**BILL NO. 2001-57**

**ORDINANCE NO.** 5338

AN ORDINANCE TO ADOPT THE HOUSING ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Adopts the Housing Element of the Las Vegas 2020 Master Plan.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The documents that are attached to this Ordinance are hereby adopted as a part of the Las Vegas 2020 Master Plan and are incorporated therein by this reference. The attached documents shall function as the Housing Element of the Las Vegas 2020 Master Plan and shall replace and supersede any corresponding element of the City's General Plan adopted in 1992 by Ordinance No. 3636 and amended thereafter.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,

...

...

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013677

sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 18th day of July, 2001.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

_____ 6-7-2001
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the 20th[st] day of June, 2001, and referred to the following committee composed of Councilmembers Weekly and L. B. McDonald for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of July, 2001, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, L.B. McDonald and Weekly

VOTING "NAY": None

ABSENT: Councilman Mack

APPROVED:

OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

Final Draft
for Adoption

# HOUSING ELEMENT

LAS VEGAS 2020
MASTER PLAN


executive summary

purpose

background

conformance

implementation

reurbanization

neighborhood revitalization

newly developing areas


Approved by
Planning Commission 4-26-01

# ACKN WLE GMENTS

The Planning and Development Department gratefully acknowledges the assistance and cooperation of the Neighborhood Services Department in the preparation and review of this document in addition to the work performed by Neighborhood Services in coordinating input from the HUD Consolidated Plan, as prepared by Neighborhood Services, into this Housing Element.

Once again, the involvement of the members of the Las Vegas 2020 Master Plan Steering Committee is recognized and appreciated by the City of Las Vegas. The City also thanks the many other agencies, City departments and individuals for their range of contributions to this Housing Element.

# CITY OF LAS VEGAS HOUSING ELEMENT
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4-26-01

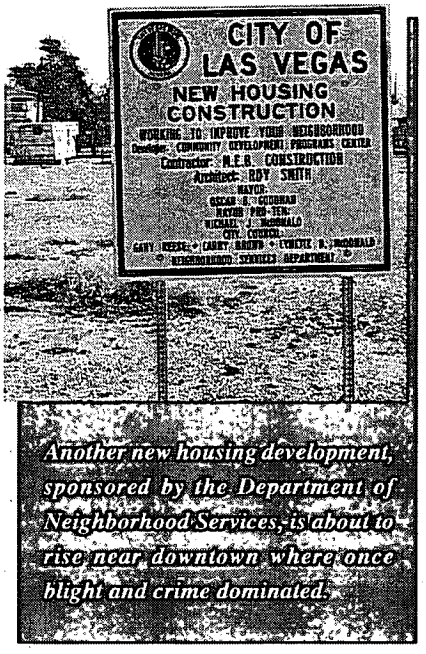
# EXECUTIVE S' 'MMARY

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, through the HUD Consolidated Plan (which is considered part of the Housing Element), the City is in compliance with State statute, as related to housing; and
- 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.




*Another new housing development, sponsored by the Department of Neighborhood Services, is about to rise near downtown where once blight and crime dominated.*

One of the main methods of the City for developing and implementing housing-related goals and objectives has been the HUD Consolidated Plan (HCP). The HCP is developed through a Consortium comprised of Clark County and the cities of Las Vegas, North Las Vegas, Mesquite and Boulder City. The HCP identifies a series of community development and affordable housing activities over a five year planning horizon. The HCP provides a very detailed analysis of the current housing situation within the city, which addresses most of the eight state-mandated content requirements, as listed in the Nevada Revised Statutes. The following is a brief summation of how the HCP and the other components of the Housing Element address these requirements:

- *Inventory of Housing Conditions* - The HCP reports 6.9 percent of housing units within the city are substandard. Given the housing boom that has occurred since 1990 (the year in which the data in the HCP is based), and the fact that virtually all of this housing is code-compliant, it is anticipated that the actual percentage of inadequate units (in year 2000) will be somewhat lower than seven percent.

- *Inventory of Affordable Housing* - In addition to the approximately 7,300 special needs/assisted living units available within the city, over 77 percent of all single family units sold within the last three years were affordable, as defined in the NRS. There appears to be a shortage of single-family homes being sold to those house-

holds who are classified as "very low-income"; however, multi-family ownership opportunities (i.e. condominiums and townhouses) can help to bridge this gap.

- *Demographic Characteristics of the Community* - Rapid population growth throughout the 1990's has fueled an unprecedented demand for housing in the Las Vegas Valley. Most housing in the city is single detached units, with a trend to a greater proportion of non-family households. The Population Element of the Las Vegas 2020 Master Plan describes demographic trends and issues in greater detail.

- *Current and Prospective Need for Affordable Housing in Las Vegas* - The HCP has identified housing needs within the Consortium area, but it does not identify housing needs specific to Las Vegas. The reason for this is that the data for all Las Vegas Valley (Valley) jurisdictions was significantly similar. Additionally, a regional approach helps to identify affordable housing as a regional issue and, therefore, helps to avoid the concentration of this type of housing in any one area or jurisdiction.

- *Impediments to Development of Affordable Housing* - The HCP has identified 12 barriers to affordable housing, including development standards and zoning, permit fees, and citizen review.

- *Analysis of Characteristics of Land Most Suitable for Affordable Housing* - The Las Vegas 2020 Master Plan contains broad policies which support the creation of mixed-use urban villages at selected major intersections throughout the city, in the Northwest Town Center, and in the Downtown area. These areas would be suitable for the creation of mixed income/mixed housing type residential environments.

- *Analysis of the Needs and Appropriate Methods for Creating Affordable Units through Development or Rehabilitation* - The HCP includes a five-year strategic plan for the city that includes plans for the rehabilitation of 550 rental units and 115 units for persons with special needs, and the provision of a down-payment assistance program to allow for homeownership opportunities. The Las Vegas Housing Authority will administer approximately 1,500 Section 8 housing vouchers.

- *Plan for Maintaining and Developing Affordable Housing* - Each year, an HCP Action Plan is developed that identifies goals and projects for the upcoming year. The Year 2000 Action Plan has identified projects that will impact 446 affordable housing units, including 305 affordable housing units as well as down payment assistance to 75 households and funding for 66 mobile home pads.

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 800,000 residents. This Master Plan also establishes a number of specific policies for housing this projected population in a series of distinct, sustainable districts: a Reurbanization area, a Neighborhood Revitalization area, and a Newly Developing area:

- *Reurbanization*

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 Reurbanization 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 environment is encouraged, 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 walkable and sustainable neighborhoods, particularly in the areas of the city that are expected to see high volumes of growth. 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 on-going 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.

*Habitat For Humanity affordable home being infilled in West Las Vegas, 1999.*

# 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 Master Plan, will reiterate the importance of on-going 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 begin the implementation of 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 760,000 to 800,000 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 should continue to be the favored housing choice (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.

The established vision, integrated with these assumptions, leads to three distinct policy sets: Reurbanization, 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 (Reurbanization);
- Preserve or upgrade existing 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 out 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% 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 0 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 rapid pace of urbanization, changing demographics, and rising 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 on-going City efforts, primarily through the work of the Neighborhood Services Department, as they relate to housing, and to not duplicate or contradict these efforts. One of the major functions of the Neighborhood Services Department is the development and implementation of the HUD Consolidated 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 HUD Consolidated Plan.

# 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 non-permanent tent structures, to a city of 188,000 housing units of all types, accommodating an equally diverse population. The Las Vegas of today is the 37th largest city in the United States, with a population of 483,448 (for year 2000) persons. 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 generally employed in a service-related industry (45 percent of the entire workforce is employed within this classification) or the construction industry (which has seen its share increase to 10 percent of the workforce). He/she has seen the Median Family Income (MFI) increase 15 percent since 1994 to $48,900 in 1999. The median cost for a single-family dwelling also increased approximately 15 percent to $132,894, and the average apartment rent increased 17 percent to $686 per month. The housing of choice for city residents continues to focus on single-family detached homes, representing 56 percent of all housing units within the city.

In many instances, 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 deteriorating (the "Reurbanization" 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").

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 Reurbanization and Neighborhood Revitalization districts of the city. As an example, the 1990 Census concluded that within the Meadows Village neighborhood (the area immediately west of the Stratosphere Tower and within the Reurbanization district), 26.1 percent of its housing units are considered overcrowded (contain greater than one person per room) . This contrasts strongly with a citywide 7.9 percent of all units. This same neighborhood has 3.7 percent of its housing units lacking complete plumbing facilities, whereas overall within the city, .4 percent are inadequate in this respect. It is important to note that overall, Las Vegas is different than most other cities in the United States, particularly in terms of the age of its housing stock. As a result of the on-going housing construction explosion, 39 percent of all housing units within the city have been constructed since 1990, and 66 percent have been constructed since 1980. 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 506, as described under the "State Housing Policy" section of this Element. Much, if not all, of NRS requirements are addressed in the Housing and Community Development Consolidated Plan 2000 - 2004 (referred to as the HUD Consolidated Plan or HCP). The HCP was completed by the City's Neighborhood Services Department in conjunction with the HCP Consortium. NRS requirements, the HCP and the HCP Consortium 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 for the goals, objectives and policies contained in the Las Vegas Master Plan 2020. 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). HUD recently combined four housing and neighborhood development programs into one application process.

Clark County and the cities of Las Vegas, North Las Vegas, Mesquite and Boulder City formed the HCP Consortium in 1995 to respond to HUD's requirements for completion of the Consolidated Plan and to establish a unified vision for community development. Under this collaborative process, the Consortium produced the aforementioned HCP. The HCP was developed in consultation with housing authorities, residents, community development agencies and housing agencies through community meetings, workshops, focus groups, and individual meetings. The HCP 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 HCP Consortium 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

In 1995 the Nevada State Legislature passed into law Assembly Bill 506, mandating that any city or county over 100,000 in population include a housing plan as a portion of its adopted master plan. The housing plan must include the following:

- An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing;
- An inventory of affordable housing in the community;
- An analysis of the demographic characteristics of the community;
- A determination of the present and prospective need for affordable housing in the community;
- An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments;
- An analysis of the characteristics of the land that is the most appropriate for the construction of affordable housing;
- 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; and
- A plan for maintaining and developing affordable housing to meet the housing needs of the community.

Many of the required conditions have been adequately addressed in the HCP by the City's Neighborhood Services Department in conjunction with the HCP Consortium. The HCP became official housing policy for the city in May 2000 when it was adopted by the City Council. Rather than replicate the work that has already been completed, a summary of the Consortium's HCP is included as

Appendix A, and the city portion of the HCP Strategic Plan is included as Appendix B. 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* | 8.6 | 10.0 | 39.7 |
| Percent Built Since 1980* | 67.6 | 63.5 | 25.4 |
| Percent Inadequate** | 2.9 | 10.6 | 7.0 |
| Percent Overcrowded, HH<80% MFI*** | 3.1 | 11.8 | |
| Percent Cost-Burdened, HH<95% MFI*** | 53.5 | 61.6 | |

**As of 10/00, Las Vegas estimated figures using Clark County Assessor's data.*
*** HCP Tables 20 and 21 (based on CHAS 1994 – 1998).*
**** HCP, Tables 13, 14 and 15 (based on CHAS 1994 – 1998).*
*****U.S. data are for all households, based on 1997 American Housing Survey.*

Much of the data that was used to determine housing conditions was obtained from the U.S. Census. The most recent census data are from 1990; although the 1990 data are outdated in many respects, in terms of housing adequacy, the data may be reliable. 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 1990 can be assumed adequate. In fact, all units built since the building codes were adopted in 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.

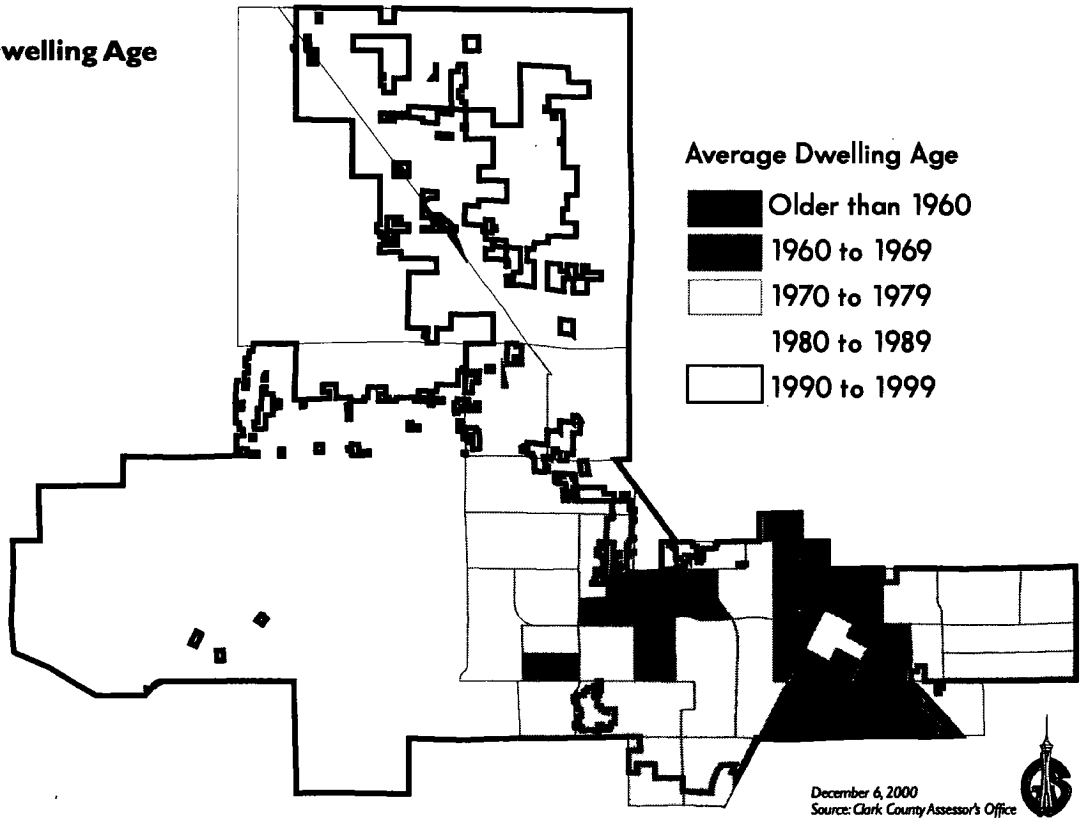
However, the Building and Safety Department has been enforcing the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and the Uniform Housing Code, since these codes were adopted by the City

back in the 1950's and some as early as 1945. Over 95% of all dwelling units in Las Vegas have been constructed since 1955. In addition, the Department of Neighborhood Services, with its Rapid Response Team and Housing Division, has identified a number of dilapidated structures, condemned them, and either rehabilitated or demolished them.

Therefore, one can assume that the majority of residential dwelling units built since the 1950's meet acceptable standards. In fact, there may be even fewer inadequate units in the city today than what was reported in the 1990 Census because of the efforts of the Building and Safety Department and the Neighborhood Services Department. According to the HCP, nearly 7% of all dwelling units in the city are inadequate. The estimate of inadequate units in the HCP was taken from the Comprehensive Housing Affordability Strategy (CHAS), which mostly reported data from the 1990 Census. It can be assumed that the relative percentage of inadequate units to good quality units is even lower today than in 1990, 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 1).

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 has

**Map 1**
**Average Dwelling Age**



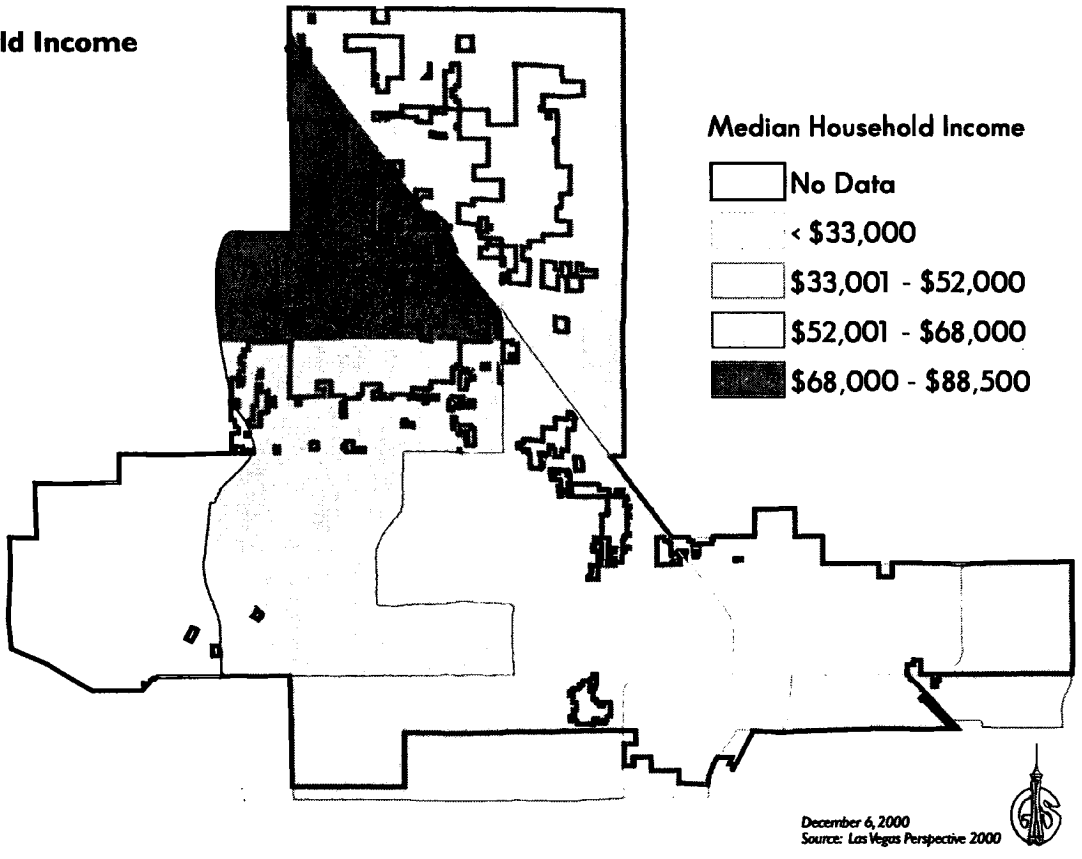
not budgeted the money necessary to conduct a housing conditions survey.

The "overcrowded" and "cost-burdened" numbers reported in Table 1 are for renter-occupied and owner-occupied households equal to or less than 80 and 95 percent of MFI, respectively, whereas the "inadequate" data are for all households in the city. Renter households are more than three times likelier to be overcrowded and inadequate than their owner occupied counterparts. According to the HCP, cost-burdened renter households outnumber owner-occupied households. Nearly 62 percent of renter households earning 95 percent of MFI or less were paying more than 30 percent of their income on housing, compared to 53 percent of owner occupied households in the same category. Map 2 illustrates MFI ranges across the city.

