue to be a participant in the meetings of the SNRPC Committee on Homelessness and the regional effort to end chronic homelessness by 2012. For the regional strategies related to homelessness, please refer to the Continuum of Care strategic plan which is available online at [http://www.co.clark.nv.us/social\\_service/homeless\\_default.htm](http://www.co.clark.nv.us/social_service/homeless_default.htm).

The City has developed housing assistance and supportive services programs that assist extremely low- and low-income individuals and families who are at imminent risk

of becoming homeless. This includes the tenant-based rental assistance program and other programs that help to prevent homelessness.

## **2. Chronic Homelessness**

Please refer to the City's Homeless Strategic Plan stated in the Homelessness section on pages 58-62. Please refer to the City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* which is available in print form at the Neighborhood Services Department. The City will also continue to be a participant in the meetings of the SNRPC Committee on Homelessness and the regional effort to end chronic homelessness by 2012. For the regional strategies related to chronic homelessness, please refer to the Southern Nevada Continuum of Care website at [http://www.co.clark.nv.us/social\\_service/homeless\\_default.htm](http://www.co.clark.nv.us/social_service/homeless_default.htm).

## **3. Homelessness Prevention**

During the five-year period of this plan, the City is planning to fund several programs that provide assistance to individuals and families at risk of becoming homeless. Homeless prevention activities include tenant-based rental assistance, short-term rent, mortgage, and utility assistance, emergency food and resources assistance, transportation assistance, and other essential services. The City's strategies and action steps are stated in the Homeless Strategic Plan on pages 58-62. Please also refer to the City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* which is available in print form at the Neighborhood Services Department. For the regional strategies related to homelessness prevention, please refer to the Southern Nevada Continuum of Care website at [http://www.co.clark.nv.us/social\\_service/homeless\\_default.htm](http://www.co.clark.nv.us/social_service/homeless_default.htm).

## **4. Institutional Structure**

The City of Las Vegas Neighborhood Services Department acts as the lead agency for the City's homelessness strategies. The Neighborhood Services Department has representatives that attend and participate in the meetings of the SNRPC Committee on Homelessness and the Southern Nevada Continuum of Care. The City works closely with Clark County and other local jurisdictions through the Clark County Consortium and SNRPC Committee on Homelessness meetings.

The City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* includes several public and private partners. The City provides funding to non-profit organizations that provide housing and services that benefit the homeless and help prevent homelessness. For a list of these organizations, please refer to the Managing the Process section on pages 13-14.

## **5. Discharge Coordination Policy**

The City of Las Vegas receives ESG funding and will continue to work with Clark County and the State of Nevada on the community-wide Discharge Coordination Policy. Please also refer to the City of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* which is available in print form at the Neighborhood Services Department. For regional discharge coordination policy information, please refer to the 2005 Southern Nevada Continuum of Care application which is available online at <http://www.snrpc.org/Homelessfiles/SNCoC05ConsolidatedApplicationSummary.pdf>.

### Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

1-5 Year Strategic Plan ESG response:

**Not Applicable**

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

#### 1. Priority Community Development Needs

The City plans to fund a variety of Community Development Activities that are high priority needs. Please refer to the Community Development Needs table for the entire list of priority needs. Other high priority needs include acquisition of real property, clearance and demolition, homeownership assistance, housing rehabilitation, planning, and HOPWA. The City's priority non-housing community development needs for the Public Facilities and Improvements category are identified in Table 35 below.

Priority non-housing community development needs include the following categories:

- **High Priority:** Activities to address this need will be funded during the five-year period of this plan.
- **Medium Priority:** If funds are available, activities to address this need may be funded during the five-year period of this plan.
- **Low Priority:** The City will not fund activities to address this need during the five-year period of this plan without an amendment to this plan.

**Table 35 - Public Facilities and Improvements**

Community Development Activity	Priority Need	Funding Source
03 - Public Facilities and Improvements (General)	High	CDBG, Other
03A - Senior Centers	Medium	CDBG, Other
03C - Homeless Facilities	High	CDBG, Other
03D - Community Centers	Medium	CDBG, Other
03F - Parks, Recreational Facilities	Medium	CDBG, Other
03H - Solid Waste Disposal Improvements	Low	Other
03I - Flood Drain Improvements	Low	Other
03J - Water/Sewer Improvements	Low	Other
03K - Street Improvements	Medium	CDBG, Other
03L - Sidewalks	High	CDBG, Other
03M - Child Care Centers	High	CDBG, Other
03P - Health Facilities	Medium	CDBG, Other
03T - Operating Costs of Homeless/AIDS Patients Programs	High	CDBG, ESG, Other

The City's priority non-housing community development needs for the Public Services category are identified in Table 36 below.

