



# AGENCY OVERVIEW





# Introduction

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The Southern Nevada Regional Housing Authority (SNRHA) was established January 1, 2010 for the purpose of consolidating three housing authorities:

- Las Vegas Housing Authority
- Housing Authority of Clark County
- North Las Vegas Housing Authority

January 1, 2025 marks the 15<sup>th</sup> anniversary of the merger of the Clark County (and Henderson), City of Las Vegas, and North Las Vegas Housing Authorities. As one of the largest regionalized authorities, this was a highly successful merger.





# Introduction

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The SNRHA's Board of Commissioners are composed of City Council members from the City of Las Vegas, City of North Las Vegas, City of Henderson, two Clark County Board of Commissioners, and four (4) Resident Commissioners, one from each of the jurisdictions.

The Agency has an annual budget of \$244 Million with approximately 272 budgeted positions.





# HOUSING CHOICE VOUCHER PROGRAM

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13,162 Total Vouchers

100% utilized

(Emergency, Mainstream, and VASH)

Over 27,000 pre-applications were received for the 2023 HCV Waiting List, 10,000 were selected

19,000+ were interested in training or employment with the Housing Authority

SNRHA Services Over 45,000 Residents





# HOUSING PORTFOLIO

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## Public & Affordable Housing

Vacancy Rate – 2% Public Housing, 4% Affordable Housing

*(Funding Sources – American Recovery and Reinvestment Act (ARRA),  
Developer Partnerships, HUD's Repositioning Programs,  
Mixed -Finance, Rental Assistance Demonstration, Neighborhood  
Stabilization, and Tax Credit)*

(44,444 Waitlist Applicants)





# SNRHA HIGHLIGHTS

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- Received the Choice Neighborhood Planning Grant (CNI) – 2021.
  - ❖ **CNI Grant Received for Implementation; \$50 Million Collaboration.**
- In collaboration with the City of Las Vegas and the Library District, SNRHA engaged in a land swap to build a new library next to 3 of our developments in the community.
- SNRHA sub-divided a parcel of land to allow the City of Las Vegas to construct the “Strong Start Academy at Wardelle”.
- Monthly collaboration between the VA and SNRHA to streamline our process to help connect Veterans with community services.
- Engaged with College of Southern Nevada to create learning programs with students from our public housing program.





# SNRHA'S PILLARS FOR SUCCESS

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INCREASE HOUSING OPPORTUNITIES

ENHANCE RESIDENT OPPORTUNITIES

CUSTOMER SERVICE | SERVICE DELIVERY

INCREASE, IMPROVE, ENHANCE  
EMPLOYEE GROWTH AND DEVELOPMENT





# INCREASE HOUSING OPPORTUNITIES

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There's a need for an increase in HCV vouchers  
and landlords.

Nevada has the most significant housing shortage  
in the nation.

Approximately 80,000 affordable housing units  
are needed to assist low-income households.





# INCREASE HOUSING OPPORTUNITIES

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## LANDLORD INCENTIVE PROGRAM

- **Loss Mitigation**: Up to \$2,500 per family to be paid to the eligible owner once a family vacates and it is determined the family caused damages beyond normal wear and tear. The owner must commit to rent to another rental assistant participant.
- **Supplemental Deposit** : Supplemental funds to cover tenants who do not meet all of the landlord's requirements. This supplemental deposit will be returned to SNRHA once the family moves out. Landlords may deduct damages beyond normal wear and tear that are not covered by the family's security deposit.
- **Vacancy Loss**: Provides up to one month of rent to a landlord/property owner while repairing excessive damage to the unit. The owner must commit to rent to another rental assistance participant.
- **\$500 New Unit Signing Bonus**: A reward to new and existing landlords for joining the program and adding more units.

90 New Units

47 New Landlords

(Over 3,000 Landlords Total)





## INCREASE HOUSING OPPORTUNITIES

SNRHA has received \$75 Million in grant funding from the Home Means Nevada Initiative, issued by the State of Nevada, and the Community Housing Fund, issued by Clark County, to develop new and preserve our existing housing portfolio.

Both grants will provide funding for...