## INVENTORY OF AFFORDABLE HOUSING

The HCP documents over 880 "Special Needs" units (elderly, physically disabled, mentally ill, persons with HIV/AIDS) in the city. The city also has 5,471 units available under various assisted living programs, managed by the Las Vegas Housing Authority. In addition, the city has over 900 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**



NRS278.0105 defines affordable housing as anything affordable to a family making less than or equal to 110 percent of the median family income. In 1999, MFI for a family of four in Las Vegas was placed at $48,900 per year in the HCP. Using an interest rate of 8% and a 30% cost burden, this income would support a monthly payment (principal and interest) of $1,222.50 per month and be sufficient to purchase a home valued at $166,606. An income at 110 percent of MFI would purchase a house valued at $183,267. Over 77 percent of all single-family dwelling units sold in the City the last three years 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 shows the distribution of home sales over the last three years in Las Vegas.

Table 2 shows percentage of households by income category as reported in the HCP. If we assume the percentages have remained constant over time, we can compare household income to inventory of homes affordable (based on current selling price) at various income levels. For example, at a 7.0% interest rate, the maximum affordable housing cost for a family making less than 50 percent of MFI is $67,628. According to the HCP, 21.1 percent of all households fall in the less than or equal to 50 percent of the MFI category. Using sales data reported by the Clark County Assessor's Office, only 1.2 percent of 27,543 single-family homes sold since January 1, 1998 sold for less than $67,628.[1] Even at a favorably low interest rate (7.0%), there is a severe shortage of single-family homes being sold at a price affordable to households making less than 50 percent of MFI.

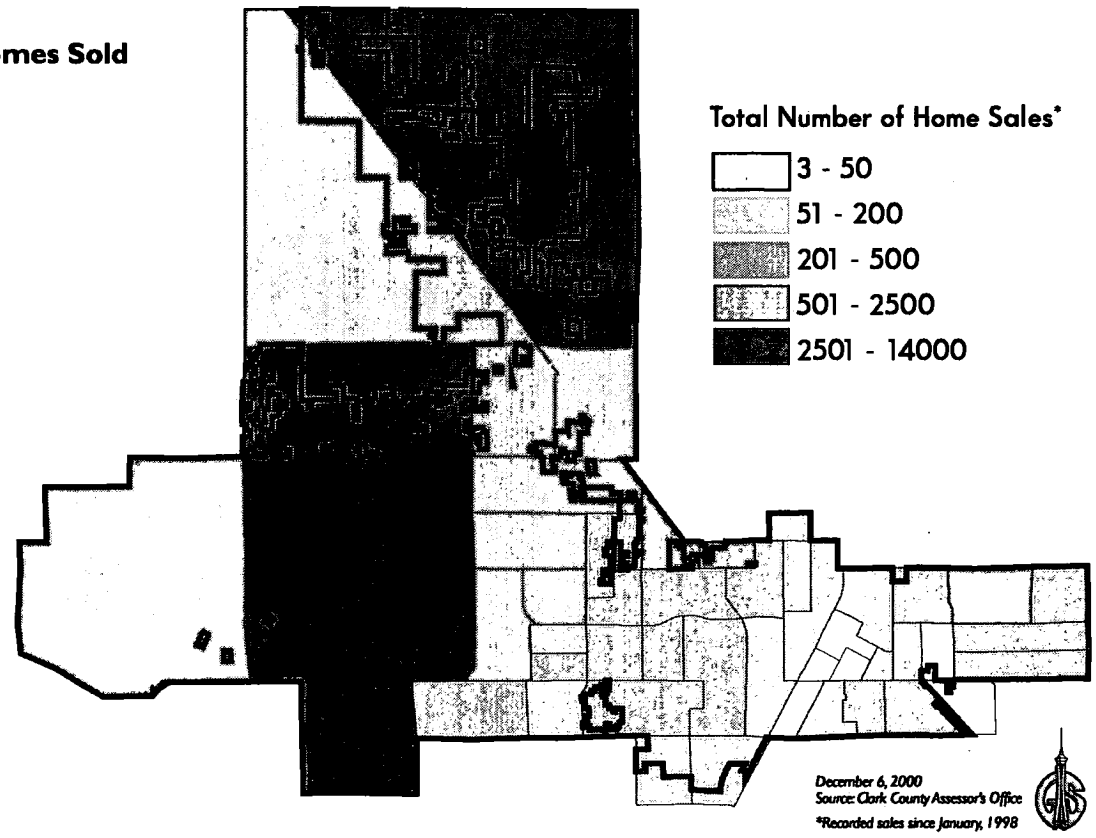
*[1] Number of sales reflects only those sales coded Sales Type "R" in the Clark County Assessor's records. Type "R" transaction indicates sales price is the most accurate reflection of true market value according to the Clark County Assessor's Office and the Clark County Recorder's Office.*

***Table 2***
***Maximum Affordable Housing Costs, Percent of Households and Percent of Single Family Dwelling Units****

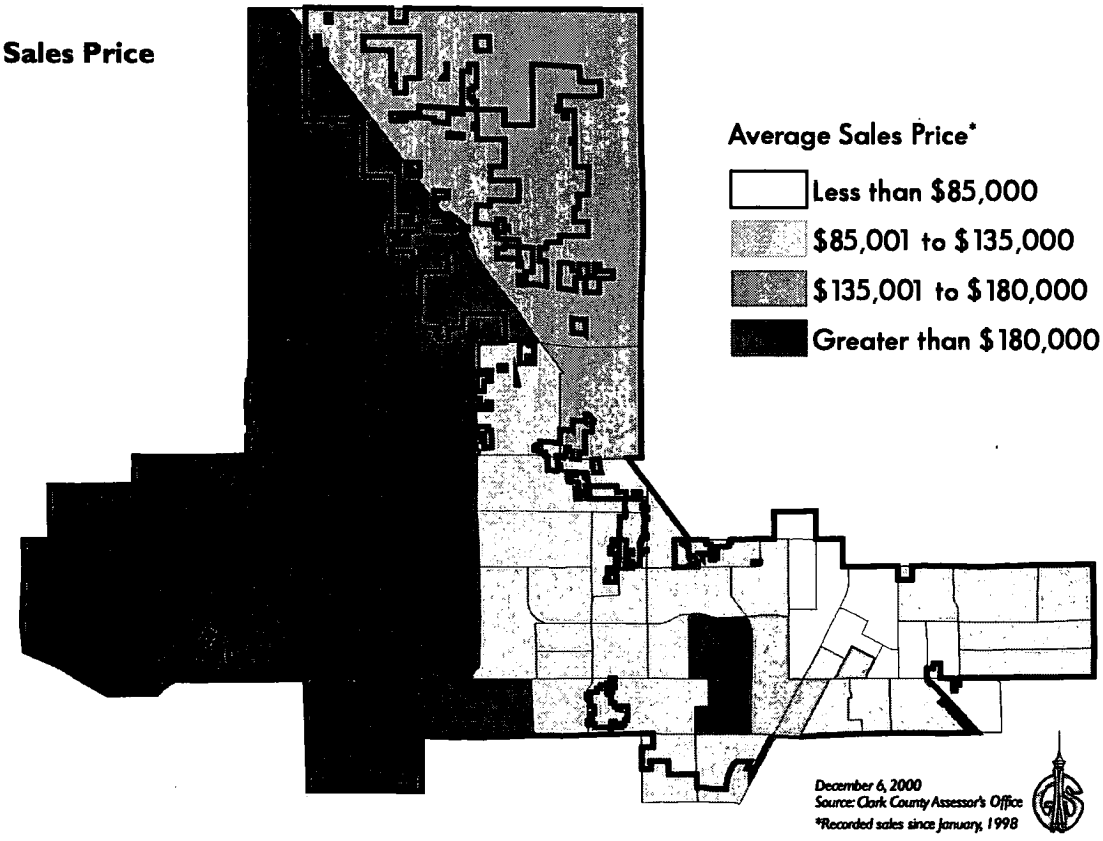
| | 7.0% Interest | 7.5% Interest | 8.0% Interest | 8.75% Interest | 9.0% Interest |
|---|---|---|---|---|---|
| **Very Low Income (50% or less MFI**)** | | | | | |
| Maximum Affordable Housing Cost | $67,628 | $65,231 | $62,958 | $59,767 | $58,759 |
| Percent Households Very Low Income*** | 21.1 | 21.1 | 21.1 | 21.1 | 21.1 |
| % SF Sold Since 1/98 | 1.2 | 1.1 | 0.8 | 0.07 | 0.06 |
| % All Sold since 1/98 | 2.7 | 2.4 | 1.9 | 1.4 | 1.3 |
| **Low Income (51% to 80% MFI**)** | | | | | |
| Maximum Affordable Housing Cost | $67,628-$108,152 | $65,231-$104,319 | $62,958-$100,684 | $59,767-$95,581 | $58,759-$93,968 |
| Percent Households Low Income*** | 17.1 | 17.1 | 17.1 | 17.1 | 17.1 |
| % SF Sold Since 1/98 | 17.4 | 14.4 | 12.5 | 9.2 | 7.9 |
| % All Sold since 1/98 | 22.6 | 19.3 | 17.3 | 13.6 | 12.1 |
| **Middle Income (81% - 95% MFI**)** | | | | | |
| Maximum Affordable Housing Cost | $108,152-$121,052 | $104,319-$116,762 | $100,684-$112,693 | $95,581-$106,982 | $93,968-$105,177 |
| Percent Households Middle Income*** | 8.8 | 8.8 | 8.8 | 8.8 | 8.8 |
| % SF Sold Since 1/98 | 13.5 | 11.2 | 9.3 | 7.6 | 8.0 |
| % All Sold since 1/98 | 13.3 | 11.6 | 10.2 | 9.1 | 9.5 |

**Percentage of households by income category taken from HCP 200-2004, home sales information taken from Clark County Assessor's Office.*
***Median Family Income (MFI) equals $48,900, housing costs at 30% cost burden.*
****HCP, Figure 15, page 39.*

## Map 3
## Total Homes Sold



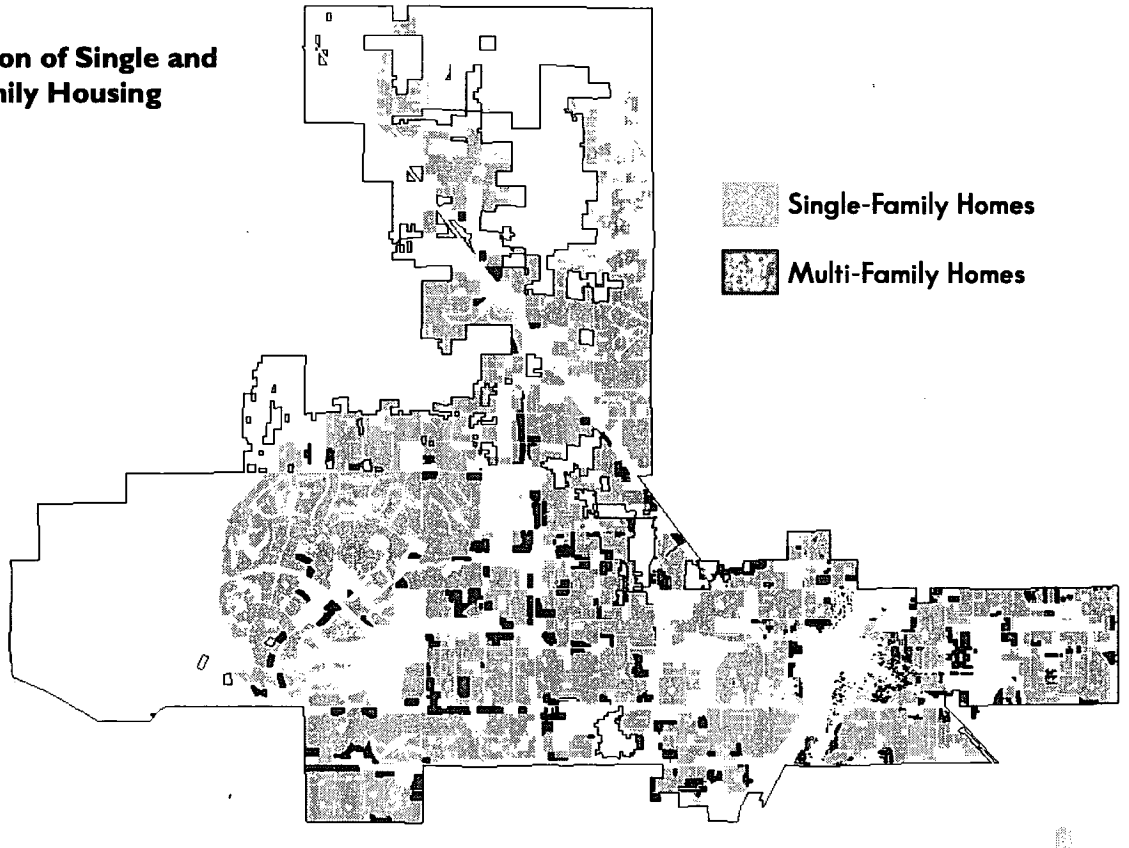

## Map 4
## Average Sales Price



There are many reasons for the discrepancy between the number of homes sold and number of households in the very low-income category, including: difficulty saving for the down payment, credit history, limited units available for sale and very few new units coming online. These issues are addressed in the HCP Strategic Plan.

Even factoring in other home ownership options, such as condominiums and town homes, makes very little difference for households in the very low-income category. For example, of the more than 4,832 condominiums and town home sales since January 1, 1998 used for this study, the average selling price was $105,563 (Map 4). Adding condominiums and town homes to single-family homes sold brings the percentage of homes sold for under $67,628 from 1.2 to only 2.7 percent, compared to 21.1 percent of households in the very low-income category. Factoring in condominiums and town homes only increases the percentage of homes that sold for under $62,958 (the maximum affordable to very low income households at an 8.0% interest rate), from 0.07 percent to 1.4 percent. While multi-family homeownership options offer little additional choice for the very low-income households, they can help bridge the gap for low-income households (Map 5). Since multi-family units tend to have fewer rooms, a mismatch between household size and dwelling unit size potentially exists.

**Map 5**
**Distribution of Single and Multi-Family Housing**



## DEMOGRAPHIC CHARACTERISTICS OF THE COMMUNITY

The city of Las Vegas has a history of rapid population growth, fueled by migration. The city's population increased by more than 93,000 in the 1980s and added another 225,000 since 1990 for an increase of 87% during the decade. According to the U.S. Census Bureau, the city's numeric population change is second highest in the nation among all cities, second only to Phoenix, and its percentage increase was sixth highest among cities with over 100,000 people. In fact, Las Vegas climbed the ranks of large cities in the U.S., growing from 63rd largest in 1990 to 37th by 1999.

The result of all this growth is an ever increasing demand for housing. As of July 1st, 2000, Las Vegas had 192,679 housing units. There were 72,834 more housing units in the city than in 1991, for an over-all increase of 60.1 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. In 1991, for example, the mix of single-family to mutli-family units was 51 percent to 46 percent, respectively (the remaining 3 percent are mobile homes). Although the mix of dwelling units by type is shifting toward single-family, the number of renter households increased from 44% of all households in 1970 to 52% in 1990.

Perhaps the shift in homeownership rates in Las Vegas can partly be explained by the changing composition of households. The number of non-family households increased from 27% of all households in 1970 to 34% in 1990. At the same time, the city saw a decrease in married couple households, from 63% of total households in 1970 to 49% by 1990. Other factors influencing homeownership rates are household income and housing costs. According to the Las Vegas Perspective, the median family income increased by 15% between 1995 and 2000, while median sales price for all residential units increased by 10% during the same time period. The cost of the housing index for Las Vegas has remained steady over the last five years at approximately 105, where 100 is the U.S. average.

For a more detailed treatment of demographic trends in the city, please see the Master Plan 2020 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 Table 2, the supply of affordable units is adequate at all income levels except households with very low income (less than 50% of median family income). Housing needs of moderate, low and very low-income households are best addressed

by the HCP Consortium. Housing affordability and neighborhood quality for all households is addressed later in this housing element through implementation strategies of the goals, objectives and policies in the Las Vegas 2020 Master Plan.

The HCP Consortium determined general priorities that are listed in the Strategic Plan section of the HCP. Not surprisingly, it identifies high priority needs as those addressing extremely low-income households, extremely low-income existing owner households, persons with special needs and first-time homebuyers. Medium priority needs address moderate-income renter households and moderate-income existing owner households.

While the HCP identifies housing needs within the Consortium area, it falls short of identifying the specific needs of each member jurisdiction. Meeting the affordable housing needs on a regional basis avoids the problem of concentrating affordable housing in one area. A regional solution also has the benefit of coordinating the timing, location and delivery of housing to meet the needs of the populations being served.

## IMPEDIMENTS TO DEVELOPMENT OF AFFORDABLE HOUSING

The HCP identifies 12 barriers to affordable housing within the HCP Consortium (see Appendix B). Some of the barriers identified, including permit processing fees, plans review time, development standards and zoning, citizen review and community support, can be addressed by each member entity. Others will require state or federal cooperation to overcome.

## 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 48,917 acres of land for residential purposes. 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 110 percent of MFI will continue to be dispersed throughout the city. Additionally, new dwelling units affordable to households making much less than 110 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.

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

The HCP provides a detailed Strategic Plan for addressing the affordable housing needs based on cost burden and/or over-crowded conditions for extremely low-income, low-income and moderate-income renter and owner-occupied households. The Plan includes building or rehabilitating nearly 1,615 renter units, including mixed-income complexes, scattered sites, or existing developments. It also includes over 1,500 Section 8 vouchers for rental housing provided by the Las Vegas Housing Authority. This Strategic Plan creates opportunities for homeownership through the development or rehabilitation of nearly 425 owner-occupied units, along with down-payment assistance for qualified households, over the five-year HCP horizon.

The HCP Strategic Plan was developed in coordination with a number of entities in Clark County and was endorsed and adopted by the Las Vegas City Council. Therefore, it is included in this Housing Plan as Appendix B, to provide a logical link between the Master Plan 2020 Housing Element and the implementation of the adopted HCP by the City and its partners.

## A PLAN FOR MAINTAINING AND DEVELOPING AFFORDABLE HOUSING

The HCP 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, along with HCP Consortium member entities, prepares such an Action Plan. The Action Plan allocates funds to specific projects that implement the objectives in the HCP. For example, Action Plan 2000 allocated nearly $8,000,000 to a number of projects, including: 215 senior rentals, 27 mixed-income units, 66 mobile home pads, 20 emergency mobile home repairs, 25 owner-occupied rehabilitations and 82 town homes (which includes down payment assistance to 72 qualified home buyers and construction of 10 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 HCP Strategic Plan.

# INTR ( UCTI N T THE IMPLEMENTATION STRATEGIES

The Las Vegas 2020 Master Plan was adopted by City Council on September 6, 2000. This Plan was the first phase of a two-phase project. Phase I provides a set of broad goals, objectives and policies designed to guide the City in the preparation of more detailed elements, such as this Housing Element, in Phase II.