**Table 36 - Public Services**

Community Development Activity	Priority Need	Funding Source
05 - Public Services (General)	High	CDBG, ESG, Other
05A - Senior Services	High	CDBG, Other
05B – Services for the Disabled	High	CDBG, Other
05D - Youth Services	High	CDBG, Other
05E - Transportation Services	Medium	CDBG
05F - Substance Abuse Services	High	CDBG
05G - Battered and Abused Spouses	High	CDBG
05H - Employment Training	High	CDBG
05I - Crime Awareness	Medium	CDBG, Other
05L - Child Care Services	High	CDBG
05M - Health Services	Medium	CDBG
05N - Abused and Neglected Children	High	CDBG
05O - Mental Health Services	High	CDBG
05Q - Subsistence Payments	High	CDBG, ESG

For more information on community development needs, please refer to the Community Development Needs Table included within this plan.

## **2. Basis for Assigning Priorities**

The priorities are designated according to community needs based on public input from the community meetings, focus groups, and community surveys. The priorities are also based on previous community development projects. The non-housing community development activities are designated as high, medium, or low priorities based on whether the activity will be funded, may be funded, or will not be funded. The development of new public facilities is also dependent upon the financial ability of the City to support the operational costs including staffing of such facilities.

As stated in the Managing the Process section on pages 13-18 of this plan, community needs surveys were distributed by city neighborhood planners to neighborhood associations within targeted neighborhoods of the low and moderate-income areas to gather public input. The community surveys stated for the public to tell us what is important to them and their neighborhoods. According to Table 4 - Community Survey Results on page 15, the public input results indicate the following non-housing community needs in order of priority:

1. Employment Opportunities
2. Youth Activities
3. Job Training
4. Affordable Childcare
5. Life Skills
6. English as a Second Language (ESL) Training
7. Substance Abuse Programs

In addition, the City of Las Vegas Five-Year Capital Improvement Plan (CIP) FY 2010-2015 was used as a resource to help determine priority needs in CDBG-eligible areas. The CIP priority needs include: Improvements to Existing City Facilities, Transportation Infrastructure, Public Safety, Flood Control, Public Works, Sanitation, Street Lighting and

Signage, School Sign Upgrades, Culture and Recreation, Youth Facilities, Parks, and Economic Development. the City of Las Vegas Five-Year Capital Improvement Plan (CIP) FY 2010-2015 is available from the Department of Finance and Business Services at [http://www.lasvegasnevada.gov/files/2010-2015\\_CIPbook.pdf](http://www.lasvegasnevada.gov/files/2010-2015_CIPbook.pdf).

## 2. Obstacles to Meeting Underserved Needs

Low and moderate-income persons are underserved in the areas of affordable childcare, employment opportunities, job training, youth activities, life skills, and social services. Several current and planned public services programs address these underserved needs of low and moderate-income persons. Senior and special needs services are also underserved needs in the community. The City has funded and plans to fund programs that provide services to senior and special needs populations.

The high costs of housing are making it difficult for the low and moderate-income populations to afford to live in the City of Las Vegas. A larger share of their income is being spent on their housing payment, which is leaving them with less income to pay for basic resources and services.

Additional obstacles to meeting underserved non-housing community development needs include the high land and construction costs for public facilities, capacity of local non-profit organizations to leverage funding for public services, lack of public and private sector support for public services, and lack of community support for public facilities and services. For Las Vegas metropolitan area Community and Special Needs information, please refer to the Southern Nevada Community Assessment, United Way and Nevada Community Foundation – 2003 available at <http://www.nevadacf.org/CommunityAssessment.pdf>.

## 3. Specific Long-term and Short-term Objectives

The high priority community development activities from Tables 33 and 34 are provided with goals for each accomplishment type. The high priority activities are priorities that the City expects to fund over the five-year period of this plan. The medium and low priority community development activities are not provided with goals, because the City does not expect to fund these priorities.

Table 37 below shows the community development activities, accomplishment types and goals that the City of Las Vegas is proposing to complete over the five-year period of this plan. Accomplishment type goals may change if the funding sources mentioned above in Tables 33 and 34 are reduced or increased.

