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RE: Justification Letter - 522 W. Washington Avenue

The applicant, Youth with a Mission (YWAM), is in the process of purchasing the existing Economic Opportunity Board (EOB) building at 522 W. Washington Avenue which is located in a C-V zone. YWAM is an international religious organization that provides missionary training and social services worldwide (see <http://ywam.org> and <http://www.ywamlasvegas.org>). The City of Las Vegas has provided a grant to YWAM for 44% of the current fair market value of the property based upon a current appraisal of the property of \$481,800 towards the purchase of the building. YWAM will designate 4,676 square feet of space in the south portion of the building to provide services to low/middle income (LMI) citizens in order to meet the required HUD National Objective and said 4,676 square feet of space within the building and the services provided therein shall be the Project or Program applicable to the terms of grant.

Low/middle income (LMI) facilities: the offices and classrooms in the southeast portion of the building total 2,476 square feet. The classrooms will be used to teach English as a Second Language (ESL), computer classes, teach basic home makeover programs, and parenting classes. We will also house a free pediatric medical clinic. The offices will be used to oversee a low-income food distribution service, provide space for kids to do homework after school, store dry food goods and other resources such as school supplies. This area will also serve as a welcome lobby and waiting room for potential LMI clients, with resources and reading material available. In addition, LMI clients can receive information and resources that are available through this center. There is also a 2,200 square foot multi-purpose room. The total area devoted to social services is 4,676 square feet. These uses require a Special Use Permit for a social services provider.

The Northeast and Northwest wings of the building and the corner conference room in the Southeast wing total 5,448 square feet. This area of the building was not purchased with HUD funds, but rather by Youth With A Mission. YWAM Las Vegas will have various monastery-type uses for this whole space, but the Northeast and Northwest wings will particularly be used to house small religious meetings and offices to determine, plan and undertake religious and community activities. YWAM will use this space to run the University of the Nations missionary training college courses for their staff, students and teams of students that visit YWAM Las Vegas throughout the year. This area will also be used to accommodate up to 48 people (four per room) in the 12 dorm rooms within the facility. These people will comprise some long and short-term staff; students; short-term teams doing community service projects in the neighborhood and other visitors. The proposed use is best defined as a monastery type of use. This use is a permitted use by right in the C-V zoning district. This area of the building was previously used for a live-in drug rehabilitation program.

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Parking for the facility is existing. Seventeen (17) existing parking spaces are provided on-site. The C-V zoning district does not have strictly enforced parking standards. As we understand, the expectation is for 1 parking space per 3 beds in the monastery portion of the building and 1 space per 300 square feet for the social services area. This would require 32 parking spaces, however there is no room on the property for additional parking spaces to be added. Parking will not be a problem since services are provided on an appointment basis only and limited as to the number of LMI clients on-site at any one time including food distribution, classes, and the pediatric clinic. In addition, bus stops are located at Washington and D Street and Washington and H Street, all within easy walking distance, which many clients will utilize. Also, in regard to the monastery function, many of the staff and 90% of the students do not have their own means of transportation and will rely on public transportation and on two 15-seat vans that are provided on-site for students and staff.

As mentioned earlier, social services are applicant-based and provided by appointment only including the pediatric clinic and food distribution. There will be no free food offered on a first-come, first-served basis thus there will be no lines forming outside of the building. The typical ESL (English as a Second Language) classes will be held twice a week in the morning from 9:00 a.m. to 11:00 a.m. and two nights a week from 7:00 p.m. to 9:00 p.m. with a maximum of 20 students per class. After school homework assistance/dinner for students is also applicant based and runs four times a week from 4:00 p.m. to 7:00 p.m. with a maximum of 20 students per class. The resource center will be open during these hours (9:00 a.m. to 9:00 p.m.).

YWAM is providing social services that are needed by the community and will be an asset to the neighborhood and the City of Las Vegas.

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John Vornsand, AICP

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