The Las Vegas 2020 Master Plan (Phase I document) contains certain geographically specific sets of goals, objectives and policies. These sets include Reurbanization, 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.

The goals, objectives and policies of each of these three sets are restated in the following sections of this Housing Element. After each policy, there is discussion of the basis or intent of the policy with actions listed that will implement the policy statements as related to housing.

*Shown from left to right, Mayor Pro-Tem Reese, Mayor Goodman and Councilman Weekly dedicating the Parkway apartments after extensive renovation, 2000.*

# REURBANIZATION

*Existing 1940's downtown single family home.*

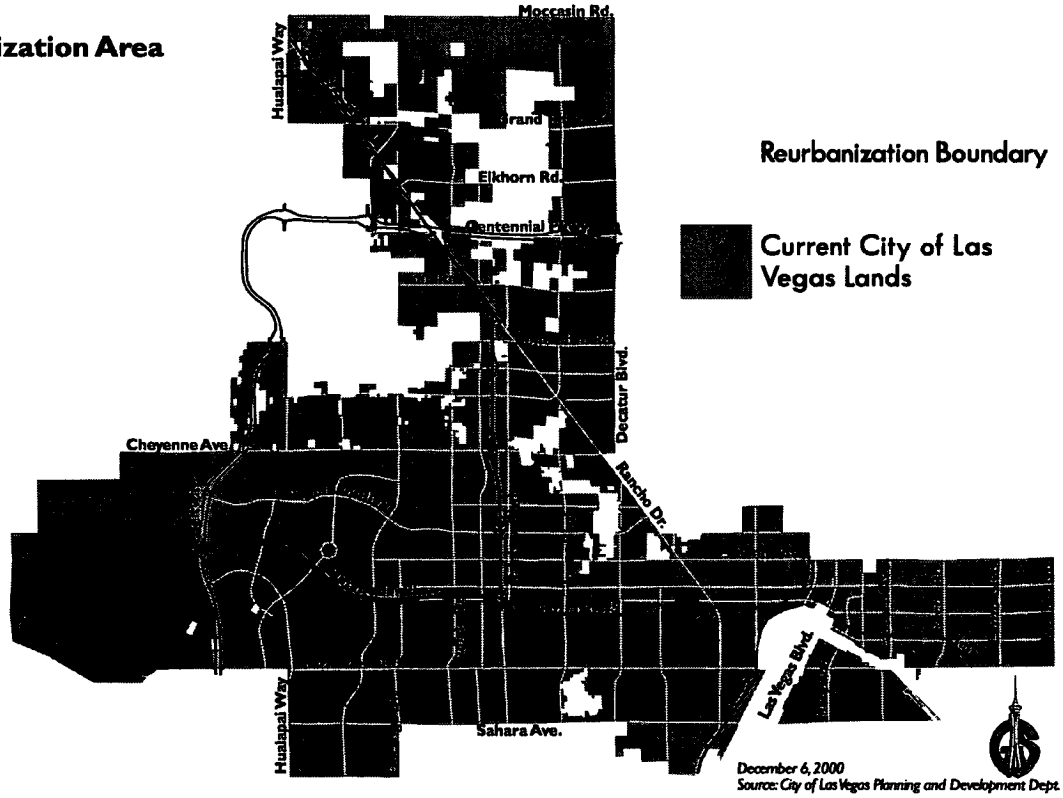
## INTRODUCTION

Simply put, Reurbanization 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 Downtown to become a cultural and economic center for the entire community. Map 6 below illustrates the boundaries of the area affected by Reurbanization policies.

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.

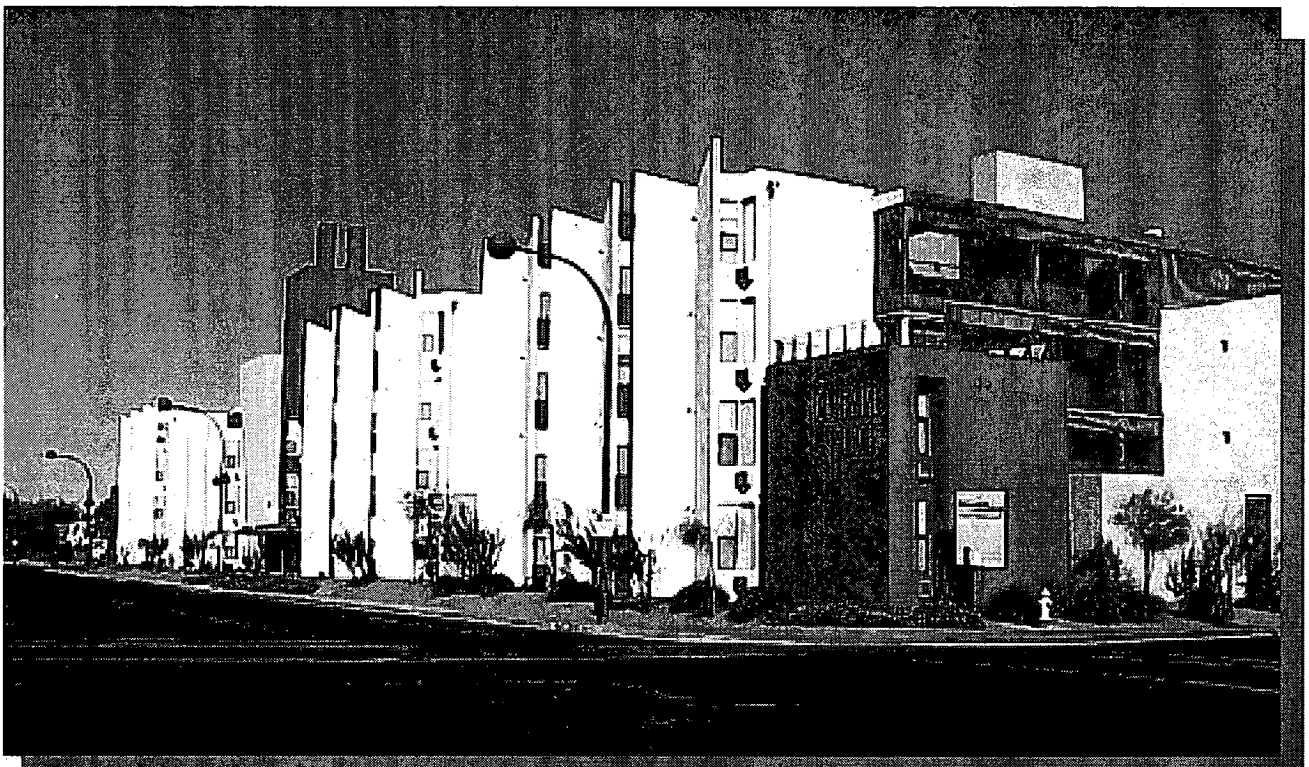
As part of the Las Vegas 2020 Master Plan modeling work and through the approval of the Downtown Centennial Plan, the City has identified the potential of some 5,000 residential units being

**Map 6**
**Reurbanization Area**



built over the next 10 years within Downtown Las Vegas. 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.



*Campaige Place, built by the Tom Hom Group, L.L.C., utilizing state bonds administered by the city's D.N.S., was dedicated early in 2000. It provides 319 single room occupancy apartments for the working poor and retirees seeking an urban lifestyle.*

# IMPLEMENTATION STRATEGY

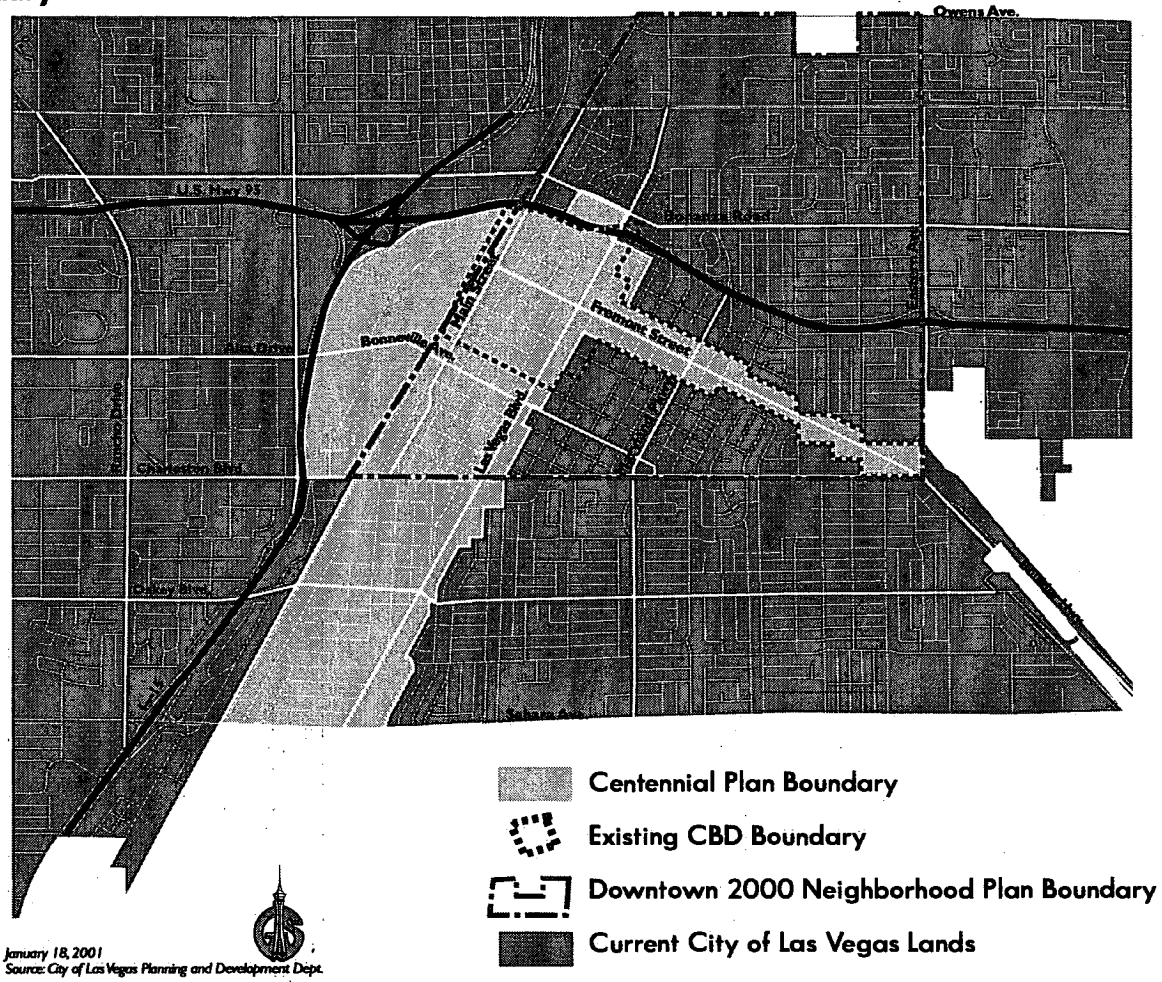
The following goals, objectives and policies are identified in the adopted City of Las Vegas 2020 Master Plan, regarding the reurbanization area. Those goals, objectives and policies that particularly pertain to housing development opportunities are extracted from that overarching policy document and incorporated herein. A series of actions that the City can take to achieve each policy are delineated below each policy statement.

REURBANIZATION GOAL: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.1: To develop a significant housing component within the Downtown area, which will act as a catalyst for the establishment of a range of retail and service commercial uses to serve Downtown residents.

POLICY 1.1.1: That a series of Districts with distinctive edges and themes be established. Examples of such emerging themes that should be encouraged are an Arts District, the Downtown South District, the Northern Strip District and the Office Core District.

**Map 7**
**Downtown Centennial**
**Plan Boundary**




January 18, 2001
Source: City of Las Vegas Planning and Development Dept.

POLICY 1.1.2: That each of these Districts (with the exception of the Office Core and areas reserved for gaming functions) should have a residential component.

DISCUSSION: For the purposes of the Downtown Centennial Plan (Map 7), Downtown Las Vegas has been divided into seven 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 seven 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. Impediments to easy Downtown development include the original small parcel sizes and highly inflated land values caused by proximity to established casino / hotels.

*ACTION 1.1.1.a: To address the difficult issues of small parcel 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 1.1.1.b: The City shall establish a revolving fund coupled with a land banking mechanism, such fund to buy and clear full blocks Downtown and recoup all revolving funds upon entering into development agreements to turn these blocks over to certified housing developers.*

*ACTION 1.1.1.c: The City shall identify key national, regional, and local developers and builders who have experience building dense urban housing. The City shall then work with selected development teams to generate potential housing development projects.*

*ACTION 1.1.1.d: 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 1.1.1.e: 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 8), and shall support such legislative changes that may be necessary to take this action.*

*ACTION 1.1.1.f: The City shall implement citywide special fast-track approval methods for selected Downtown housing development team projects.*

*ACTION 1.1.1.g: The City shall, through the Downtown Centennial Plan, map a series of seven unique, walkable districts (and sub-districts as appropriate), each with its own particular land uses and physical characteristics. The City shall then identify the opportunities for housing development, and mixed-use development with a substantial residential component, in each district and sub-district.*

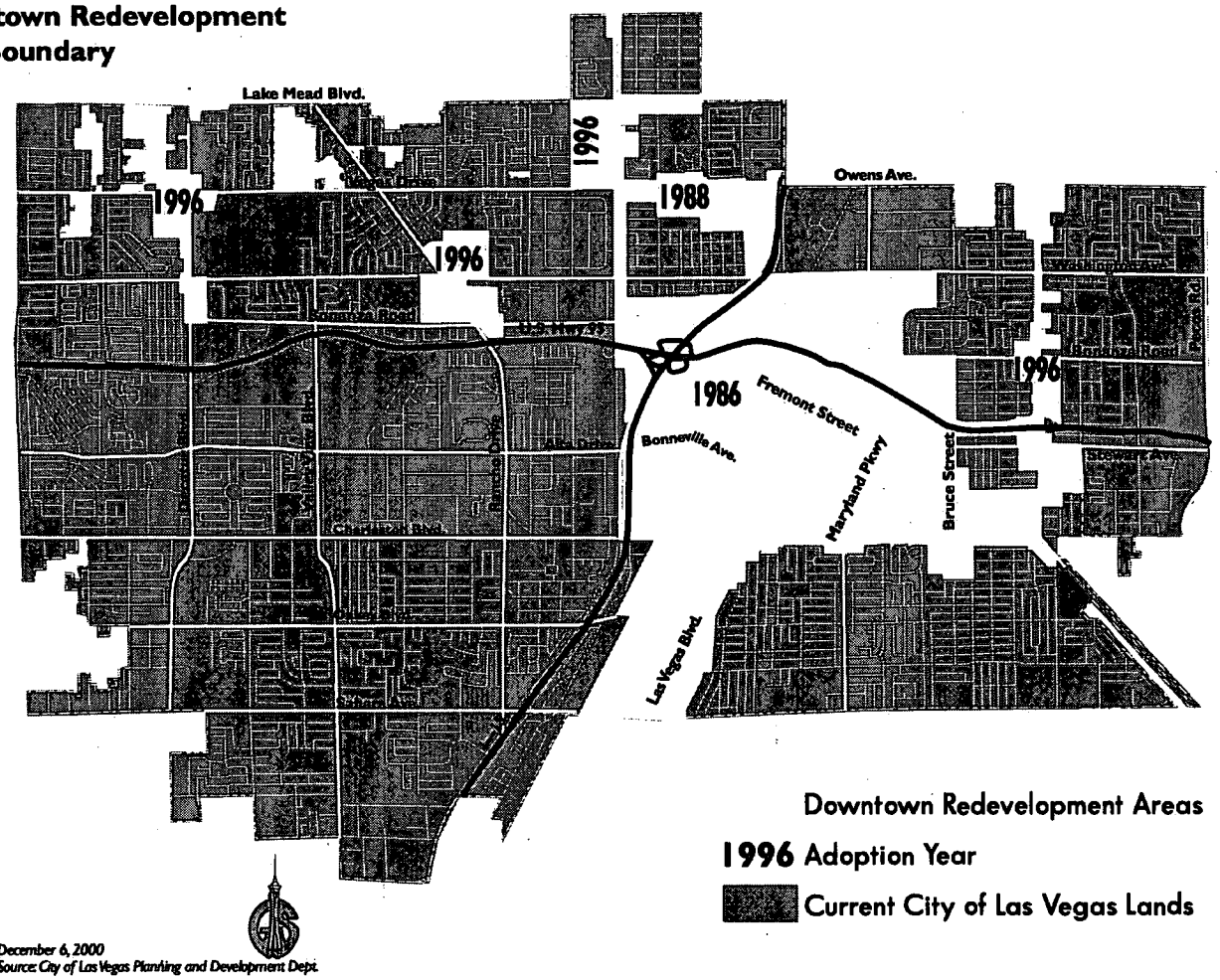
*ACTION 1.1.2.a: Building upon the districts of the adopted Downtown Centennial Plan, the City shall identify and pursue the several sites within each district appropriate for the production of new urban housing (as identified in Action 1.1.1.g above.)*

POLICY 1.1.3: That new market rate, multi-unit, mixed-use residential development should be encouraged on vacant or underutilized sites. Such projects should include a ground floor commercial component, where appropriate.

DISCUSSION: The City's Live-Work Ordinance (Ord. #99-61) allows residential development in any area zoned for commercial use within the City's Redevelopment Plan Area by Special Use Permit and requires commercial uses on the ground floor and residential uses to be above the ground floor. This change of the zoning requirements in the Downtown area 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.

There is a growing pool of available developable land in the Downtown area, through the offering of obsolete single-family homes and former low-intensity commercial sites. The City should offer assistance in assembling larger devel-

**Map 8**
**Downtown Redevelopment Plan Boundary**




December 6, 2000
Source: City of Las Vegas Planning and Development Dept.

Reurbanization



4-26-01

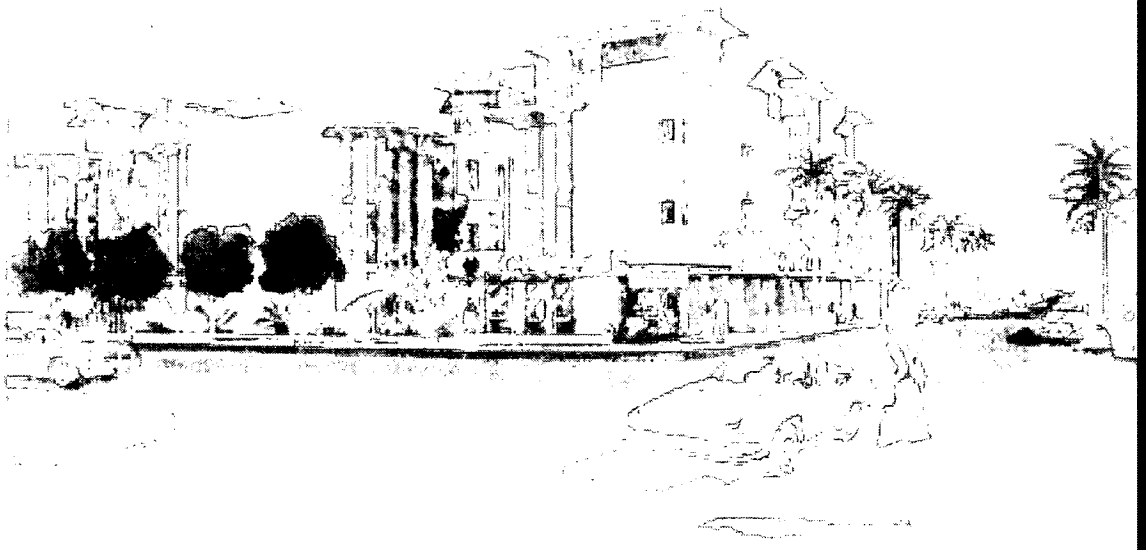
opment parcels, since many of these remaining vacant and under-utilized lots are in 25 foot to 100 foot increments and are, therefore, unsuitable for contemporary construction and development methods.