**Table 37 - Community Development Activities for 2010-2015**

Community Development Activity	Accomplishment Type	Goal
03 - Public Facilities and Improvements (General)	11 - Public Facilities	3
03A - Senior Centers	11 – Public Facilities	0
03C - Homeless Facilities	11 – Public Facilities	1
03D – Community Centers	11 – Public Facilities	1
03F - Parks, Recreational Facilities	11 – Public Facilities	0
03K - Street Improvements	11 – Public Facilities	0
03L - Sidewalks	11 – Public Facilities	0
03M - Child Care Centers	11 – Public Facilities	0

03T - Operating Costs of Homeless/AIDS Patients Programs	01 - People	5,996
05 - Public Services (General)	01 - People	6,911
05A - Senior Services	01 - People	1,590
05B – Services for the Disabled	01 - People	128
05D - Youth Services	01 - People	9,684
05F - Substance Abuse Services	01 - People	0
05G - Battered and Abused Spouses	01 - People	929
05H - Employment Training	01 - People	680
05L - Child Care Services	01 - People	96
05M - Health Services	01 - People	0
05N - Abused and Neglected Children	01 - People	0
05O - Mental Health Services	01 - People	0
05Q - Subsistence Payments	01 - People	16

For more information on community development objectives, please refer to the Community Development Needs Table in this plan.

### **Antipoverty Strategy (91.215 (h))**

#### **1. Goals, Programs, and Policies for Reducing Poverty**

The City of Las Vegas intends to use Consolidated Plan funding to help reduce the number of persons living below the poverty level. One of HUD's and the City's goals is to help residents living below the poverty level become self-sufficient. To achieve this goal, the City will provide housing assistance, supportive services, emergency resources, employment training, and other forms of assistance.

Over the five -year period of this plan, the City plans to fund several programs and projects with CDBG, ESG, HOME and HOPWA funds that will benefit poverty level families in the City of Las Vegas. The Southern Nevada Regional Housing Authority (SNRHA) plans to fund programs over the next four years that provide housing assistance to poverty level families within the City of Las Vegas.

The City's programs and projects will assist residents by providing new jobs, job placement, vocational training, affordable child care and preschool, transportation assistance, senior services, and educational opportunities. The City plans to continue to partner with the following organizations:

- Local non-profit organizations
- Nevada Development Authority
- University of Nevada-Las Vegas (UNLV)
- Community College of Southern Nevada (CCSN)
- Head Start program
- Southern Nevada Workforce Investment Board
- Nevada Micro Enterprise Initiative
- Clark County and other local jurisdictions
- State of Nevada
- Local businesses



## **2. Reduction of the Number of Poverty Level Families**

The City's programs that assist residents living below the poverty level have a limited amount of funding and can only assist a limited number of residents. These programs are unlikely to significantly reduce the number of poverty level families.

There are other factors that are beyond the control of the City. These factors include the local business environment, regional economy, education levels, national economy, housing costs, transportation costs, and other factors. According to the 2000 Census for the City of Las Vegas:

- 10,166 families or 8.6 percent (%) living below the poverty level
- 56,053 individuals or 11.9 percent (%) living below the poverty level
- 4,552 families with female householder, no husband present or 21.4 percent (%) living below the poverty level
- 2,012 families with female householder, no husband present with related children under 5 years or 34.3 percent (%) living below the poverty level

The 2000 Census data shows that the City's highest priority would be to assist families with female householder, no husband present with related children under 5 years because of the high percentage of 34.3 percent (%) living below the poverty level. This shows the importance of programs that help to reduce poverty among families such as affordable child care, affordable preschool, job placement, and housing assistance.

Consolidated Plan funded programs and projects will assist individuals and families living below the poverty level directly and target the low and moderate-income neighborhoods. Additional resources and funding are needed to reduce the number of families and individuals living below the poverty level.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

1-5 Year Strategic Plan LIHTC Coordination response:

**Not Applicable**

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

#### **1. Non-homeless Special Needs Populations**

Table 38 below indicates the estimated number of persons for each special needs category who have needs for housing and supportive services. The special needs population numbers are for the greater Las Vegas area. This information is also listed in the non-homeless special needs table included in this plan.

**Table 38 – Special Needs Populations**

Special Needs Category	Housing Needed	Supportive Services Needed
Elderly and Frail Elderly	58,000	34,800
Persons with Severe Mental Illness	23,100	23,100
Developmentally Disabled	19,000	19,000
Physically Disabled	35,500	35,500
Alcohol/Other Drug Addicted	6,000	6,000
Persons with HIV/AIDS and their Families	4,800	4,800
Total	146,400	123,200

Source: Nevada Special Needs Housing Assessment, State of NV, BBC Research and Consulting – 2002, [http://www.bbcresearch.com/library/nevada\\_final\\_report.pdf](http://www.bbcresearch.com/library/nevada_final_report.pdf); State of NV; Clark County.