1,658 NEW & REHABBED UNITS

Over the next two (2) years, the estimated cost for construction = \$374 Million



Welcome Home  
Community Housing Fund





# FUTURE & CURRENT DEVELOPMENT PLANS

Property	Type	Units	Award Type	Award Amount	Need Amount	Construction	Jurisdiction	Estimated Developer Fees	Commissioner	Status
James Down Towers	Senior	200	4% LIHTC/Bond	\$ 48,000,000	\$ 48,000,000	Rehab	Las Vegas	\$ 4,860,284		Under construction 50% complete
Hullum Homes	Family	59	9% LIHTC/AHP	\$ 16,768,000	\$ 16,768,000	Rehab	Clark County	\$ 750,000		Phase I Complete; Phase II 80% complete
Janice Brooks Bay	Family	100	HMNI	\$ 30,500,000	\$ 23,122,976	Rehab	Clark County	\$ 5,591,017		B & H Construction; Finance Closed 12/31/24
Bennett Phase II	Senior	59	HMNI/CC-CHF	\$ 21,000,000	\$ 21,000,000	New	Las Vegas	\$ 1,260,537		Kalb Industries; Finance Closing scheduled January 2025; Notice To Proceed 2/3/25
Duncan & Edwards	Family	80	HMNI	\$ 45,000,000	\$ 45,000,000	New	Las Vegas	\$ 1,735,967		The Michaels Organization; Finance Closed 12/30/24, Notice To Proceed 1/6/25
28th & Sunrise	Family	121	HMNI	\$ 53,000,000	\$ 53,000,000	New	Las Vegas	\$ 3,035,688		The Michaels Organization; Finance Closed 12/30/24, Notice To Proceed 1/6/25
Old Rose Gardens	Senior	192	HMNI	\$ 45,000,000	\$ 49,000,000	New	North Las Vegas	\$ 2,333,000		McCormak Baron Salazar; Finance Closing Scheduled March 2025
Basswood & Civic Center	Scattered Site	2	CDBG	\$ 718,000	\$ 718,000	Rehab	North Las Vegas	\$ -		Project Complete & Occupied
Pending Marble Manor Choice Neighborhood Initiative (CNI)	Family	627	CNI	\$ 85,000,000	\$ 288,136,000	Phase I Planning	Las Vegas	\$ 4,900,992		Brinshore Development; Phase I Finance Closing scheduled May 2025; Phase I Demolition June 2025
Arthur Sartini Plaza	Senior	220	CC-CHF	\$ 4,500,000	\$ 19,000,000	Partial Rehab	Clark County	\$ -		100% Design Documents Completed
<b>Total</b>		<b>1660</b>		<b>\$ 349,486,000</b>	<b>\$ 563,744,976</b>			<b>\$ 24,467,485</b>		



# INCREASE HOUSING OPPORTUNITIES



## WARDELLE TOWNHOMES

Wardelle Townhomes, which opened in June 2021, is a 57-unit, new construction, family duplex and rowhouse development.



1.3 acres of the parcel was provided to the City of Las Vegas to build the Strong Start Academy at Wardelle, which is an Early Childhood Education & Health Center servicing children living in the Wardelle development as well as other income-qualified children within the area.





# INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &  
New Construction Projects

## JAMES DOWN TOWERS

200-Unit Senior Housing Development  
RAD Conversion

## HULLUM HOMES

59-Unit Family Housing Development  
RAD Conversion



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## AFFORDABLE HOUSING FORUM

Annually, the Affordable Housing Forum brings together multiple agencies and partners to discuss federal and state housing policy, strategies for capacity building, parcels available for affordable housing development and land swap opportunities, housing voucher information, and incentives available for both affordable housing developers and landlords.





# CUSTOMER SERVICE | SERVICE DELIVERY

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We are actively listening to the concerns and needs of residents, participants, landlords, and the Southern Nevada community. We have organized over 100 community events and are consistently encouraging community engagement throughout our properties.

- Developed a Monthly Agency Newsletter
- Recently Conducted a Customer Service Satisfaction Survey
- Restructured the Customer Care Center to Reduce Hold Times
- Expanded our Work Week (5 Days a Week) to Improve Customer Access
- Established Tenant Associations at Affordable Housing Sites





# ENHANCE RESIDENT OPPORTUNITIES

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The Family Self-Sufficiency (FSS) Program is a voluntary work-based program designed to assist families in becoming economically independent and self-sufficient.

The Pre-Apprenticeship Program aims to foster workforce development for SNRHA residents in the building trades.

Section 3 is a provision of the Housing and Urban Development Act of 1968, and is intended to ensure that job preferences are given to low and very low-income persons residing in the community where the project is located.

Jobs Plus Program is a program to develop locally based, job driven approaches to increase earnings and advance employment outcomes through job readiness, connection to employees, job placement, educational advancement in technology skills, and financial literacy for residents of public housing.





# INCREASE, IMPROVE, AND ENHANCE EMPLOYEE GROWTH AND DEVELOPMENT

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- Increased training opportunities for all staff, with more scheduled in 2025
  - Implicit Bias Training
  - Emotional Intelligence
  - Cyber Security
  - Sexual Harassment | Workplace Conduct | Workplace Bullying
- Positive and transparent negotiations with SEIU
- Agency absorbed insurance premium increases (2022 and 2023)







THANK YOU

**Lewis Jordan**  
**Executive Director**