*ACTION 1.1.3.a: 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 1.1.3.b: The City shall identify key national, regional, and local developers and builders who have experience building dense urban infill housing developments and work with selected development teams to generate potential housing development projects.*

POLICY 1.1.4: That safe, affordable and mixed-income residential development continue to be developed within the Downtown area.

DISCUSSION: Until the opening of Campaige Place in 1999, the City had seen very little affordable housing, and no market-rate housing production, in the Downtown area for the last 20 to 30 years. Through the adoption of the Downtown Centennial Plan, and with the support of the Downtown Central Development Committee's Downtown 2000 Neighborhood Plan, the City has established the goal of producing some 5,000 units of market-rate housing in the Downtown area over the next 10 years, or some 500 units per year. To make this goal a reality, the City will have to continue to strive to work with



*L'Octaine, by the Tom Hom Group, L.L.C., will open in 2002, and provide ground floor shops along Las Vegas Boulevard and 51 studios, 1 bedroom apartments, and 2 bedroom town houses.*

prominent housing developers to secure appropriate development sites and whatever subsidies or alternatives are necessary to offset artificially high land acquisition costs.

*ACTION 1.1.4.a: 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 1.1.4.b: The City shall require and assure that the City Redevelopment Plan's 18 percent affordable housing tax increment set-aside only be spent within the Redevelopment Plan Area and shall support such legislative changes that may be necessary to take this action.*

OBJECTIVE 1.2: To improve the livability of the Downtown through the creation of a series of safe, attractive and interesting public open spaces and non-vehicular routes to connect these open spaces and other major Downtown activities.

POLICY 1.2.1: That each District be focused around a central open space, park, public facility or landmark that lends identity and character to that District.

DISCUSSION: 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 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.

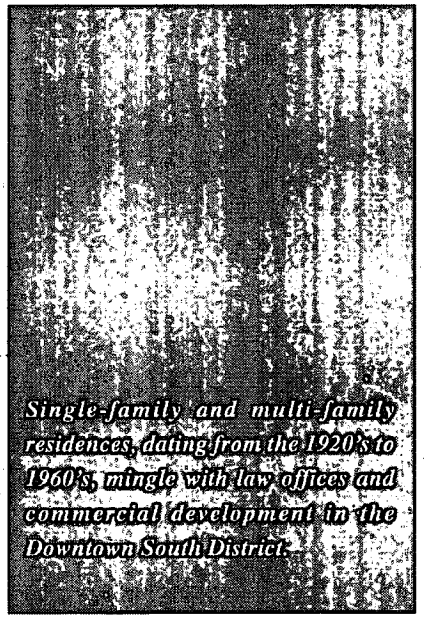
*ACTION 1.2.1.a: The City shall identify the opportunities for the development of a central public open space, park, public facility or landmark that lends identity and character in those Downtown districts most likely to see housing development over the next 10 to 20 years, which include:*

- *Office Core District: To enhance the livability and quality of life downtown, the City should complete the Lewis Street Corridor pedestrian streetscape enhancement project as the central focus of the Office Core District. The City should pursue funding for the development and completion of the Third Street Connector, a pedestrian enhanced streetscape environment from Stewart Avenue to Lewis Street Corridor (Phase One). Also, the City should expand the Third Street Corridor passing along or through "Full Block Park" proposed for the Downtown South District, to Charleston Boulevard, to seamlessly link the Office Core District with the Casino Center and Downtown South Districts. The City should pursue the restoration, rehabilitation, reprogramming and expansion of the Fifth*

*Street School Complex, to convert it to civic, commercial, and residential uses that enhance its position as the heart of the Office Core District and link it to the Lewis Street Corridor.*

- *Las Vegas Boulevard Overlay District: Along Las Vegas Boulevard, the City should widen sidewalks where possible to 10 feet and line the curbs with palm trees, as on Fourth Street, to enhance the streetscape for pedestrians and neighborhood residents. The City should maintain Gateway Park as an ideal location for the construction of new dense mixed-use development including residential uses and expand surrounding landscaped open space when the Casino Center Boulevard southbound one-way connector is completed.*

- *Downtown South District: The City should create a "Full-Block Park" by acquiring and clearing an entire 300 foot by 400 foot City block in the heart of the District, and develop a notable open civic green space, to orient new dense residential development surrounding and addressing the new park.*



*Single-family and multi-family residences, dating from the 1920's to 1960's, mingle with law offices and commercial development in the Downtown South District.*

- *Arts District: The City should establish an arts-focused community center. The City should create an Arts District gateway identifier within City owned right-of-way at the rebuilt intersection of Charleston Boulevard and Casino Center Boulevard (after Casino Center becomes one-way southbound and is realigned to blend into Third Street across Charleston Boulevard).*

- *Parkway Center: The City should maintain and enhance the role of public open space and community-oriented facilities (such as a performing arts center, sports arena, and perhaps convention facilities) at the crossing of Grand Central Parkway and Bonneville Avenue. The City should develop a buffer park with walking and jogging trails and warm-up and exercise equipment, parallel to the eastern edge of Interstate-15 and the southern edge of US95 / Interstate-515.*

- *Casino Center: The City should acquire the Old Post Office on Stewart Avenue at Third Street from the General Services Administration, convert the building to a cultural resource facility, and develop open green space around the building by removing parking lots and combining this parcel with adjacent City owned parcels. When the Downtown Transportation Center (DTC) becomes obsolete upon the opening of the Regional Transportation Commission (RTC) fixed guideway system around 2004, the City should remove the existing DTC facility and convert this City-owned parcel to additional open green space with other needed resident-supporting uses such as jogging and exercise trails, tennis courts, and perhaps gym facilities.*

- *East Fremont: The Downtown district most likely to enjoy substantial redevelopment over the next 20 years is the East Fremont District. Currently, opportunities exist to develop public open space to support substantial new housing development in this area. There are two entirely*

*vacant or very underutilized blocks on the south side of Fremont Street at Maryland Parkway which are available. Converting these sites to green space, coupled with substantial streetscape improvements along Fremont Street, could help transform this abandoned tourist commercial district into a viable urban housing and mixed-use neighborhood center.*

OBJECTIVE 1.8: To ensure that the needs of the homeless are addressed in a manner which is compatible with the other long-range objectives for the Downtown.

POLICY 1.8.1: That the City support policies and programs related to addressing the needs of, and reducing the number of, the local homeless population.

DISCUSSION: 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 it's 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.

*ACTION 1.8.1.a: 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.*

*ACTION 1.8.1.b: The City shall work with federal, state, and local agencies to develop rehabilitation, job training and self-empowerment classes which assist homeless individuals and families to return to their maximum productivity and participation in the free economy.*

*ACTION 1.8.1.c: 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.*

POLICY 1.8.2: That the City coordinates its homeless activities with all other involved Valley entities, in order to arrive at regional solutions where appropriate.

*ACTION 1.8.2.a: 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.*

# NEIGHB RH REVITALIZATION

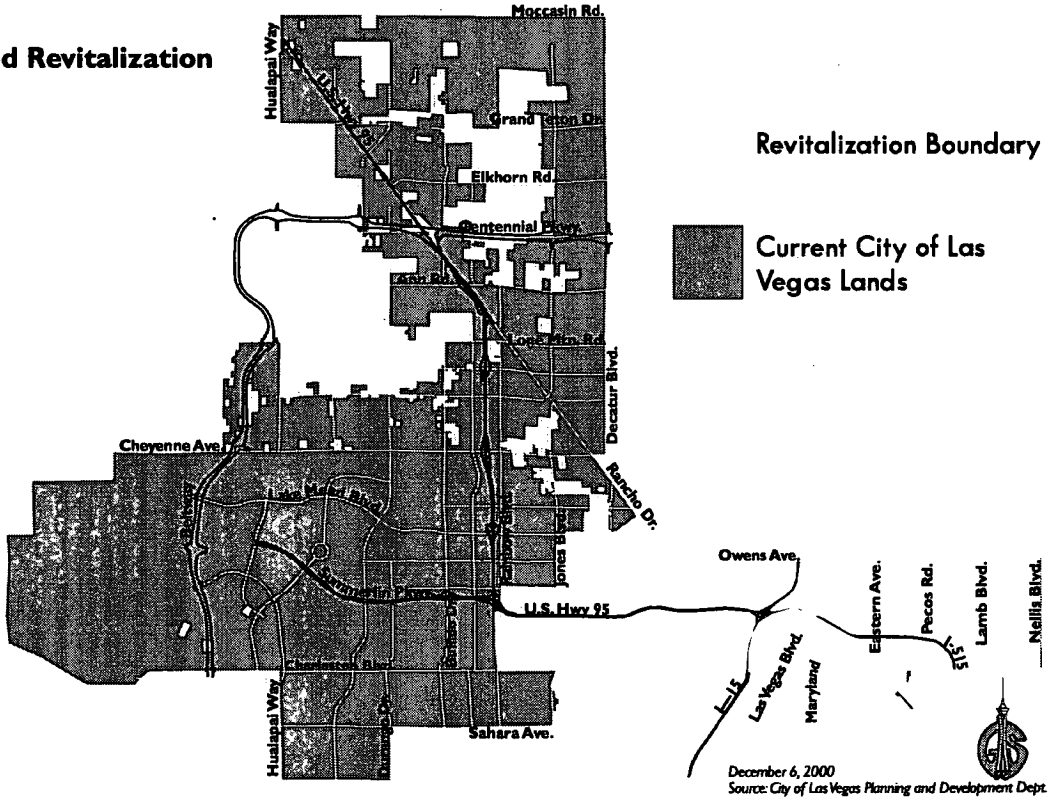
## INTRODUCTION

*New single family homes rise on the site of former dilapidated public housing in West Las Vegas, 2000.*

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 affected by a range of social ills or impacted by a shift in the land use base. These may be neighborhoods which require improvements in infrastructure or which have seen increases in property crime, vandalism and graffiti. 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 (Map9).

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 9**
**Neighborhood Revitalization Area**



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# IMPLEMENTATION STRATEGY

The following goals, objectives and policies regarding the neighborhood revitalization area were identified in the adopted City of Las Vegas 2020 Master Plan. Those goals, objectives and policies that particularly pertain to housing development opportunities are extracted from that overarching policy document and incorporated herein. A series of actions that the City can take to achieve each policy is delineated below each policy statement.

NEIGHBORHOOD REVITALIZATION GOAL: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

POLICY 2.1.1: That mixed-use residential/commercial developments occur on sites currently occupied by declining commercial centers or vacant land.

DISCUSSION: 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.

The City needs to restructure some of its regulations to facilitate mixed-use development and to have in-depth discussions with property owners and developers to ensure that their concerns with the viability of this form of development are addressed.

*ACTION 2.1.1.a: The City shall revise its Zoning Ordinance to create zoning mechanisms that are designed to direct and facilitate mixed-use development such as specific zones designed to be applied to mixed use development and to ensure that these zones allow the integration of residential and commercial activities within the same building.*

*ACTION 2.1.1.b: The City shall meet with major property owners and involved agencies to promote the reuse and redevelopment of targeted sites.*

*ACTION 2.1.1.c: 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 2.1.1.d: 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.*

POLICY 2.1.2: That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

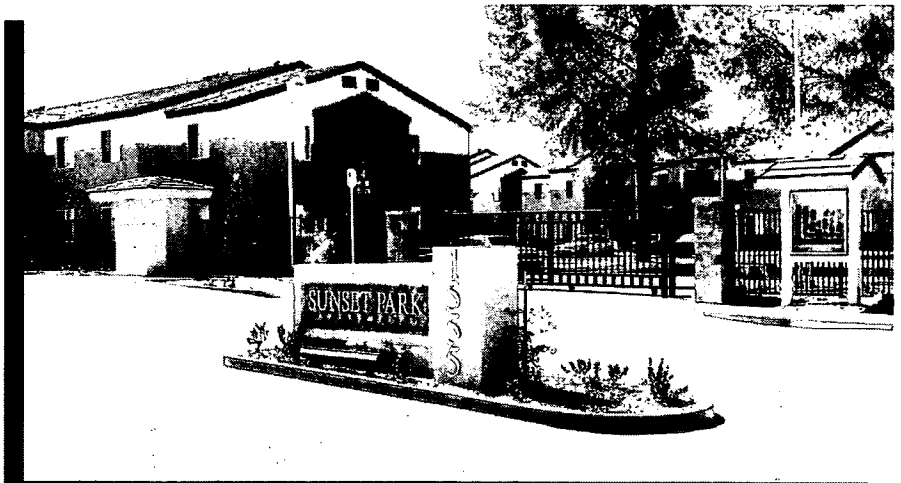
DISCUSSION: If some vacant or underutilized sites in the central city area are redeveloped with denser, mixed-use projects, these more intense developments with larger structures can have negative impacts on adjacent low-density residential areas if not properly designed.

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. The City needs to develop and enforce appropriate standards to ensure that such mitigative measures are incorporated into these redevelopment projects.

*ACTION 2.1.2.a: The City shall prepare and enforce design guidelines, through its design guideline manual, for transitions and buffers which will establish appropriate minimum standards to protect low density residential areas.*

*ACTION 2.1.2.b: The City shall solicit opinion from affected neighborhood residents on a case-by-case basis to ensure that design and impact concerns are mitigated.*

POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.




***Sunset Park is just one example of new urban apartments that integrate with their neighborhood and establish precedent for further private redevelopment projects.***

DISCUSSION: 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.

*ACTION 2.1.3.a: The City shall prepare a plan/study that addresses the locations, linkages, content and design of urban hubs.*

*ACTION 2.1.3.b: The City shall identify specific areas as urban hubs, and ensure that these urban hubs are logically linked with the existing development pattern.*

POLICY 2.1.5: That neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements, where offset with enhanced landscaping in areas deemed appropriate.

DISCUSSION: Revitalization within some older central neighborhoods may be aided by allowing forms of development that traditionally have been restricted in other parts of the city. An examination of innovative approaches to housing feasibility solutions in other parts of the country, particularly California, reveals that often, older rejuvenated areas now are viewed as prime real estate and command prices commensurate with this status.

By allowing the development of an additional unit on a lot, be it an accessory apartment within the principal residence, a rear yard casita, or a suite over a detached garage facing an alley, owners may achieve the financial means to upgrade the overall property. Often the reduction of setback requirements creates the site planning flexibility necessary to develop an additional unit on-site.

*ACTION 2.1.5.a: The City shall amend its Zoning Ordinance and Subdivision Ordinance, as necessary, to allow for accessory apartments and reduced setbacks, under certain tightly controlled conditions, including provision of adequate parking, where such measures will increase the viability and attractiveness of selected forms of infill development.*

POLICY 2.1.6: That, where feasible, neighborhoods be distinguished from one another through urban design elements, lighting or landscaping features, or other community focal points which are unique to each neighborhood.

DISCUSSION: 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 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.

*ACTION 2.1.6.a: The City shall use its design guidelines, manual 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 2.1.6.b: The City shall structure meetings with interested neighborhood groups to help them determine how desired common area improvements can be integrated and financed through special improvement districts or business improvement districts. These improvements may also be made in conjunction with nearby/adjacent redevelopment/infill projects where the developer is willing to participate.*

POLICY 2.1.7: That the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work.

DISCUSSION: 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 solution can be stated simply: more jobs need to develop in outlying areas and more housing needs to develop in the central city areas.

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.

*ACTION 2.1.7.a: The City shall encourage the inclusion of live/work design features in new mixed-use redevelopment along the edges of older neighborhoods.*

*ACTION 2.1.7.b: The City, on an opportunity basis, shall develop pedestrian and bike friendly connections and facilities in areas intended or designated for mixed-use development, in accordance with the policies of the Parks Element and the Trails Element of the Master Plan.*

POLICY 2.1.8: That the concept of walkable communities with porches and neighborhood amenities be promoted in areas of residential reinvestment.

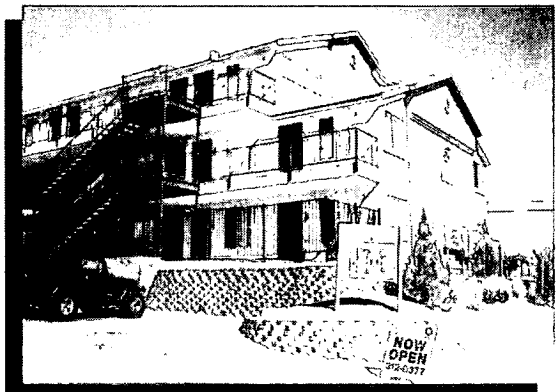
DISCUSSION: A community vision survey was conducted as part of the process of developing the 2020 Master Plan. One of the clear opinions that emerged from that survey was that people liked the concept of walking through their neighborhoods and that certain types of features enhanced that experience and made the community more "walkable".

The ideas of varied designs within a common theme, the presence of front porches, sidewalks separated from the street by a treed landscape strip, and the absence or reduction in the prominence of front drives and garage doors were all flagged as important elements. The concept of neighborhood amenities such as parks, restaurants, convenience shopping and transit within walking distance were all key elements necessary to define a community as "walkable".

Although the discussion on walkable neighborhoods often centers on new suburbs, these are important principles to also apply in central city areas where significant amounts of residential reinvestment could have an impact on the character of these neighborhoods.

The City needs to take the steps necessary, in conjunction with the local homebuilding industry, to incorporate the features that improve "walkability" within central city infill and redevelopment projects.

*ACTION 2.1.8.a: The City's design guidelines manual shall stress the use of architectural and site design features such as front porches, the reduction of the width of front yard driveways and extension of the length of driveways to rear yards, the orientation of garages, and the site orientation of infill structures to maximize the walkability of older neighborhoods.*




*Fremont Villas integrates setbacks, pitched roofs, and other architectural devices to integrate it with surrounding residential buildings.*

*ACTION 2.1.8.b: The City shall investigate methods to improve the sense of community within central city neighborhoods through the presence of street trees and other landscaping and design features within public rights-of-way and on other publicly owned land.*

*ACTION 2.1.8.c: The City shall map out central city areas in which the neighborhoods are primarily stable, and in which neighborhood preservation is the focus, and shall also identify those areas in which infill and redevelopment offers the best approach to improve the urban fabric of those areas.*

*ACTION 2.1.8.d: The City shall meet with and involve the local homebuilding industry in the development of solutions to improve the walkability of central city neighborhoods, in the development of infill parcels and underdeveloped or vacant sites, and in neighborhood revitalization efforts.*

OBJECTIVE 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

POLICY 2.2.1: That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts.