## 2. Priority Non-homeless Special Needs

Table 39 below lists the housing and supportive services priority needs for each special needs category. According to the table, all of the special needs categories are high priorities for housing and supportive services in the City. Over the five-year period of this plan, the City plans on funding programs and projects that will benefit elderly, frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addicted, and persons with HIV/AIDS and their families.

**Table 39 - Special Needs Housing and Supportive Services Priority Needs**

Special Needs Category	Housing	Supportive Services
Elderly and Frail Elderly	High	High
Persons with Severe Mental Illness	High	High
Developmentally Disabled	High	High
Physically Disabled	High	High
Alcohol/Other Drug Addicted	High	High
Persons with HIV/AIDS and their Families	High	High

## 3. Basis for Assigning Priorities for Special Needs

The priorities are designated according to community needs based on information from the Nevada Special Needs Housing Assessment and public input from the citizen participation process. The non-homeless special needs activities are designated as high, medium, or low based on whether the activity will be funded, may be funded, or will not be funded. The City plans on funding programs and projects that benefit all of the special needs categories which are high priorities for housing and supportive services.

As stated in the Managing the Process section on pages 13-18, community needs surveys were mailed out to residents of the low and moderate-income areas to gather public input. The community surveys stated for the public to tell us what is important to them and their neighborhoods. The community surveys included sections on community needs for selected special needs populations including seniors and persons with disabilities.

According to Table 4 - Community Survey Results on page 15, the public input results for selected special needs populations indicates the following needs in order of priority:

**Special Needs Population: Seniors**

1. Repair your Home
2. Senior Services
3. Affordable Homes
4. Assisted Living
5. Affordable Apartments
6. Adult Daycare

**Special Needs Population: Persons with Disabilities**

1. Disabilities Services
2. Repair your Home
3. Assisted Living
4. Affordable Homes
5. Affordable Apartments

The community survey results indicated that the highest priorities for seniors are to repair their homes, receive senior services, and live in affordable homes. The results indicated that the highest priorities for persons with disabilities are to receive disabilities services, repair their homes, and live in assisted living facilities. The results also show that both selected special needs populations need housing rehabilitation assistance and need supportive services.

**4. Obstacles to Meeting Underserved Needs**

Several current and planned public services programs address these underserved needs of non-homeless special needs populations. Senior and special needs services are underserved needs in the community. The City has funded and plans to fund programs that provide services to senior and special needs populations.

The high costs of housing are making it difficult for non-homeless special needs populations to afford to live in the City. A larger share of their income is being spent on their housing payment, which is leaving them with less income to pay for basic resources and services.

For Las Vegas metropolitan area special needs information, please refer to the 2002 Nevada Special Needs Housing Assessment, BBC Research and Consulting available at [http://www.bbcresearch.com/library/nevada\\_final\\_report.pdf](http://www.bbcresearch.com/library/nevada_final_report.pdf) and the 2003 Southern Nevada Community Assessment, Nevada Community Foundation available at <http://www.nevadacf.org/CommunityAssessment.pdf>.

**4. Existing Facilities and Services**

For information on existing facilities and services for persons with special needs:

- For elderly and frail elderly persons, please refer to the State of Nevada Department of Human Resources, Division of Aging Services at <http://aging.state.nv.us/> or <http://www.nvaging.net/>.
- For persons with severe mental illness, please refer to the State of Nevada Department of Health and Human Services, Division of Mental Health and Developmental Services at <http://mhds.state.nv.us/mh/index.shtml> or Southern Nevada Adult Mental Health Services <http://mhds.state.nv.us/sn/index.shtml>.
- For persons with developmental disabilities, please refer to the State of Nevada Department of Health and Human Services, Division of Mental Health and

Developmental Services, Nevada Developmental Services at <http://mhds.state.nv.us/ds/index.shtml> or Desert Regional Center at <http://mhds.state.nv.us/drc/>.

- For persons with physical disabilities, please refer to the State of Nevada Department of Health and Human Services, Office of Disability Services at [http://www.hr.state.nv.us/directors/disabilitysvcs/dhr\\_odsprog.htm](http://www.hr.state.nv.us/directors/disabilitysvcs/dhr_odsprog.htm).
- For persons with alcohol/ other drug addicted problems, please refer to the State of Nevada Bureau of Alcohol and Drug Abuse website at <http://health2k.state.nv.us/BADA/>.
- For persons with HIV/AIDS and their families, please refer to the list of HOPWA service providers in the HOPWA section of this plan.