DISCUSSION: 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.

Input received from the public during the community vision survey conducted during the preparation of the 2020 Master Plan suggested that landscaping was the preferred method of transitioning from uses of greater intensity to those of lesser intensity. Other techniques include reduction of the building mass nearest sensitive uses, siting the building away from these uses, and sensitive location of exterior lighting, loading and parking areas. The City needs to develop and enforce specific guidelines to address these concerns.

*ACTION 2.2.1.a: The City design guidelines manual shall require appropriate buffering, landscaping or transitional elements as appropriate for higher density or mixed-use redevelopment..*

POLICY 2.2.2: That senior citizens' and assisted-living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas.

DISCUSSION: As neighborhoods age, many long-time residents wish to age in place within their homes or move into appropriate seniors' accommodations, within a familiar setting. This trend will become more obvious as the "baby boomer" segment of society enters this age range.

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. This concept and its advantages are more fully discussed in this Housing Element in reference to Policy 3.3.6. The focus of Policy 2.2.2, however, is on the provision of options for the seniors' population, as the demographics of many older neighborhoods show a significant aging population.

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 takes steps that will encourage seniors' developments within central city areas as a key component of the revitalization of these neighborhoods.

*ACTION 2.2.2.a: 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 locational 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 2.2.2.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.*

POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

DISCUSSION: Where denser forms of development, including mixed-use development, begin to occur along the perimeter of central city neighborhoods, there is a need to ensure that there is no negative impact from these developments on the adjacent low-density residential areas. The City needs to create and enforce design guidelines which will ensure that any potential negative impacts on low-density neighborhoods is mitigated.

*ACTION 2.2.3.a: The City shall modifiy its design guidelines manual to include design alternatives for a variety of buffering techniques that can be employed by developers where adjacent to uses deemed as sensitive.*

*Sunlake Terrace provides a great example of new senior housing infilled into an existing neighborhood.*

OBJECTIVE 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

POLICY 2.4.6: That the City assist local residents in mature neighborhoods in developing self-help techniques to protect and preserve the integrity of their neighborhoods, and neighborhood associations and assist in the development of special improvement programs offering lower cost loans or other discounts for neighborhood restoration projects.

DISCUSSION: 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 Neighborhood Services Department, can and does assist in the creation and empowerment of these neighborhood groups.

*ACTION 2.4.6.a: 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 2.4.6.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.*

*ACTION 2.4.6.c: 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.*

POLICY 2.4.7: That the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

DISCUSSION: 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.

*ACTION 2.4.7.a: The City shall inventory all the municipal infrastructure upgrades that are necessary within these central city areas.*

*ACTION 2.4.7.b: The City shall determine which of these improvements will be made in the course of regularly scheduled maintenance and which improvements require special funding.*

*ACTION 2.4.7.c: The City shall develop special funding mechanisms and a timetable to address specific targeted improvements.*

OBJECTIVE 2.6: To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city.

POLICY 2.6.1: That the City investigate the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area.

DISCUSSION: 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. It can then be determined which neighborhoods are relatively intact and warrant efforts aimed at preservation and which neighborhoods are at risk from urban blight factors and 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.

*ACTION 2.6.1.a: The City shall develop an inventory of vacant and derelict sites.*

*ACTION 2.6.1.b: The City shall meet with the owners of these properties to determine their needs and expectations.*

*ACTION 2.6.1.c: The City shall develop a program of incentives that assist both the city and the property owners to achieve their respective objectives.*

*ACTION 2.6.1.d: The City shall continue to make responsive code enforcement a priority within transitioning areas of the city.*

POLICY 2.6.2: That the City take steps to encourage the development of two, three and four plex housing opportunities.

DISCUSSION: For central city neighborhoods with substantial amounts of vacant or underutilized land, it is desirable to have a variety of housing forms other than single-family homes or apartment complexes. Particularly in infill situations, the option of carefully, sensitively and innovatively developing two, three or four units on an infill lot offers some flexibility and incentive to the owners and developers of such properties. The City needs to creatively expand its zoning framework to offer these types of options in infill situations.

*ACTION 2.6.2.a: The City shall update its land use classification system and its Zoning Code to address the appropriate development of these housing forms.*

*ACTION 2.6.2.b: The shall City examine market conditions affecting the development of these housing forms and take appropriate action within its purview to foster the development of these forms in infill situations.*

# NEWLY DEVELOPING AREAS

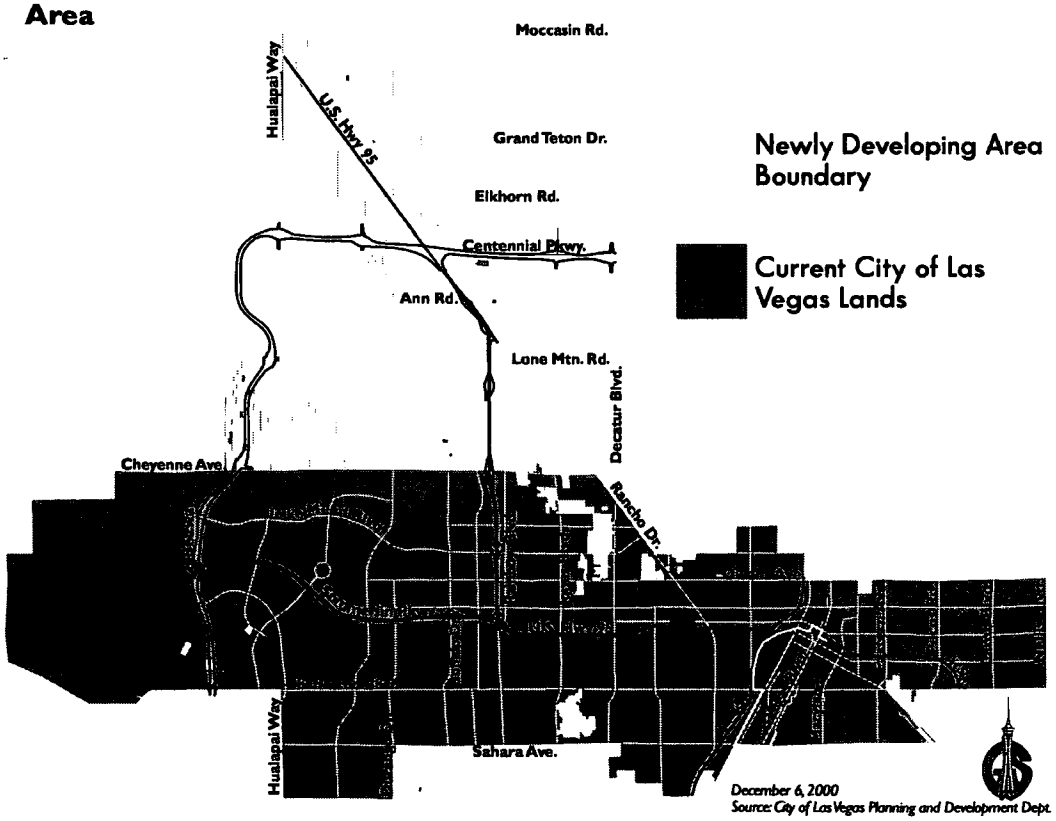
## INTRODUCTION

Strategies are needed to provide direction for newly developing areas of the city, (Map 10) 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.

*New roads and thousands of new houses stretch across the valley to provide homes for an ever-increasing population of Las Vegans.*

The importance of creating neighborhoods that are walkable and sustainable is a key element 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.

**Map 10**
**Newly Developing Area**



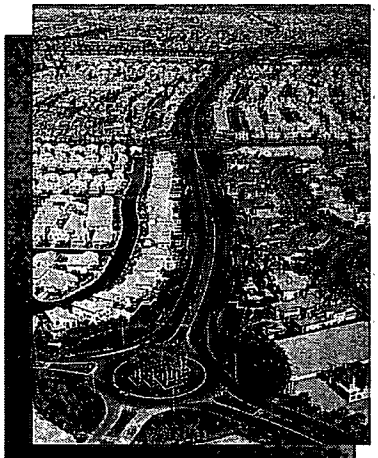
# IMPLEMENTATION STRATEGY

The following goals, objectives and policies were identified in the adopted City of Las Vegas 2020 Master Plan, regarding the newly developing areas. Those goals, objectives and policies that particularly pertain to housing development opportunities are extracted from that overarching policy document and incorporated herein. A series of actions that the City can take to achieve each policy are delineated below each policy statement.

NEWLY DEVELOPING AREAS GOAL: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.1: 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.



*Roundabouts, or traffic circles such as those in Summerlin, provide traffic calming and scenic beauty.*

DISCUSSION: 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.

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.

The adopted City design standard for the width of residential streets is 41 feet back-to-back of curbs. Yet, according to the book Residential Streets, published in 1993 by the American Society of Civil Engineers, the national Association of Home builders, and the ULI, 36 feet for collector streets is considered optimum (Figure 1). The collector street, the widest residential street to provide access to abutting lots, allows for two continuous on-street parking lanes on both sides of the street with two 10-foot travel lanes.

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:

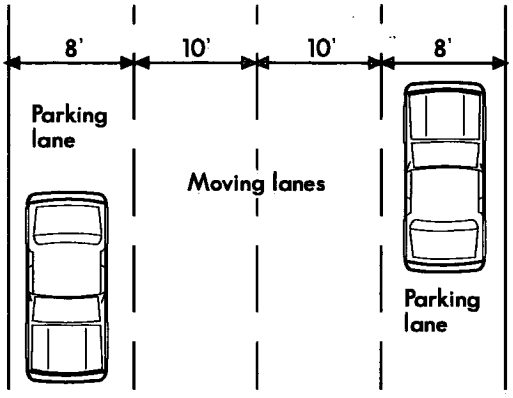
> "Designers should select the minimum width that will reasonably satisfy all realistic needs, thereby minimizing construction and average annual maintenance costs. The tendency of many communities to equate wider streets with better streets and to design traffic and parking lanes as though the street 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."

Section 902.2.2.1 of Ordinance 5115 (City of Las Vegas amendments to the 1997 Uniform Fire Code) and Note 19 of the City of Las Vegas Fire Department Civil Drawings Notes states:

> "All fire apparatus access roads shall have an unobstructed width of not less than...36 feet (flow line to flow line), if parallel parking is allowed on both sides." This dimension must apply to all streets, whether public or private, and regardless of the type.

Since a 36-foot street width flow line to flow line (face-to-face of curbs) is in full compliance with the Uniform Fire Code and Fire Department standard, the City should give consideration to reducing the pavement width for local access streets to this width. This will reduce the costs for residential development, allow for larger lot sizes or increased densities of residential development, slow traffic speeds, making it safer for neighborhood residents, and reduce maintenance costs to the City.

***Figure 1***
***Right-of-Way Widths***




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.

Other traffic calming measures the City should explore include the use of traffic circles, chokers, and chicanes. These measures are beneficial in reducing traffic speed by increasing side friction. Short speed humps is another traffic calming measure the City has used almost exclusively to reduce traffic speeds. However, this measure, as well as speed tables, raised crosswalks, and raised intersections are not recommended, as they are a

deterrence to emergency vehicles and are often abhorred by neighborhood residents.

Residential Streets also recommends that a three to five foot amenity zone 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. As stated in Residential Streets, other benefits include:

- 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.

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.

To encourage more attractive streetscapes, the City should consider the establishment of residential design standards with an emphasis on curved sidewalks and amenity zones as a part of the Zoning Ordinance (Title 19 and Title 19A).

*ACTION 3.1.1.a: The City shall pursue amendment of its street design standards, which are based upon the Clark County Area Design Standards, and Title 18 to reduce minimum required pavement widths to 36 feet flow line to flow line for local access streets.*

*ACTION 3.1.1.b: The City shall explore the use of traffic circles, chokers, and chicanes to reduce traffic speed.*

*ACTION 3.1.1.c: The City shall establish residential design standards to require curved sidewalks and amenity zones of from three to five feet between the street edge of the sidewalk and curb face for landscaping, street furniture, signage and street lights. Right-of-way width shall be narrowed to back-to-back of curbs.*

POLICY 3.1.2: 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.

DISCUSSION: In planning theory, there are two types of neighborhoods: a physical neighborhood and a social neighborhood. Since a physical neighborhood has distinct identifiable boundaries, unlike social neighborhoods, it is the physical neighborhood that is of interest here.

A neighborhood is generally defined as the geographic area within which residents may all conveniently share common services and facilities within the vicinity or "walking distance" of their dwellings. For planning purposes, the extent of the neighborhood is determined by the service area of a neighborhood park and an elementary school.

According to the National Recreation and Park Association, the maximum recommended service area of a neighborhood park is a half-mile radius (see Parks Element). Therefore, the maximum size of a neighborhood should be no more than approximately one mile square. Since major arterial streets are generally located one mile apart and are major impediments to pedestrian travel, they establish the boundaries for neighborhood parks. Parks should also be located central to the neighborhood so persons are not encouraged to cross major arterial streets to access them. Future parks and recreational facilities are based on this concept in the Parks Element adopted by the City Council on March 15, 2000.

*The Desert Shores master planned community provides substantial open space, including lakes, within walking distance of all homes.*

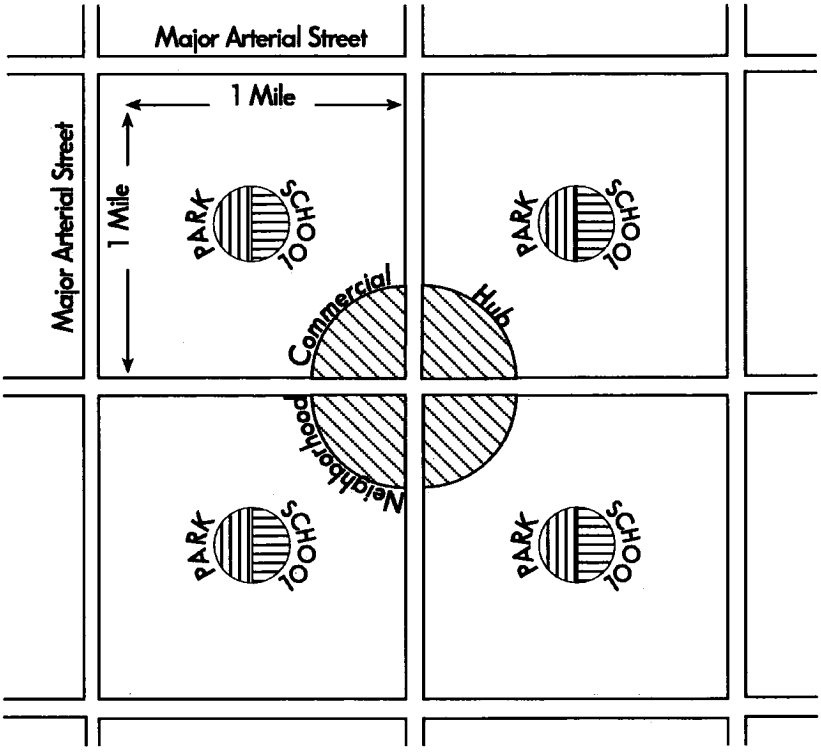
The same is true of elementary schools. The optimum size of an elementary school is from 600 to 700 pupils. If an elementary school is centered in a neighborhood planned with a density of residential development sufficient to generate this many pupils, then there is enough support within the neighborhood without going beyond the neighborhood boundaries. Since the number of pupils in a neighborhood fluctuates proportionally with the age of the neighborhood population, it is more difficult to hold to specific neighborhood boundaries for schools. Still, placing elementary schools in the center of neighborhoods is much more desirable than placing them along neighborhood boundaries where many pupils must walk across major arterial streets.

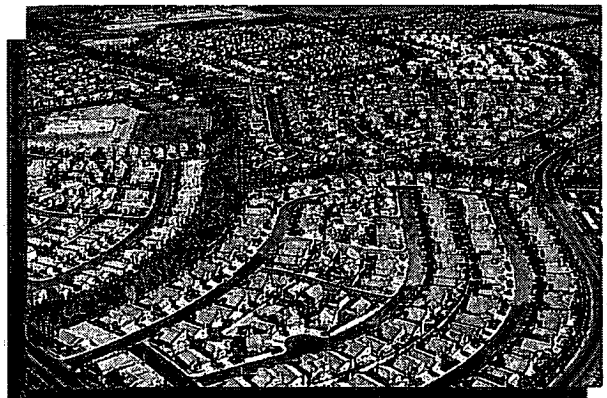
The integration of local service commercial activities within a neighborhood is more difficult, as there are a number of market factors that control commercial development. Businesses that supply the day-to-day needs of the neighborhood residents, i.e. convenience goods (foods, drugs and sundries) and personal services (laundry and dry cleaning) require a trade area population of sufficient size to support the businesses. The number of people needed to support such businesses depends on such factors as income level, disposable income, dilution by competition, plus changing methods of merchandising, but rarely is there enough support from the residents within just one neighborhood.

A practical solution is the establishment of a commercial hub at the corner of four neighborhoods (Figure 2). By quadrupling the trade area population, it is much more feasible for neighborhood businesses to survive. Consolidating commercial development in this manner also reduces the potential conflicts between commercial uses and abutting lower intensity uses. Commercial development that is permitted to locate as a strip along arterial streets or in a greater number of locations has the potential for

exposing a greater number of residential dwellings to the negative externalities of commercial use, i.e. intense lighting and noise from vehicles, high levels of pedestrian activity, and trash pickup. Neighborhoods formed by major arterial streets are approximately a mile square; therefore, the location of urban hubs would be located approximately two miles from each other.

***Figure 2***
***Neighborhood Units***



*Developments like Peccole Ranch provide a high level of amenity and architectural character, but are old-fashioned in their market segregation and inability to walk to schools or shopping.*

This policy is not totally in agreement with the policies of the Northwest Sector Plan. Town Center is intended to be a conglomerate of neighborhood, community and regional commercial development in one center to reduce the number of commercial centers that may otherwise conflict with residential development. Consequently, this policy should be espoused in other areas, more particularly in those areas classified on the Master Plan Generalized Future Land Use map as Planned Community Developments.

Faulty subdivision design and perimeter walls with no outlets are the primary deterrents to adequate pedestrian linkages within and outside a neighborhood. Long blocks without intersecting streets create barriers to pedestrian flow. Consequently, short blocks or pedestrian access ways through blocks should be provided. The biggest obstacle to destinations beyond the neighborhood is the presence of perimeter walls surrounding the neighborhood. To allow ready access to transit routes and other external

destinations, gates for pedestrian access through walls should be provided at convenient locations.