## **6. Tenant-Based Rental Assistance and HOME Funds**

The City allocates HOME and HPRP funding to provide Tenant-Based Rental Assistance (TBRA) to homeless or new homebuyer households with special needs including the mentally ill and elderly. The City plans to allocate HOPWA funding to service providers to provide tenant-based rental assistance and supportive services for persons with HIV/AIDS and their families. The City plans to continue to allocate HOME funding for affordable rental multi-family housing acquisition, construction, and rehabilitation projects that benefit the elderly, frail elderly, and other special needs populations. The City plans to continue to use HOME funds for housing rehabilitation activities that benefit the elderly, frail elderly, and other special needs populations. The City will continue to fund housing and supportive services projects that will help special needs populations become more self-sufficient.

### **Specific Special Needs Objectives (91.215)**

#### **1. Specific Special Needs Objectives**

Table 40 below lists the housing and supportive services objectives for each special needs category. The special needs categories include elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addicted, and persons with HIV/AIDS and their families. Please also refer to the Non-Homeless Special Needs Housing Table.

**Table 40 - Special Needs Housing and Supportive Services Objectives**

<b>Special Needs Category</b>	<b>Housing</b>	<b>Supportive Services</b>
Elderly and Frail Elderly	68	1,590
Persons with Severe Mental Illness	0	115
Developmentally Disabled	0	115
Physically Disabled	18	156
Alcohol/Other Drug Addicted	31	70
Persons with HIV/AIDS and their Families	4,174	3,464

#### **2. Use of Available Resources for Special Needs**

The City's housing and community development activities and resources for non-homeless special needs populations are included in the housing, homeless, and community development sections. Please refer to the Non-Homeless Special Needs Housing Table in this plan and the Action Plan project worksheets for the proposed special needs programs or projects. Other available resources for special needs include: Shelter Plus Care Program for persons with disabilities, Section 811 Supportive

Housing for Persons with Disabilities, Section 202 Low-Income Elderly Housing, Section 106 Counseling for Homebuyers, Homeowners, and Tenants including elderly and disabled, and the Ryan White Program for persons with HIV/AIDS.

### **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

#### **A. Use of Available Resources for Special Needs**

The City's housing and community development activities and resources for non-homeless special needs populations are included in the housing, homeless, and community development sections. Please refer to the Non-Homeless Special Needs Housing Table in this plan and the Action Plan project worksheets for the proposed special needs programs or projects. Other available resources for special needs include: Shelter Plus Care Program for persons with disabilities, Section 811 Supportive Housing for Persons with Disabilities, Section 202 Low-Income Elderly Housing, Section 106 Counseling for Homebuyers, Homeowners, and Tenants including elderly and disabled, and the Ryan White Program for persons with HIV/AIDS.

#### **HIV/AIDS and HOPWA**

According to the Nevada State Health Division (SNHD) HIV/AIDS reporting system, at the end of 2009 there were 8,881 people known to be living with HIV/AIDS in the Las Vegas TGA, which encompasses Clark County and Nye County, Nevada and Mohave County, Arizona. That same year 245 new cases of HIV were reported, as well as 245 new cases of AIDS.

HOPWA funds leverage other resources, including programs involving housing, health care, and supportive services for persons with HIV/AIDS and their families through the Ryan White program and other Federal, State, local and private sources. The City requires that HOPWA service providers leverage other resources and coordinate their activities with other services providers to avoid duplication of services.

A small number of housing units in Southern Nevada are designated for persons with HIV/AIDS. The majority of housing assistance to persons with HIV/AIDS is provided through rental or mortgage payment subsidies and funded through the HOPWA program. The 2009 SNHD Surveillance Project estimates a housing gap of 47%, and a service needs gap of 39%. Based on this estimate, there are 4,174 persons with HIV/AIDS who are under-housed. The other 4,707 may live with family, friends or partners or in market or subsidized housing.

**Table 41: Housing for Persons with HIV/AIDS**

<b>Facility Type</b>	<b>Number</b>
Transitional/Permanent Existing Units	41
Rental/Housing Assistance (Persons/Year)	255
Living Independently or with Friends (Persons)	4,707
Sheltered Homeless (Persons)	68
Unsheltered Homeless (Persons)	82

Source: City of Las Vegas HOPWA Program, Southern Nevada 2009 Homeless Census and Survey

Some people with HIV/AIDS are in care facilities such as group homes or nursing homes, living in transitional housing or weekly motels, or are homeless. Service providers estimate the percentage of persons with HIV/AIDS living in nursing and group home to be very small, at only 1 to 3 percent. As noted in Table 41, a total of 41 units are available specifically to serve HIV/AIDS clients in Clark County including condominiums, townhouses, and apartments, communal living and single family detached housing units.

The Las Vegas HOPWA grant, administered by the City of Las Vegas, Neighborhood Services Department, encompasses all jurisdictions within Clark County, Nevada. The HIV/AIDS community is also assisted through the other HUD grants administered by the Cities and County in addition to Ryan White. Although not specifically for HIV/AIDS clients, the respective CDBG and ESG grants from each entity funds services that are also accessed by HIV/AIDS clients.

Table 42 below indicates the HOPWA priority needs. The table shows the estimated number of persons with HIV/AIDS with needs, based on current service levels, for each HOPWA activity. The table also shows the priority HOPWA needs for each HOPWA activity. Please also refer to the HOPWA Needs Table that is included in this plan.

#### 1. HOPWA Activities to be Undertaken

The City allocates HOPWA funding to HOPWA service providers located throughout the Las Vegas metropolitan area that provide housing assistance and supportive services to persons with HIV/AIDS and their families. HOPWA service providers may assist clients with HIV/AIDS and their families with the following eligible activities:

- short-term rental, mortgage, and utility assistance
- tenant-based rental assistance
- housing operations
- housing leasing
- permanent housing placement
- resource identification
- housing information
- HIV/AIDS outreach/education
- emergency resource services
- supportive services

**Table 42 – Priority HOPWA Needs**

HOPWA Activity	Estimated Needs	Priority Need
Tenant-Based Rental Assistance	900	High
Short-Term Rent, Mortgage, and Utility Assistance	1,500	High
Facility-Based Programs	4	High
Units in Facilities Supported with Operating Costs	75	High
Units in Facilities Developed with Capital Funds and Placed in Service During the Program Year	8	Medium
Stewardship (developed with HOPWA but no current operation or other costs)	0	Low
Supportive Services	3,464	High
Housing Information Services/Resource Identification	2,400	High
Permanent Housing Placement Services	200	High

The HOPWA activities are designated as high, medium, or low based on whether the activity will be funded, may be funded, or will not be funded. The City plans on funding High Priority HOPWA activities that benefit persons with HIV/AIDS and their families. Medium Priority HOPWA activities may be funded if there is funding available. Low Priority HOPWA activities will not be funded without an amendment to this plan.

## 2. HOPWA Output Goals

Table 43 below indicates the HOPWA Output Goals. The table shows the estimated output goals for each HOPWA activity. The output goals are based on the number of persons with HIV/AIDS and their families that will be served each year. The High Priority HOPWA activities are the only activities included in this table. The need for housing is greater than the funding available. The City will work with the Project Sponsors to develop other housing resources. In 2009, the City was able to provide a HOPWA funded TBRA program, the number below is based on 22 families per year receiving assistance. Please also refer to the HOPWA Needs Table that is included in this plan.

**Table 43 – HOPWA Output Goals**

<b>HOPWA Activity</b>	<b>Output Goal</b>
Tenant-Based Rental Assistance	110
Short-Term Rent, Mortgage, and Utility Assistance	1,275
Facility-Based Programs	4
Units in Facilities Supported with Operating Costs	30
Units in Facilities Developed with Capital Funds and Placed in Service During the Program Year	0
Supportive Services	2,000
Housing Information Services/Resource Identification	1,700
Permanent Housing Placement Services	300

## 1. Housing Facility Projects

For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation). In 2007, one HOPWA housing facility construction project produced eight new housing units for persons with HIV/AIDS. Currently, there are no HOPWA housing construction projects that are funded or underway. One HOPWA service provider is planning on replacing their 8 (2 four-plexes) currently owned housing units within the next four years. These housing units are expected to be demolished because of the I-15 Freeway expansion. The City foreclosed on a HOPWA funded 2 bedroom unit, and is in the process of awarding it to a HOPWA agency.

## 2. Geographic Allocation for HOPWA

Table 44 below indicates the geographic allocation for HOPWA activities. These organizations serve not only the zip codes stated below, but serve the entire Clark County EMSA. The table shows a list of the HOPWA service providers for the Las Vegas metropolitan area and their zip code(s) service areas, HOPWA funding as of March 1, 2010, and whether or not the service provider is faith-based. Two agencies (Nevada Association of Latin Americans and Caminar) that were providing services to this population are no longer doing so. Caminar had 28 units, 12 of which were HUD

202 congregate housing, 8 single cottages, and 7 scattered sites which have reached their HOPWA goal and are being reconveyed. They are in the process of discontinuing their organization in Nevada, and will concentrate on their California parent location. HUD and the City are working together to find a new operator for the 20 units that remain. NALA provided case management and STRMU to a mostly Hispanic segment of this population. The other agencies are absorbing these clients.