To encourage better internal and external pedestrian linkages, the subdivision regulations (Title 18) in the case of subdivisions and zoning regulations (Title 19 and Title 19A) in the case of other developments, should be amended by the adoption of appropriate design standards.

*ACTION 3.1.2.a: 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 3.1.2.b: The City shall prepare and adopt design standards to provide for internal and external linkages.*

POLICY 3.1.4: That the City encourage developers to provide cluster homes and alternatives to front-drive garages, or garages which dominate the front building facade, and offer usable front porches or other seating areas that allow for interaction with passing neighbors and promote observation and defensible space.

DISCUSSION: Quite often, particularly in large tracts of residential housing, housing designs are replicated with few variations. This is done to reduce overall development costs by streamlining building methods for greater efficiency. This results, however, in a fairly monotonous streetscape.

In addition, many of the designs do not favor a type of societal life style that is beneficial to the home environment. Houses with front porches and seating, for example, allow for greater social interaction with other neighborhood residents walking through the neighborhood.

As evidenced in many new housing developments, the market is not readily providing for this variation in design that reflects regional interests. Consequently, more favorable designs should be encouraged by the City through the establishment of design standards and guidelines as a part of the Zoning Ordinance (Title 19 and Title 19A).

*One example of entry level suburban housing where porches and main room windows, rather than garage doors, dominate, reinforcing a sense of community.*

*ACTION 3.1.4.a: The City shall prepare and adopt design standards to promote variations in housing designs.*

OBJECTIVE 3.2: Ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes.

POLICY 3.2.1: 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.

DISCUSSION: In the 70th Session of the Nevada Legislature (1999), Senate Bill No. 391 was passed, providing for the establishment of provisions to preserve the rural character and density of "rural preservation neighborhoods." A rural preservation neighborhood is defined as an area which:

- Consists of 10 or more residential dwelling units (ranch estates);
- The outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
- Has no more than two residential dwelling units per acre; and
- Allows a resident to raise or keep animals non-commercially.

The legislation expires on June 1, 2004 at which time the preservation of rural preservation neighborhoods is no longer required by state statute unless extended by the 72nd Session of the Legislature or before.

The rural preservation neighborhoods are located almost exclusively in the Northwest Sector. (Map 11) With the exception of land in Summerlin, this area of the City is also the last remaining area for new residential development. This approximate 56 square mile area (which includes the annexation of lands presently in the County) could possibly be built out within approximately 20 years at the present rate of development. The only question is, will it build out with urban or rural residential development?

The expansion of urban residential development into the Northwest Sector has resulted in much conflict with existing rural preservation neighborhoods. These two types of development are in many respects incompatible, as the rural residents prefer a serene rural lifestyle without streetlights, vehicular traffic, and the higher intensity of urban development. Developers and residents of new developments have indicated that the presence of horses and other livestock; the appearance of rural development, with generally a lower level of site improvements; and the lack of urban standards are considered less than favorable to them. New residents have also stated that they want and expect to receive the urban improvements required of City subdivisions.

The number of rural ranch estates is slowly diminishing as the owners sell off their land for urban development to profit from appreciating land values. Whether this conversion occurs in 20 years or longer, it is believed to be inevitable. However, interim means for protecting the rural preservation neighborhoods is necessary.

Senate Bill 391 stipulates that the governing body may adopt any zoning regulation or restriction that is necessary to:

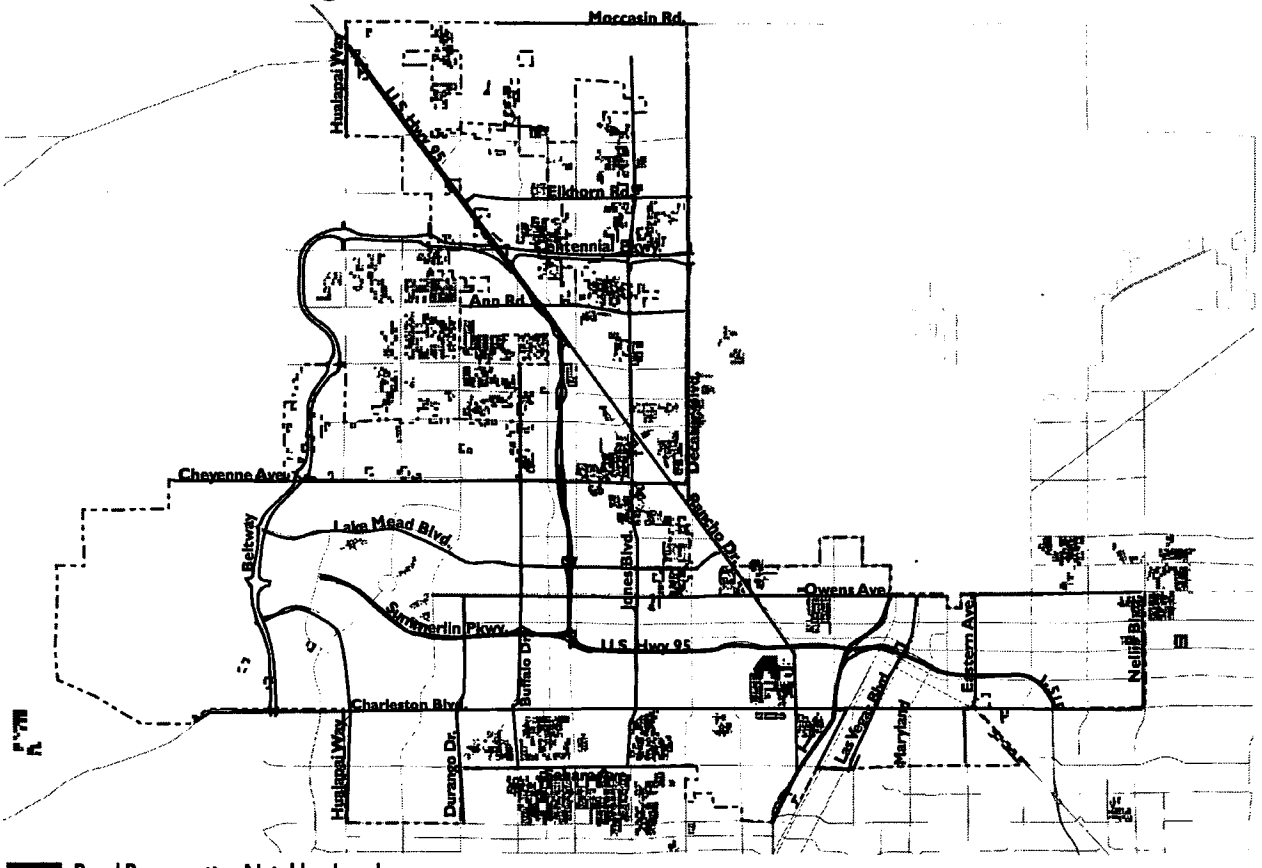
- Maintain the rural character of the area developed as a low density residential development;
- Except as otherwise provided, ensure that the average residential density for that portion of the zoning request that is located within 330 feet of a rural preservation neighborhood does not exceed three residential dwelling units per acre; and
- Provide adequate buffer areas, adequate screening and an orderly and efficient transition of land uses, excluding raising or keeping animals commercially or non-commercially.

This legislation is consistent with the above City policy that rural preservation neighborhoods "be afforded the required transitional buffer".

According to 2.8B of the goals and objectives of the Northwest Sector Plan, adopted as part of the City of Las Vegas General Plan on May 25, 1999, existing residential development is to be protected from new development by a density of development no greater than the next most intense residential land use category of the density of the existing development. If the existing residential development is in a Desert Rural classification, then the new development must not exceed that of the existing development (two or fewer dwelling units per acre). This density is to project no less than 600 feet from the boundary of the existing residential development.

When combining City and State legislation, a development next to a rural preservation neighborhood must comply with a density of development that is the more restrictive of the two. In most instances, the rural preservation neighborhoods are located in the Desert Rural land use classification, which permits a density of development no more than two dwelling units acre. Based upon the City's requirement, new development could not exceed two dwelling units per acre, even though the State requirement allows up to an average of three dwelling units per acre within 330 feet of the rural preservation

**Map 11**
**Rural Preservation Neighborhoods**



neighborhood. The Northwest Sector Plan should be amended so the two requirements are consistent. The higher density of the State legislation would be more compatible with development in the rural preservation neighborhoods, if and when they are redeveloped, and it would reduce urban sprawl.

In rural preservation neighborhoods, ranch estates are located on lots as small as a half acre to tracts that are much larger. Because the larger tracts generally are more spacious, have larger setbacks, and are more likely to be resubdivided into urban sized lots, less emphasis needs to be given to the larger tracts of ranch estates. Where smaller lot ranch estates are located with their frontages and driveways oriented toward local streets, new development across the street should also be oriented with the dwellings fronting on and the driveways connecting to the street, without the presence of perimeter walls. If ranch estates lots rear upon undeveloped property, then the placement of perimeter walls between new and existing developments is appropriate.

The City's standards of the Northwest Sector Plan stipulate that the development of single-story offices or similar uses "may be deemed as being an acceptable adjacency buffer" (p.23). The State's requirements indicate that a governing body may, for good cause shown, allow a greater density or intensity of use when that use is less than 330 feet from a rural preservation neighborhood. In either case, the controlling provision is that the rural character of the area be preserved. 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.

*ACTION 3.2.1.a: The City shall amend the Northwest Sector Plan so the density of development within 330 feet of the Desert Rural classification may not exceed an average of three dwelling units per acre.*

*ACTION 3.2.1.b: The City shall require that new development across a local street from smaller lot ranch estates be oriented so that frontages and driveways are directed toward the local street without the presence of perimeter walls.*

*ACTION 3.2.1.c: 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.*

OBJECTIVE 3.3: To ensure that there is a diverse choice of affordable housing types and costs that meets the present and future needs of the city's population, provides more opportunities for home ownership, and affords residents a greater opportunity to reside in the housing of their choice.

POLICY 3.3.3: That affordable housing, including quality mobile home parks, be encouraged, and that incentives be considered for projects containing affordable, owner-occupied housing.

DISCUSSION: 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).

"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 and Title 19A). Such design standards are consistent with State legislation and are objective to encourage the establishment of manufactured housing primarily in manufactured housing subdivisions.

*ACTION 3.3.3.a: The City shall continue to enforce and monitor its design standards for manufactured homes.*

POLICY 3.3.5: That seniors' and assisted living housing be encouraged to develop, to

meet the needs of community residents who wish to age in place in their neighborhoods.

DISCUSSION: 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.

Methods to encourage or require a broad range of housing types within the same neighborhood should be explored. Two of the more prevalent ways include the use of zoning mechanisms. One method is to zone areas within the neighborhood for different types of residential uses. Another is to place quotas on development that require a mixture of housing types for various income levels. Development incentives and public/private partnerships are other ways.

*ACTION 3.3.5.a: The City shall explore methods to encourage or require a broad range of housing types within the same neighborhood.*

*ACTION 3.3.5.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.*

POLICY 3.3.6: That the Housing Element incorporate proposals which ensure a diverse choice of affordable housing types and costs to meet present and future needs.

DISCUSSION: As discussed above with Policy 3.3.5, a diversity of housing types and prices is desirable so people can "age in place." Policy 2.2.2 addresses this issue with respect to the seniors' populations, but this is a valid concept to incorporate in broader market-rate developments in new suburban areas as well. 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.

Diverse housing also 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). There are several reasons why this is so.

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.

A broad diversity of housing in neighborhoods is not prevalent in the City. 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 by some developers.

Two methods the City may use to encourage more housing diversity, include: (1) zoning individual parcels for various types of uses and (2) approving only planned unit developments that incorporate housing diversity.

The first method requires that all parcels within a larger tract be rezoned to the intended type of residential development. That way, diversity in housing types is mandated by zoning regulations. This method, however, allows little flexibility to plan and develop a diversity of land uses with appropriate buffers and transitions. Rigid zoning requirements also do not allow enough flexibility to promote good design.

The latter method requires that land be rezoned for a planned unit development prior to its construction. With the City's participation in the approval process, there is a better opportunity for the City to encourage a diversified housing stock.

*ACTION 3.3.6.a: 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.*

# HOUSING ELEMENT

# APPENDIX

appendix A

appendix B

appendix C

# APPENDIX A

## INTRODUCTION

The HUD Consolidated Plan meets the United States Department of Housing and Urban Development (HUD) requirements for consolidating the application for several grant programs into one submission. The programs include: the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Shelter Grant (ESG). These programs are intended to accomplish three main goals: Secure decent housing, provide a suitable living environment; and expand economic opportunities for low- and moderate-income persons. The Consolidated Plan brings together the planning, application, reporting and citizen participation components of each of the grant programs. The coordination of these processes is accomplished through a consortium of local jurisdictions referred to as the HCP Consortium.

## HCP CONSORTIUM

Clark County and the Cities of Las Vegas, North Las Vegas, Mesquite and Boulder City are the local entitlement communities that comprise the HCP Consortium. The City of Henderson is an affiliate jurisdiction but operates its program independently. The HCP Consortium was formed to respond to HUD's requirements for completion of the Consolidated Plan. Clark County is the lead agency in the HCP Consortium. The planning period for the HCP is from 2000 to 2004. All members have the same program year.

The HCP is a five-year plan, which provides an assessment of the Consortium's needs, resources and gaps as well as develops strategies to eliminate any gaps in service. The HCP consists of three main five-year plans including the Housing Plan, Continuum of Care for the Homeless Plan and the Community Development Plan. In addition, the HCP contains a fourth component, the Action Plan, which describes the actions each jurisdiction will take on an annual basis toward accomplishing the five-year strategies.

## CITIZEN PARTICIPATION

There was an extensive citizen participation process for the HCP Consortium Consolidated Plan including community meetings, committees and task forces focusing on specific issues and public hearings at the monthly meetings of the jurisdictional governing bodies. Specific information on citizen participation is available at the beginning of each major section of the plan. The Citizen Participation Plan is available in Appendix B.

## COMMUNITY PROFILE

The majority of the 7,910 square miles within Clark County is owned by agencies of the federal government, including the Bureau of Land Management, the Department of Defense, and the U.S. Forest Service. The County contains five incorporated jurisdictions including Henderson, which is not a part of the Consortium. Development occurs in both the unincorporated and incorporated areas of

the County. The Consortium is currently one of the fastest growing metropolitan areas in the nation with an average rate of 6.1% per year, which equals 50,000 new residents. The growth is largely fueled by the hotel and gaming industry creating job growth and high in-migration.

Since 1990, the household population and number of households have increased by 75% and 58% respectively. The ethnicity of the population shows an increase in the number of Hispanics and Asians by 99% and 52% respectively. Hispanics and Asians now account for 13.8% and 6% of the total population respectively. In addition, the age of the Consortium's population has shifted with children ages 0-5 showing a 91% increase, while school aged children overall have increased by 68%. This has placed substantial pressure on the school system. In addition, persons aged 55-64 and 55+ have increased in number by 91% and 99% respectively, reflecting the massive in-migration of retirees or near retirees who move here to enjoy the warm weather and recreational activities. In 1990, 38% of the households in the Consortium were defined as low income (earning less than 80% of Area Median Income). The majority of low-income households were renters (65%), and elderly households (29%). North Las Vegas had the highest number of low-income households at 53%.

The Service Industry, which includes hotel/gaming/recreation jobs accounts for 45% of all Las Vegas Metropolitan area jobs, which offer low to moderate wages with periods of lay-offs and reduced hours. The average monthly salary is slightly more than $2,200, which is inadequate to afford the average monthly apartment rent of $698. The retail and trade sector is the second largest industry at 20.8% of all Las Vegas Metropolitan area jobs and offers an average monthly salary of slightly more than $1,800.

# CONSORTIUM HOUSING PLAN

The following summary is provided to illustrate the primary housing issues facing the HCP Consortium and the strategies that will be pursued over the next five years. The comprehensive review of housing needs and the market analysis by jurisdiction is available in the Housing Plan section. The data used in this section is from the 1990 US Census unless otherwise indicated.

## HOUSING NEEDS ASSESSMENT

- As of 1990, approximately 20% of all households in the HCP Consortium Area were extremely low-income households (earning at or below 30% of MFI).
- Within each jurisdiction in the HCP Consortium Area, over two-thirds (between 66% and 69%) of those households with a housing cost burden and/or a severe housing cost burden were renter households.
- A full 17% of all renters or 21,529 households are paying more than 50% of their income for housing costs in the HCP Consortium.
- Of all HCP Consortium income groups, Renter households in the 31-50% of MFI range are the most likely to be paying more than 30% of their incomes for rent (79%), with households in the 0-30% of MFI range having the highest incidence of severe cost burden (64% paying over 50% of their incomes for housing related costs).

- Of all household groups, elderly renter households are the most cost burdened, with 53% paying more than 30% of their incomes for rent.

- Of all HCP Consortium homeowners, those within the extremely low-income category (0-50% of MFI) are most likely to be paying more than 30% of their income on housing related costs. As might be expected for homeowners, those in the lowest income category (0-30% of MFI) are most cost burdened with housing expenses (70%), although those in the 31-50% of MFI category are similarly cost burdened at 64%.

- Over 18,000 renter households in the HCP Consortium Area were living in overcrowded conditions. Approximately 63% (11,367 households) of these households were categorized as having incomes at 80% or below MFI.

- Geographic areas with the highest concentration of Black and Hispanic households coincided with areas of high concentrations of households below the poverty level.

- On a percentage basis, North Las Vegas and Boulder City had almost twice as many occupied substandard rental housing units in 1990 than other cities in the HCP Consortium Area. North Las Vegas and Mesquite have the highest proportion of substandard owner dwelling units in the HCP Consortium Area. Clark County and Las Vegas had the highest number of substandard owner units with 74,138 and 51,629 units respectively.

- The special needs population includes elderly and frail elderly, persons with disabilities, persons with alcohol and other addictions, persons diagnosed with AIDS and related diseases, and public housing residents. Self-sufficiency is not a realistic goal for certain segments of the special needs population due to age and/or need for services. There are approximately 26,000 persons with special needs in the HCP Consortium and a supply of 7,603 units specifically designed to meet their needs.

## HOUSING MARKET ASSESSMENT

- Between 1990 and 1999, the total number of housing units in the HCP Consortium increased from 180,992 to 460,410, an increase of 154%.

- Owner occupied housing units increased from 58% to 61.5% while renter occupied housing units decreased from 42% to 38.5%.

- The majority of the housing stock has been constructed since 1980.

- Extremely-Low, Low, Moderate and Middle income families are able to afford to purchase homes at a maximum price of $35,814, $59,767, $95,581, and $106,982 (8.75% interest rate) respectively while the Mean price of a home is $142,692.

- A household would have to earn 115% of AMI to afford the purchase of a Mean sales priced home.

- The average monthly apartment rental rate for the Valley in 1990 was $461.00, while in 1998 it had increased to $664, an increase of 44%.

- There are 11,252 assisted housing units in the HCP Consortium with over 4,000 families on waiting lists for public or Section 8 housing.