**Table 44 – HOPWA Geographic Allocation**

HOPWA Service Provider	Zip Code	HOPWA Funding	Faith-based?
Aid for AIDS of Nevada (AFAN)	89102	\$611,693	No
Golden Rainbow	89109	\$50,000	No
Community Counseling Center	89104	\$102,000	No
Help of Southern Nevada	89104, 89119	\$143,707	No
Nevada Association of Latin Americans (NALA)	89101	\$7,610	No
Women's Development Center	89101, 89104	\$50,000	No

### 3. Barriers to Receiving HOPWA

As the face of HIV/AIDS changes and federal funding sources diminish or implement change, it is crucial that yearly technical assistance/updates be made available to community based organizations in order to plan and execute necessary change without disruption of services to clients.

The extreme temperature in the Las Vegas Valley plays a key factor in waiting for public transportation. Multiple diagnoses became prevalent in the past few years with 75% of the participants, yet the barrier in treatment for these individuals continues in locating qualified providers.

Overall, there has been a 10 to 20% increase in rent in the past few years, the conversion of thousands of apartments into condos, and the elimination of thousands of trailer park spaces is contributing to the lack housing availability in Las Vegas. One major factor to trends in the community is the economic downfall and the challenges to meet the demands for these services. Project Sponsors have stated that they have seen an increase in the number of individuals in need of these services yet there is a significant decrease in the availability of these resources. Limited funds and the recession has greatly affected the Southern Nevada area. Unfortunately, a common coping mechanism for many individuals is an increase in both alcohol and drug consumption. The number of substance abuse clients has increased.

The barriers the Hispanic HIV/AIDS Community most commonly face derive from the fact that more than 50% of the cases are undocumented immigrants, which make them automatically ineligible for many government aid programs, with the only exception of Ryan White. Unfortunately this situation presents no outcome unless the client is eligible to obtain a Permanent Resident Card. Two of the main obstacles in the Hispanic Community that affect the way in which the needs of persons living with HIV/AIDS are being addressed, are ignorance of the available services, and fear of deportation and law enforcement if they request assistance. . These two aspects of the Hispanic culture have a wide range of repercussions that go from preventing individuals to seek testing for HIV, STD's, etc. to getting and continuing treatment when already diagnosed.



## **6. Lead Agency for HOPWA**

The HOPWA program in Las Vegas is administered by the City of Las Vegas Neighborhood Services Department. The HOPWA program is an entitlement grant program based on a renewable funding source pursuant to the number of HIV positive diagnoses as reported to the Center for Disease Control (CDC) by Clark County Health District (CCHD). The HOPWA grant covers Clark County, Nevada. This area is called the “EMSA” – Eligible Metropolitan Statistical Area.

### **a. HOPWA Consultations**

The City consulted with the CCHD, Clark County Social Services (CCSS), and Las Vegas Eligible Metropolitan Area (EMA) Ryan White Title I Planning Council regarding the needs and issues facing persons with HIV/AIDS in the HOPWA EMSA. CCSS administers the Ryan White Title I program for the Las Vegas EMA. City staff has attended Planning Council meetings regarding the Planning Council’s Comprehensive Plan on issues such as housing and supportive services. City staff will continue to attend these meetings and work together with staff from the Planning Council, CCHD, and CCSS.

The Planning Council is dedicated to develop and coordinate an effective and comprehensive plan for healthcare and support services in the Las Vegas EMA to improve the quality and availability of care for individuals with HIV and their families. The EMA served by the Planning Council consists of Clark and Nye Counties in Nevada and Mohave County in Arizona. The Planning Council is an autonomous decision-making group, which engages in a broadly inclusive planning process for HIV services. The CARE Act of 1990 and the CARE Act, as amended, establish the basic roles and responsibilities of the Planning Council.

### **b. HOPWA Monitoring**

For information on HOPWA monitoring, please refer to the Monitoring section on page 26 of this plan. The HOPWA monitoring process is the same as the other Consolidated Plan programs.

## **7. HOPWA Certifications**

This plan includes the certifications relevant to the HOPWA Program.

### **Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

#### **1. Specific HOPWA Objectives**

Table 45 below indicates the specific HOPWA objectives for each HOPWA activity. Information is included on the accomplishment type, goal (annual objective), and funding sources for each HOPWA activity for the five-year period of this plan. The High Priority HOPWA activities are the only activities included in this table. Please also refer to the HOPWA Needs Table and Community Development Needs Table that are included in this plan.