## SUMMARY OF CONSORTIUM HOUSING STRATEGY

The following are the Consortium's priorities and strategies as they relate to housing. This information is available for specific jurisdictions in the Housing Strategic Plan (Table 42).

High Priority:
- Extremely low-income and low-income renter households
- Extremely low-income and low-income existing owner households
- Persons with Special Needs
- All first time homebuyers

Medium Priority:
- Moderate-income renter households
- Moderate-income existing owner households

## CONSORTIUM HOUSING POLICIES AND STRATEGIES INCLUDE BUT ARE NOT LIMITED TO:

- Increase the supply of affordable rental housing for low- and moderate-income households by supporting the construction and rehabilitation of housing for people at 60% of AMI or below.
- Increase the supply of affordable housing for formerly homeless and extremely low-income households by supporting the construction of transitional, supportive and affordable housing for those at 40% of AMI and below.
- Preserve and increase the supply of assisted housing within Clark County through Section 8, TBRA, and existing Section 8 programs.
- Preserve and enhance housing conditions in Clark County through housing rehabilitation.
- Increase homeownership opportunities for low and moderate-income households through downpayment and closing costs assistance and through the construction of affordable owner housing.

## CONSORTIUM SPECIAL NEEDS STRATEGY SUMMARY

- Increase the supply of housing for those with special needs through the support of funding for supportive housing, downpayment assistance for people with disabilities, rehabilitation and adaptation of existing owner occupied homes and construction of special needs housing.

## CONSORTIUM STRATEGY TO REMOVE BARRIERS TO THE PRODUCTION OF AFFORDABLE HOUSING

Current barriers to the production of affordable housing include the high costs of development (local government regulations/fees, lengthy review processes, and environmental regulations), lack of

community support, and limited resources. Over the next five years, the HCP Consortium will work on reducing local government regulatory driven costs, increasing public education on housing issues, and developing new resources.

### CONSORTIUM FAIR HOUSING STRATEGY

Utilizing the expertise of fair housing specialists, the HCP Consortium will continue to receive technical training on fair housing issues, specifically issues related to zoning, planning and housing accessibility for the disabled. The strategic plan outlines efforts to promote housing choice by creating incentives for affordable housing development, ensuring that codes and policies affirmatively further fair housing, educating the public on fair housing, and investigation of fair housing complaints.

### CONSORTIUM LEAD-BASED PAINT HAZARD REDUCTION

The potential for lead-based paint poisoning is not a major issue in the HCP Consortium Area, based on the relative age of housing (an estimated 42% of all dwelling units were constructed after 1978, and approximately 48% were constructed between 1960 and 1979), and the low incidents of lead poisoning in children reported by the Nevada State Laboratory. However, the strategies to be pursued by the Consortium include reducing lead-based paint hazards by testing all children under age 6 who are occupants of housing that qualifies under a rehabilitation program, acquiring an XRF Analyzer for the purposes of identifying lead paint, and abatement of lead paint found in rehabilitation projects.

## CONTINUUM OF CARE FOR THE HOMELESS

### SUMMARY OF HOMELESS NEEDS

The UNLV Homeless Study conducted a point in time count of the homeless during the night of May 12-13, 1999. A hard count of 3,821 homeless individuals was completed and then extrapolated to cover an estimated number of those who were anticipated to have been missed form the count by the enumerators in the one-day survey. This equaled 6,707 homeless in the street or in shelters.

In the second major portion of the study, interviews were conducted for profiling the homeless population. It is important to note that the results or the UNLV study correspond to the Stand Down surveys. (The UNLV Homeless Study is available in its entirety from each of the local governmental jurisdictions.)

Based upon the UNLV Homeless Study, we know that:

- The majority of Las Vegas' homeless are men (87.6%). However, females (12.4%) are more likely to seek shelter in motels and weekly rentals, areas that fall outside the stricter homelessness definition used for the count.

- The homeless people located on the point-in-time count night were identified as 68.1% White, 21.3% Black, 8.3% Hispanic and 2.3% fell into other categories.

- When age data for sheltered and non-sheltered are combined, 20.2% of homeless are estimated to be 30 or younger, 28% are 331-40, 29.5% were 41-50, and 22.3% were estimated to be 51 or older.

- Up to 14.1% of homeless adults have children with them.
- More than one-third of homeless individuals were Veterans

### SUMMARY OF INVENTORY FOR HOMELESS

There are currently 1,650 shelter beds, 1,258 transitional housing spaces, 67 permanent supportive housing spaces and 185 permanent housing units specifically set-aside for homeless persons.

### HOMELESS STRATEGIES

- Reduce barriers to providing shelter and services to homeless
- Increase the supply of housing for extremely low-income and formerly homeless
- Increase supportive and essential services for homeless
- Work to coordinate the service delivery system to avoid unneeded duplication, improve services, and promote collaborations to maximize funding
- Provide services for homeless unaccompanied youth

## COMMUNITY DEVELOPMENT PLAN

- Support the provision of new community facilities and improve the quality of existing community facilities to serve lower income residents such as recreation centers and child development centers.
- Provide supportive services and facilities for seniors and disabled such as senior centers, transportation and respite care.
- Provide supportive services and facilities for youth, particularly those considered at risk through the construction of youth facilities and the provision of recreational, mentoring, and cultural arts programs.
- Provide for needed infrastructure improvements in low-income areas particularly sidewalk and street improvements in revitalization areas.
- Support neighborhood preservation and improvement activities through property maintenance training and code enforcement.
- Assist families in achieving stabilization and self-sufficiency through parenting classes, transportation services and quality childcare.
- Provide educational opportunities such as English as a Second Language classes and computer literacy programs

- Provide for the economic development needs of low-income areas by stimulating small business, attracting large-scale development, and providing job training and placement.

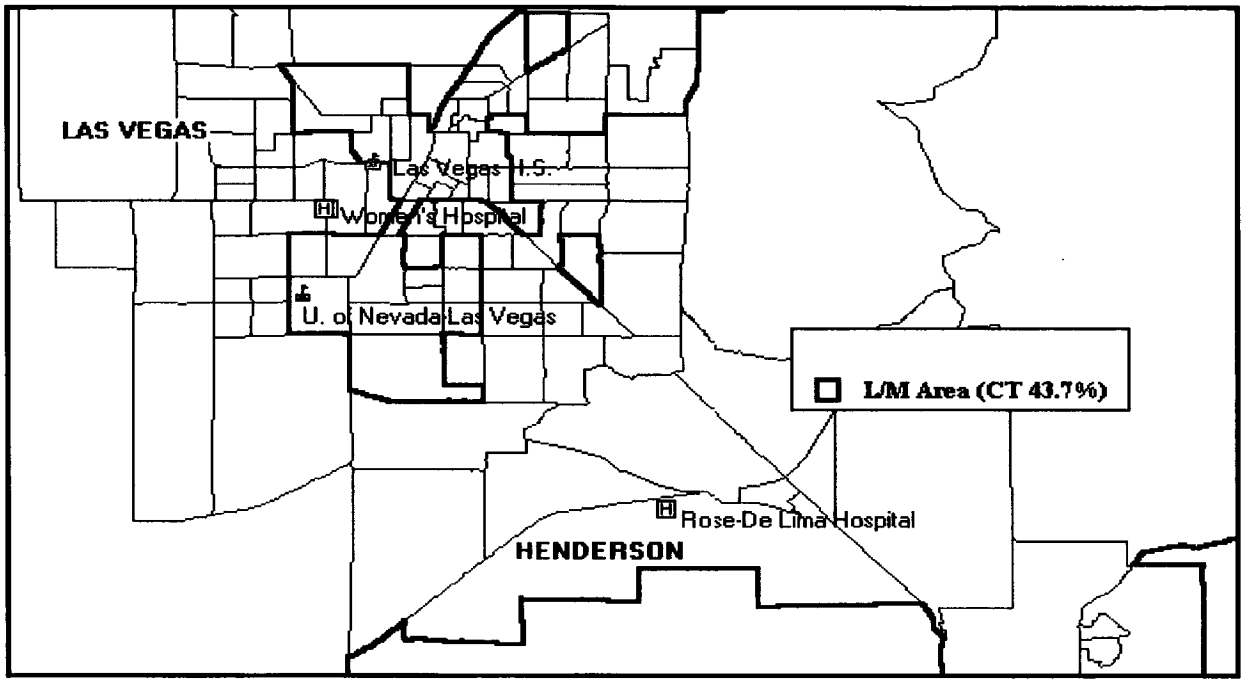
- Provide for affordable health care through the establishment of health clinics and substance abuse treatment and counseling.

- Improve public safety through prevention programs such as peer mediation programs and street lighting upgrades.

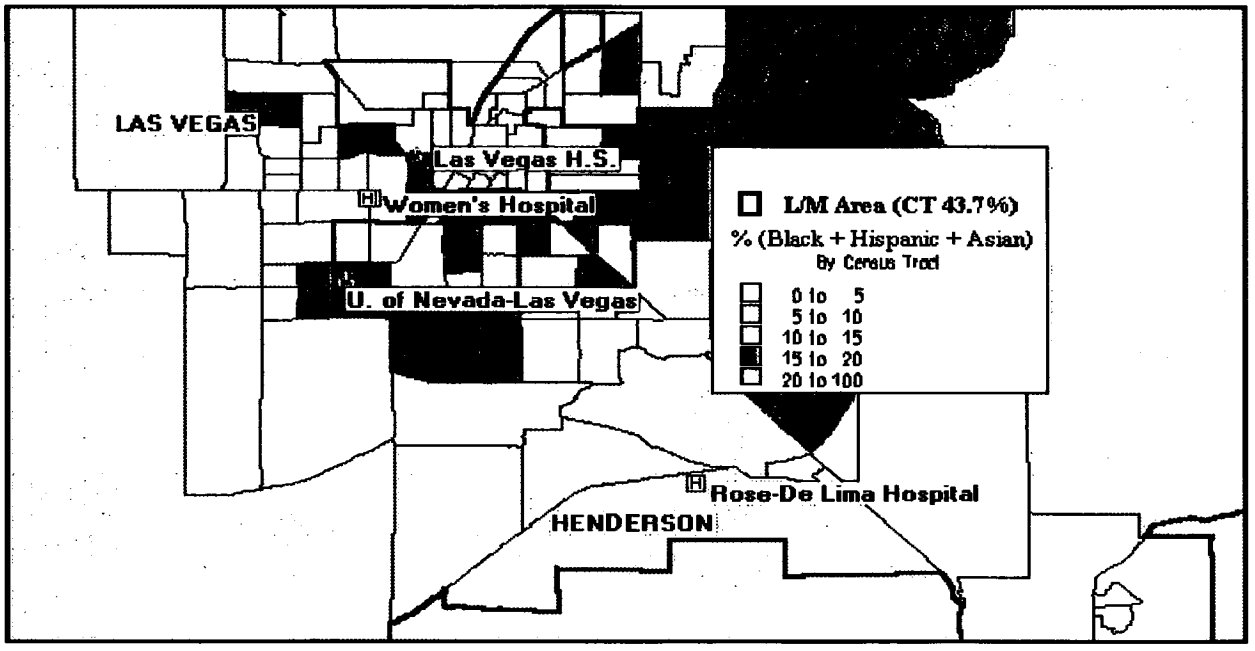
## ANTI-POVERTY STRATEGY

According to the 1990 Census there were 72,182 persons below the poverty level in the HCP Consortium Area, or approximately 11% of all persons for whom poverty status was determined. The HCP Consortium believes that the main opportunities to assist those below poverty level to achieve economic independence in coordination with affordable housing activities is through education and job training apprenticeship programs provided through the public housing authorities, and through transitional housing programs operated by non-profit organizations. Programs for young people and which focus on building self-esteem and promoting education are also essential to foster personal achievement and break the cyclical nature of poverty. Support of funding for preschools and day care centers will allow low-income households to secure job training and placement with the knowledge that their children are well cared for during working hours. English as a Second Language and classes designed to assist high school dropouts in receiving their GED are also important aspects of the HCP Consortium anti-poverty strategy. Programs such as these provide the basic skills necessary to enter job training and job placement programs.

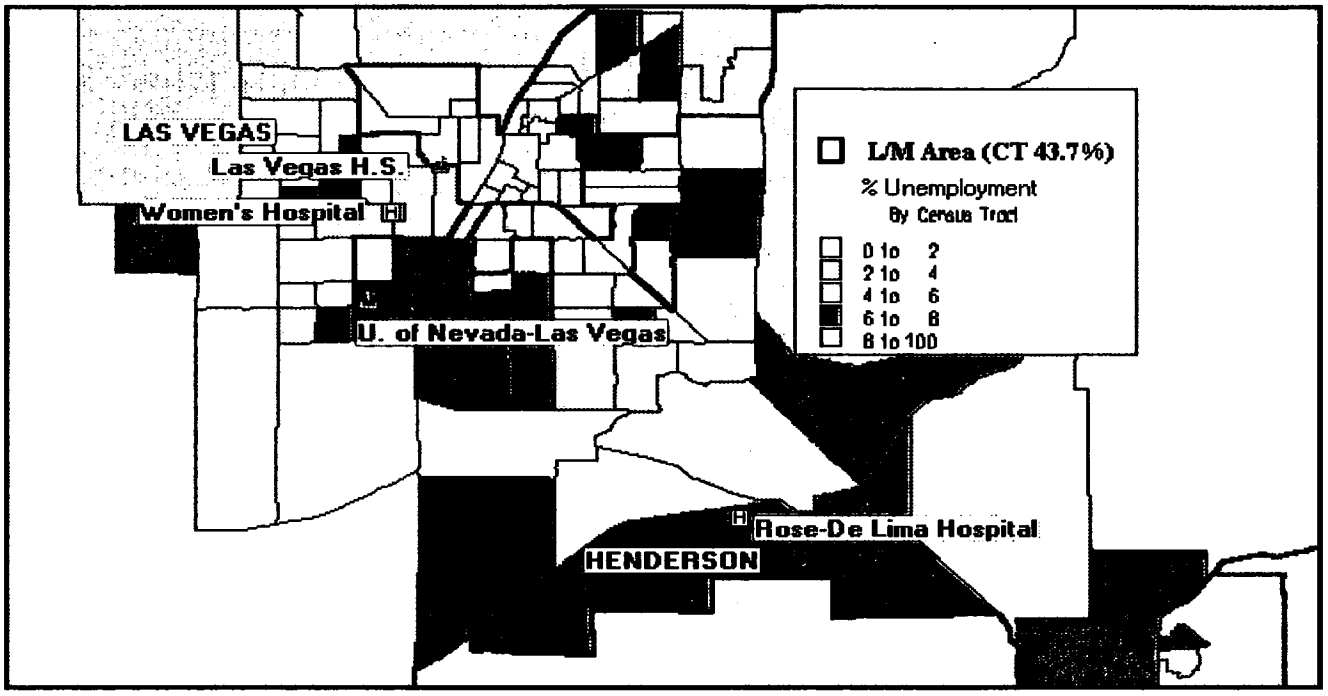
## LOW-MODERATE INCOME AREAS



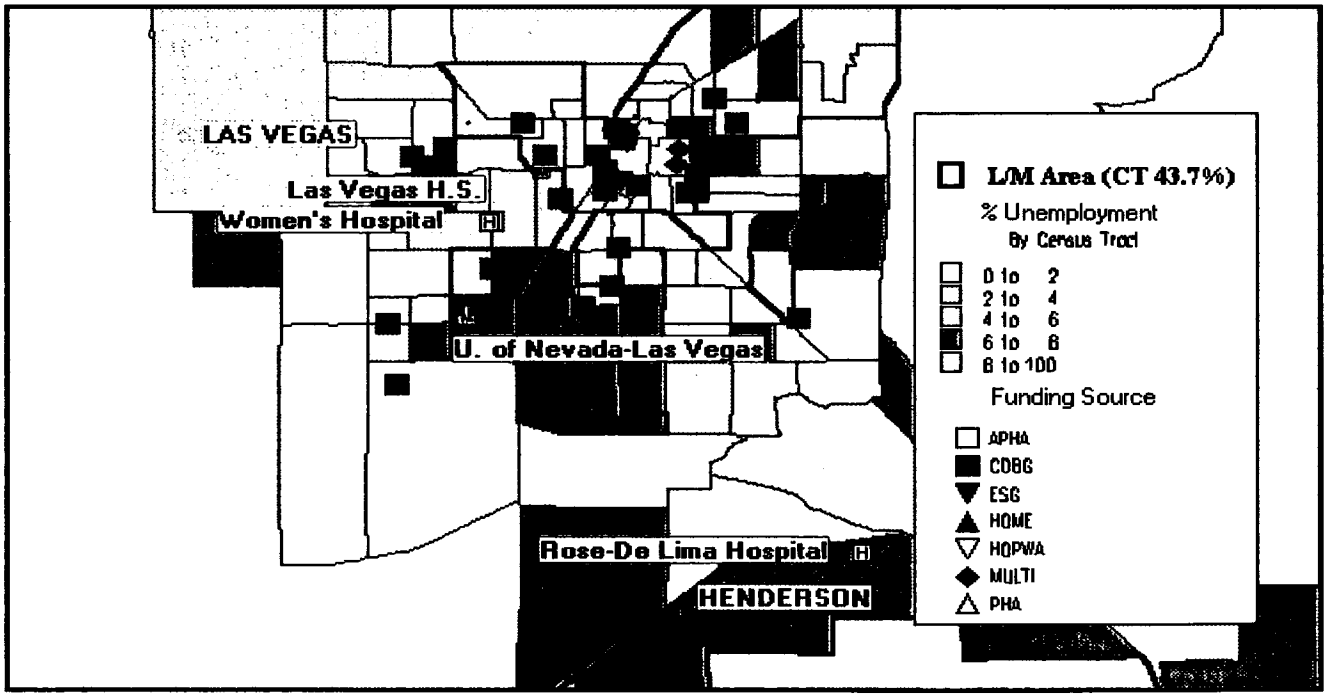

## LOW-MODERATE INCOME AREAS AND MINORITY CONCENTRATION LEVELS



## LOW-MODERATE INCOME AREAS AND UNEMPLOYMENT LEVELS




## LOW-MODERATE INCOME AREAS AND PROPOSED HUD PROJECTS






4-26-01

Appendix B

APPENDIX B

# HCP CONSORTIUM HOUSING STRATEGIC PLAN 2000 - 2004

| Priority | Strategy | Objective | Projected Completion Date 2000 | 2001 | 2002 | 2003 | 2004 | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| **LAS VEGAS** | | | | | | | | | |
| **Use existing and create new rental housing stock to reduce cost burden for extremely low- and low-income renter households** | | | | | | | | | |
| H-1 | Acquisition and rehabilitation of existing rental housing units by non-profit and for profit developers | Acquire and rehabilitate 200 existing rental units | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| H-1 | Las Vegas Housing Authority Section 8 Moderate Rehabilitation program provides affordable housing through incentives to private sector owners who modernize existing units and make them available at an affordable rate | Provide 100 rental units affordable to extremely low- and low-income households through the Section 8 Moderate Rehabilitation program | | | | | § | LVHA | $ Section 8 |
| H-1 | Las Vegas Housing Authority Section 8 Rental Voucher program allows households to lease existing rental units within the private market at an affordable rate based upon 30% of the household's income | Provide 1,500 Section 8 Rental Vouchers | | | | | § | LVHA | $ Section 8 |
| H-1 | Las Vegas Housing Authority Scattered Site program provides existing single-family homes at an affordable rate based upon 30% of the household's income. The City is working with the LVHA to develop site selection criteria to ensure equitable distribution and property maintenance education for prospective clients | Provide 20 scattered site, affordable single-family homes based upon a site selection criteria, which avoids over concentration and includes property maintenance education for prospective clients. | | | | | § | LVHA | $ Section 8 |