**Table 45 – Specific HOPWA Objectives for 2010-2015**

<b>HOPWA Activity</b>	<b>Accomplishment Type</b>	<b>Goal</b>	<b>Funding Source</b>
31K - Facility-Based Housing - Operations	10 - Housing Units	30	HOPWA, Other
31G - Short-Term Rent, Mortgage, and Utility Payments	01 - People	1,275	HOPWA, Other
31F - Tenant-Based Rental Assistance	01 - People	110	HOPWA, Other
31E - Supportive Services	01 - People	2,000	HOPWA, Other
31I - Housing Information Services	01 - People	1,700	HOPWA, Other
31H - Resource Identification	01 - People	300	HOPWA, Other

**OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.

**1. City of Las Vegas Analysis of Impediments to Fair Housing**

The City developed an updated Analysis of Impediments (AI) to Fair Housing in 2010. The AI study is available in print form at the City of Las Vegas Neighborhood Services Department.

Summary of Las Vegas Impediments to Fair Housing Choice:

- Lack of Awareness about fair housing/reporting violations
- Lack of accessible housing/accessibility
- Discrimination
- Affordable Housing Concentration
- Lack of affordable housing

The state of fair housing in the City of Las Vegas exemplifies many positive aspects:

- In general, the key persons interviewed for this AI said that discrimination is not a major problem in the City, instead the major problem is a lack of affordable housing.
- The distribution of affordable rental and single family housing throughout Clark County tends to be relatively even. Although some areas have a disproportionate share of affordable housing stock, the disparity is not great.
- Survey respondents did not identify major problems with the equality of City services in the City.
- Most people feel that the City has been working hard to mitigate fair housing barriers and is doing a decent job.

**Table 43 - City of Las Vegas Fair Housing Action Plan**

<b>Policy</b>	<b>Objective</b>
Increase citizens' understanding of fair housing laws.	Implement a fair housing campaign targeted at the City's Hispanic or Latino, African American, families and disabled populations. Utilize radio, television, billboards/signage, and newspaper ads.
	Design and distribute fair housing materials to community centers, libraries, and social service providers.
	Maintain a portion of the City's website to fair housing, with a link to HUD's site that can be used to submit a fair housing complaint.
Improve landlords, property managers and Realtors knowledge of fair housing laws.	Implement an aggressive education and training program about fair housing issues for landlords and property managers.
	Provide fair housing regulations and educational material to the Greater Las Vegas Area Realtors Associations (GLVAR).
<b>Policy</b>	<b>Objective</b>
Reduce fair housing impediments for people with disabilities.	Dedicate funding to improve accessibility of the City for persons with disabilities. Specifically, continue to add curb cuts and improve the crosswalk signage in intersections that are often used by persons with disabilities.
	Dedicate funding to provide more accessible housing for persons with disabilities, through home modifications, rehabilitation, and new construction.
	Provide fair housing regulations and educational material to the Southern Nevada Home Builders Association as well as architectural and engineering professional associations to prevent fair housing violations early in the development process.
Work with the Southern Nevada Regional Housing Authority to ensure continued compliance with fair housing.	It is important that the City work with the Southern Nevada Regional Housing Authority to ensure that it is continuing to de-concentrate its public housing units to the extent possible and increase the number of units accessible to persons with disabilities.
Increase the City's role in fair housing.	Respondents to the fair housing survey suggested a stronger role for the city in mitigating fair housing. Although the San Francisco office of HUD receives and investigates fair housing complaints brought by Las Vegas residents, enforcement of Fair Housing Law is often more powerful and effective at the local level.
	Consider exploring the possibility of a joint agreement with other local government entities to support a local fair housing office including the hiring of a fair housing service provider using a portion of each entities federal entitlement grant funds.

	Maintain a portion of the city's website to fair housing, with a link to HUD's site that can be used to submit a fair housing complaint.
Better understand predatory lending problems and take actions to mitigate such activities if warranted.	The mail survey did not reveal that predatory lending activities were a major problem; however, interviews suggested that predatory lending is a growing concern in the City. The City should study the issue in more depth and determine if predatory lending is a significant problem.
Continue working with regional planning efforts to ensure an equitable distribution of affordable housing throughout the Greater Las Vegas Valley and improve regional public transit systems. Also, encourage the Southern Nevada Regional Planning Commission to put affordable housing and fair housing on their agenda.	

*BACK OF PAGE INTENTIONALLY BLANK*