4-26-01

| Priority | Strategy | Objective | Projected Completion Date | | | | | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| | | | 2000 | 2001 | 2002 | 2003 | 2004 | | |
| H-1 | Construction of new affordable rental housing units by non-profit or for profit developers | Construct 500 new affordable rental housing units | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| H-1 | Construction of new affordable Single Room Occupancy housing units to serve low wage earning, single person households near employment sectors such as the Downtown | Construct 200 Single Room Occupancy housing units within the Downtown Planning Area *[Downtown Neighborhood 2000 Plan]* | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| H-1 | Construction of new Mixed Income/Use developments in the Downtown area, reserving a portion of the housing units at affordable rates serving households earning less than 50% of AMI | Construct Mixed Income/Use developments containing 50 units affordable to households earning less than 50% of AMI *[Downtown Neighborhood 2000 Plan]* | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| H-1 | Construction of new affordable rental housing units by Las Vegas Housing Authority through various federal grants | Construct 120 new affordable rental housing units | | | | | § | LVHA | $ Tax Credits, Bonds, Section 811 & 202 |
| **Use existing owner housing stock to reduce cost burden for extremely low - and low-income owner households** | | | | | | | | | |
| H-2 | Rehabilitate existing owner housing stock in sub-standard condition to retain affordable housing | Rehabilitate 100 existing owner housing | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, CDBG |
| **Use existing and new housing stock to reduce overcrowding for extremely low - and low-income large related family renter households** | | | | | | | | | |
| H-3 | Programs under High Priority H-1 and H-2 include provision of rental units affordable to large related family households | Construct or rehabilitate 350 affordable rental units as noted in High Priority H-1 and H-2, specifically serving large related family households | | | | | § | NSD, Non-Profit or For-Profit, , LVHA | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |

| Priority | Strategy | Objective | Projected Completion Date 2000 | 2001 | 2002 | 2003 | 2004 | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| **Use existing and new housing stock to provide homeownership opportunities for moderate income households** | | | | | | | | | |
| H-4 | Provide affordable home ownership opportunities to moderate-income households through assistance with down payment and closing costs on the purchase of existing and new homes | Provide down payment and/or closing cost assistance to 100 qualified moderate-income households | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| **Use existing and new housing stock to provide home ownership opportunities for extremely low- and low-income households** | | | | | | | | | |
| M-1 | Provide affordable home ownership opportunities to extremely low- and low-income households through assistance with down payment and closing costs on the purchase of existing homes<br>[Note: *Due to the lack of financial stability in extremely low- and low-income households, home ownership is not as a high a priority as providing affordable rental units. Education and job training to stabilize household employment and increase income are considered to be more effective than promoting ownership except under very structured programs such as Habitat for Humanity*] | Provide down payment and/or closing cost assistance to 50 qualified extremely low- and low-income households | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |
| M-1 | Construction of new affordable owner housing units | Construct 100 new affordable owner units | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds, CDBG |

4-26-01

| Priority | Strategy | Objective | Projected Completion Date | | | | | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| | | | 2000 | 2001 | 2002 | 2003 | 2004 | | |
| **Use existing and new housing stock to reduce cost burden for moderate income renter households** | | | | | | | | | |
| M-1 | Acquisition and rehabilitation of existing rental housing units by non-profit and for profit developers | Acquire and rehabilitate 75 existing rental housing units to serve moderate income renter households | | § | | | | Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds |
| M-1 | Construction of new affordable rental housing units by non-profit and for profit developers | Construct 250 new affordable rental units | | | | | § | Non-Profit or For-Profit | $ HOME, LIHTF, 15% Set-Aside, Bonds |
| M-1 | Construction of Mixed Income/Use developments in the Downtown area, reserving a portion of the housing units at affordable rates | Construct Mixed Income/Use developments containing 100 units affordable to households earning between 51% and 80% of AMI *[Downtown Neighborhood 2000 Plan]* | | § | | | | Non-Profit or For-Profit | $ Bonds |
| **Use existing housing stock to reduce cost burden for moderate income owner households** | | | | | | | | | |
| M-2 | Rehabilitate existing owner housing stock in sub-standard condition to retain affordable housing | Rehabilitate 75 existing owner housing units | | | § | | | Non-Profit or For-Profit, NSD | $ HOME, LIHTF, CDBG |

4-26-01

Appendix B

# HCP CONSORTIUM SPECIAL NEEDS STRATEGIC PLAN 2000 - 2004

| Priority | Strategy | Objective | Projected Completion Date | | | | | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| | | | 2000 | 2001 | 2002 | 2003 | 2004 | | |
| **Use existing housing stock to provide permanent affordable rental housing units to extremely low - and low-income persons with special needs** | | | | | | | | | |
| H-3 | Construction of permanent affordable housing to serve persons with severe developmental, physical and mental disabilities | Construct 100 permanent affordable housing units | | | | | § | NSD, Non-Profit or For-Profit | $ Section 811, HOME, LIHTF, CDBG, Bonds |
| H-3 | Construction of permanent affordable housing to serve the frail/elderly | Construct 250 permanent affordable housing units | | | | | § | NSD, Non-Profit or For-Profit | $ Bonds, Section 202, HOME, LIHTF, CDBG |
| H-3 | Retain affordability and accessibility through Rehabilitation of existing housing units occupied by the frail/ elderly | Rehabilitate 75 existing housing units occupied by frail/elderly households | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, LIHTF, CDBG |
| H-3 | Acquisition and rehabilitation of existing housing units to serve persons with HIV/ AIDS | Acquire and rehabilitate 40 existing housing units to serve persons with HIV/AIDS | | | | | § | NSD, Non-Profit or For-Profit | $ HOME, CDBG, HOPWA,, LIHTF |

# HCP CONSORTIUM STRATEGY TO REMOVE BARRIERS TO AFFORDABLE HOUSING 2000 - 2004

| Priority | Strategy | Objective | Projected Completion Date 2000 | 2001 | 2002 | 2003 | 2004 | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| **Reduce governmental and non-governmental barriers to the production of affordable housing** | | | | | | | | | |
| H | The City will make efforts to ensure that development review processes are efficient, fees reasonable and that the development industry is consulted regarding the formulation of City policies for development review processes and fees | The City will continue to evaluate the residential development review process to improve efficiency where possible | | | | | § | City of Las Vegas | |
| | | The City will continue to monitor the residential development review fee schedule in comparison to staff time to ensure equity | | | | | § | City of Las Vegas | |
| | | The City will consult with the Southern Nevada Home Builders Association to assist in the formulation and/or amendment of policies to better support the production of affordable housing in the City | | | | | § | City of Las Vegas | |
| H | Increase awareness of housing needs in the City of Las Vegas in cooperation with the County Consortium | Coordinate efforts with the County Consortium to increase awareness and understanding of affordable housing issues through various forms of media | | | | | § | NSD | |
| | | Coordinate efforts with the County Consortium to conduct workshops on Fair Housing, ADA and Section 504 compliance | | | | | § | NSD | |
| | | Coordinate efforts with the County Consortium to develop an efficient, and cost effective inventory of affordable housing within all the jurisdictions throughout the Consortium | | § | | | | NSD | |
| H | Develop new resources for affordable housing in the City of Las Vegas in cooperation with the County Consortium | Work cooperatively with the jurisdictions within the County Consortium to lobby the BLM and HUD to develop implementing regulations for the below market sale of BLM land for affordable housing development to non-profit developers without requiring the applicable jurisdiction to take ownership of the property | | | § | | | City of Las Vegas | |

Appendix B

# HCP CONSORTIUM FAIR HOUSING STRATEGIC PLAN 2000 - 2004

| Priority | Strategy | Objective | Projected Completion Date 2000 | 2001 | 2002 | 2003 | 2004 | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| **Strategies to affirmatively further fair housing resulting from analysis of impediments to fair housing study** | | | | | | | | | |
| H | *As noted within High Priority –1, Scattered Site Housing is supported to provide affordable housing choices outside of high minority neighborhoods]* Las Vegas Housing Authority Scattered Site program provides existing single-family homes at an affordable rate based upon 30% of the household's income. The City is working with the Housing Authority to develop site selection criteria to ensure equitable distribution and property maintenance education for prospective clients. | Provide 20 scattered site affordable single family homes based upon a site selection criteria which avoids over concentration and includes property maintenance education for prospective clients | | | | | § | LVHA | $ Section 8 |
| M | *[As noted within High Priority –1, The City supports the Construction of Mixed Income/ Mixed use developments]* Construction of new Mixed Income/Use developments in the Downtown area, reserving a portion of the housing units at affordable rates serving households earning less than 50% of AMI | Develop 50 units within mixed income/use developments that are affordable to households earning less than 50% of AMI *[Downtown Neighborhood 2000 Plan]* | | | | | § | NSD, Non-Profit or For-Profit | $ CDBG, 15% Set-Aside, Bonds |
| H | Continue to support ordinance amendments and require Planned Community Developments to facilitate multiple family and mixed income housing development to increase affordable housing choice outside of high minority neighborhoods | Continue to support amendments to the Zoning Ordinance such as the March 1997 amendment which reduced multiple family residential development setback requirements, allowed for unlimited density for the R-5 district and eased review requirements | | | | | § | City of Las Vegas | $ CDBG, General Funds |

4-26-01

| Priority | Strategy | Objective | Projected Completion Date | | | | | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| | | | 2000 | 2001 | 2002 | 2003 | 2004 | | |
| **Strategies to affirmatively further fair housing resulting from analysis of impediments to fair housing study** | | | | | | | | | |
| H | Continue to update data within the General Plan in coordination with the Consolidated Plan with regard to the Needs, Supply and Gaps in the City's Affordable Housing as well as Barriers to production of affordable housing and Fair Housing issues | *[As noted within the Non-Housing Strategic Plan, the City will continue to update elements within the General Plan]*<br>Continue to update the Housing Element and Parks Element as the population continues to grow and evaluate the implementation of objectives toward the accomplishment of Neighborhood plan and City wide | | | | | § | City of Las Vegas | $ CDBG |
| H | Encourage the Neighborhood Planning Process through development of new Neighborhood plans and the implementation of existing Neighborhood plans. These plans include direct Neighborhood input with respect to the Needs for Affordable Housing | Support the efforts of the Neighborhood Services Department in developing additional Neighborhood plans to achieve the greatest level of citizen participation in identifying community needs [including Affordable Housing issues] as well as implementing the goals of the Downtown Neighborhood 2000 Plan and the West Las Vegas Neighborhood Plan | | | | | § | Neighborhoods (NSD provides technical assistance to neighborhood planning efforts) | $ CDBG, General Funds |
| H | *[The Analysis of Impediments Study indicated that less than 2% of the multifamily housing developments comply with Fair Housing Accessibility guidelines].*<br>Support the correction of deficiencies in multiple family developments with respect to accessibility | The City will continue to ensure that accessibility standards are in accordance with the 1997 Uniform Building Code through the plan check review process including the distribution of checklists, brochures and handouts emphasizing accessibility | | | | | § | City of Las Vegas | $ CDBG, General Funds |

4-26-01

4-26-01

| Priority | Strategy | Objective | Projected Completion Date | | | | | Initiation Responsibility | Funding Source($) and Other Resources (§) |
|---|---|---|---|---|---|---|---|---|---|
| | | | 2000 | 2001 | 2002 | 2003 | 2004 | | |
| **Strategies to affirmatively further fair housing resulting from analysis of impediments to fair housing study** | | | | | | | | | |
| | *[The Analysis of Impediments Study identified a lack of lending opportunities in minority neighborhoods. The City supports the use of existing and new housing stock to provide home ownership opportunities in minority neighborhoods]* | Provide down payment and/or closing cost assistance to 100 qualified moderate-income households | | | | | § | Non-Profit | $ HOME/LIHTF |
| M | Provide affordable home ownership opportunities to Moderate income households through assistance with down payment and closing costs on the purchase of existing and new homes | | | | | | | | |

# APPENDIX C

## BARRIERS TO THE PRODUCTION OF AFFORDABLE HOUSING

Rapidly rising prices and a predominance of low- to medium-density, single-family units in the HCP Consortium Area, have made the production of affordable housing difficult. In addition to these challenges, public agency regulatory policies related to residential development in the HCP Consortium Area are not flexible with respect to their implementation. While some of the public policies outlined below are generally not considered excessive, flexibility in the implementation of such policies would encourage further investment in affordable housing. The issues of water fees, federal environmental regulations and Boulder City growth controls will be difficult to address since they are not controlled by the local jurisdictions but by an independent governmental agency (Las Vegas Valley Water District), the federal government (environmental laws), and by the voters (Boulder City).

1. Permit Processing Fees: Clark County and local jurisdictions have full cost recovery policy for processing development applications. Typical fees in 1999 range from approximately $4,500 in Mesquite to $8,000 in Las Vegas. These processing fees are added to the cost of the housing and thus passed on to the purchaser. Currently, there is only a little flexibility in the imposition of these fees for affordable housing projects, such as an exemption of zoning fees for non-profit agencies through the Clark County Comprehensive Planning Department. However, the amounts of those fees are minimal. The more expensive building department and public works fees are imposed on all development.

2. 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. Currently, due to the tremendous volume of development taking place in Clark County, an average plans review will take a minimum of eight weeks, assuming all required information has been included. For any conforming zone change, a developer must assume an average of six to eight weeks. Clark County does have an Affordable Housing Plans Check process, which moves affordable housing projects to the front of the line for the initial plans check. This reduces costs a little by reducing the amount of time the developer must wait to begin construction.

3. 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 will be phased in over four years. The fee per apartment unit in 2000 is $1,288 and will be increased to match the residential fee of $2,136 per unit, by 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 pay $278,208 in water fees. By 2004, the connection fees for the same 216-unit development will be $461,376.

4. Legislature: The Nevada State Legislature only meets once every two years and has a voter - approved limited session of 120 days. In that time, a limited number of bills can be introduced and acted upon. County governments are "legal creatures of the State". Lacking the charter powers of incorporated cities, the County has only those powers specifically authorized in the Nevada Revised Statutes ("Dillon's Rule"). As such there is some confusion whether the County is

always legally authorized to provide a variety of services to non-profit organizations, simply because those powers may not have been clearly delineated or specified in the statutes. This limits the County's ability to react quickly when new and innovative ideas for the production of affordable housing emerge. To foster a spirit of experimentation and creativity, we need a more expansive process that allows county government to innovate and find new ways to assist our non-profit housing development partners.

5. Federal and State Environmental Protection Regulations: Environmental mitigation fees, fees charged by local government and private firms for performing environmental analysis and reviews and delays caused by mandated public review periods also add to the cost of housing and are passed on to the purchaser. No exemptions are provided for affordable housing developments.

6. Development Taxes: Taxes for the construction of public facilities, such as transportation, infrastructure, and parks, must be paid by developers and are passed on to home purchasers or renters, regardless of the type of residential development.

7. Development Standards and Zoning: Restrictions on development, such as minimum lot zoning, required subdivision standards, upward zoning, and limiting the expansions of local capital improvement programs in order to slow growth, all contribute to the difficulty in building affordable housing. Clark County is currently working on a revision of its development code, which includes new zoning designations and other development code changes that could positively impact the ability to develop more affordable single-family housing.

8. Citizen Review: Required public hearings before public entities such as Planning and Zoning Commissions and City Councils 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.

9. Reliance on industries with a low-wage base: The tourism industry is dominant in the HCP Consortium Area. According to the Nevada Department of Employment, Training and Rehabilitation, the average income for this industry in 1999 was $26,400. This income is not enough to afford an average apartment rent of $698 without incurring a cost burden of 30% or more. This illustrates the difficulty many households face in purchasing or renting a home in the HCP Consortium Area.

10. Limited land availability and land costs: The urban areas of the HCP Consortium Area are surrounded by land currently under the supervision of the Bureau of Land Management (BLM). The BLM oversees these lands under the Recreation and Public Purpose Act, which through the Southern Nevada Public Lands Act of 1998 now includes affordable housing as a "public purpose." Therefore, these lands should be available to developers of affordable housing. However, there is currently no mechanism to make the land available below fair market value for development as affordable housing. The price of the land would have to be reduced to be economically viable for affordable housing. The price of non-BLM land continues to increase, making the production of affordable housing more difficult. Local jurisdictions will continue to donate land for the production of affordable housing.

11. 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. 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 fear. The local business community, assisted by various banks seeking to achieve Community Reinvestment Act (CRA) goals, has taken a more active role in creating affordable housing than in the past.

12. Boulder City Voter-Adopted Growth Controls: A number of factors not under Boulder City's control affect whether their housing and community development goals will be reached. The vast majority of vacant land within the city limits is owned by the city. However, the city does not have unlimited control over the land it owns. One factor is a voter-adopted ordinance that requires voter approval of any sales of land over one acre in size. Another factor is a voter-adopted controlled growth ordinance, which sets limits on the total number of dwelling units that can be built per year. Since the city cannot readily make available land for purchase to organizations that might wish to build affordable housing, the City continues to support other housing goals to further this purpose.

RECEIVED
CITY CLERK

2001 JUL 13 A 11:07

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:
That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV
1791310

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/06/01 to 07/06/2001, on the following days: JULY 6, 2001

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 6

day of July 2001

Mary B. Sheffield

Notary Public

MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2003

BILL NO. 2001-57

AN ORDINANCE TO ADOPT THE HOUSING ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Adopts the Housing Element of the Las Vegas 2020 Master Plan.

At a City Council meeting June 20, 2001 BILL NO. 2001-57 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmembers Weekly and Mack

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, CITY HALL, 400 STEWART AVENUE, LAS VEGAS, NEVADA
PUB: July 6, 2001
LV Review-Journal

RECEIVED
CITY CLERK

2001 JUL 30 A 11:23

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV
1812764

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/21/01 to 07/21/2001, on the following days: JULY 21, 2001

BILL NO. 2001-57
ORDINANCE NO. 5338

AN ORDINANCE TO ADOPT THE HOUSING ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Adopts the Housing Element of the Las Vegas 2020 Master Plan.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 20TH day of June, 2001, and referred to the following committee composed of Councilmembers Weekly and L. B. McDonald for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of July, 2001, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, L.B. McDonald and Weekly
VOTING "NAY": NONE
EXCUSED: Councilman Mack

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: July 21, 2001
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 24

day of July 2001

Mary B. Sheffield

Notary Public

MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2003