

CLARK COUNTY REDEVELOPMENT AGENCY **BLIGHTED AREA STUDY**



OVERVIEW

November 21, 2023



Research and Analysis Overview

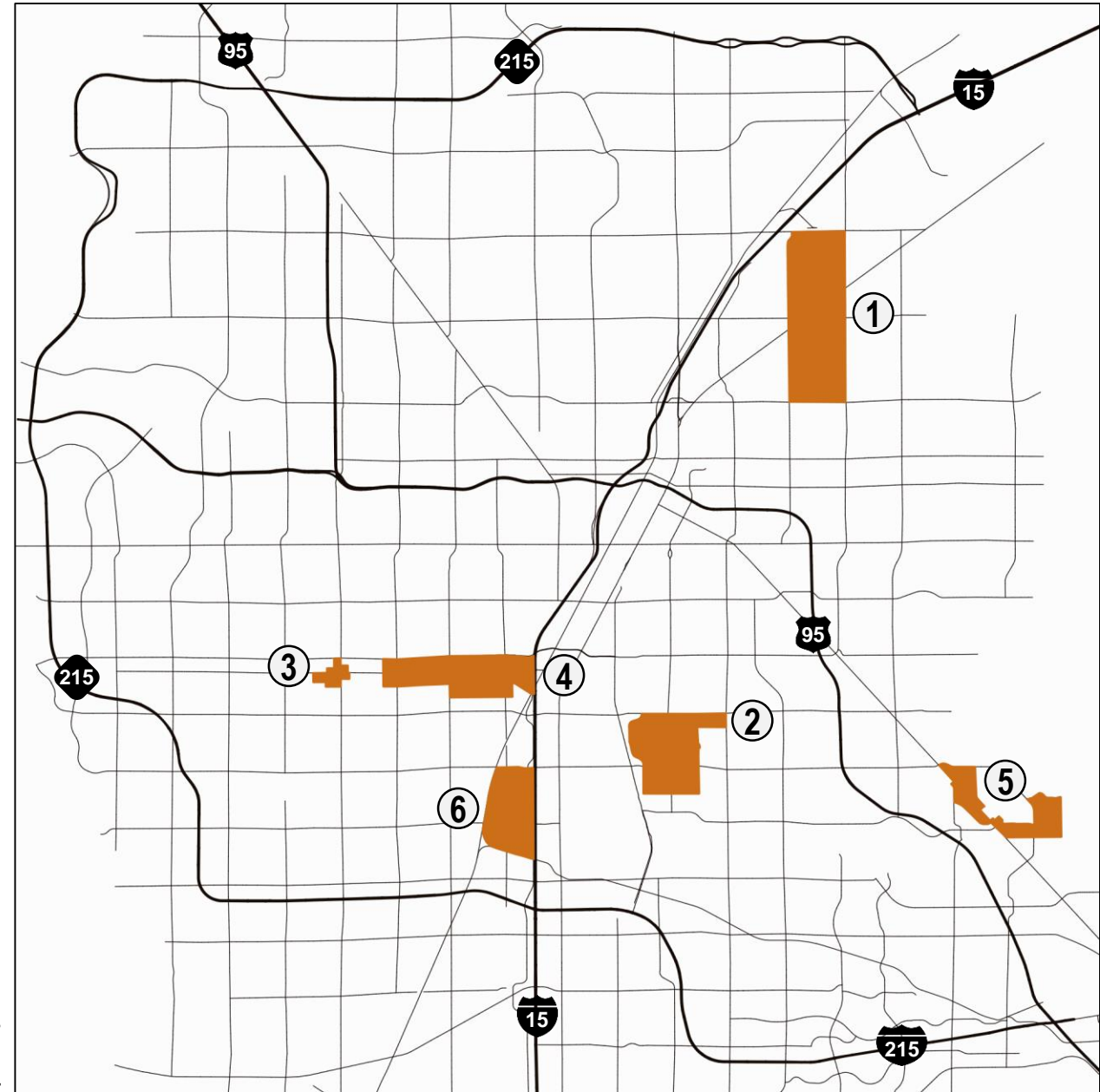
Feasibility Study	Blight Study	Current Assessment
<ul style="list-style-type: none">▪ Document RDA requirements▪ Evaluate areas of potential need▪ Identify potential RDA areas for consideration▪ Quantify potential public revenues from existing RDA areas	<ul style="list-style-type: none">▪ Identify and document six (6) proposed RDA areas▪ Conduct study area assessments on a parcel-by-parcel basis▪ Draw conclusions and recommendations relative to the ability to qualify as an RDA area	<ul style="list-style-type: none">▪ Supplemental RDA area boundaries determined by the board for refined assessment▪ Blight study boundary adjustments considered▪ Final recommendations based on most recent county proposal
2020 – 2021	2022 – 2023	2023



Blight Study Areas

Overview

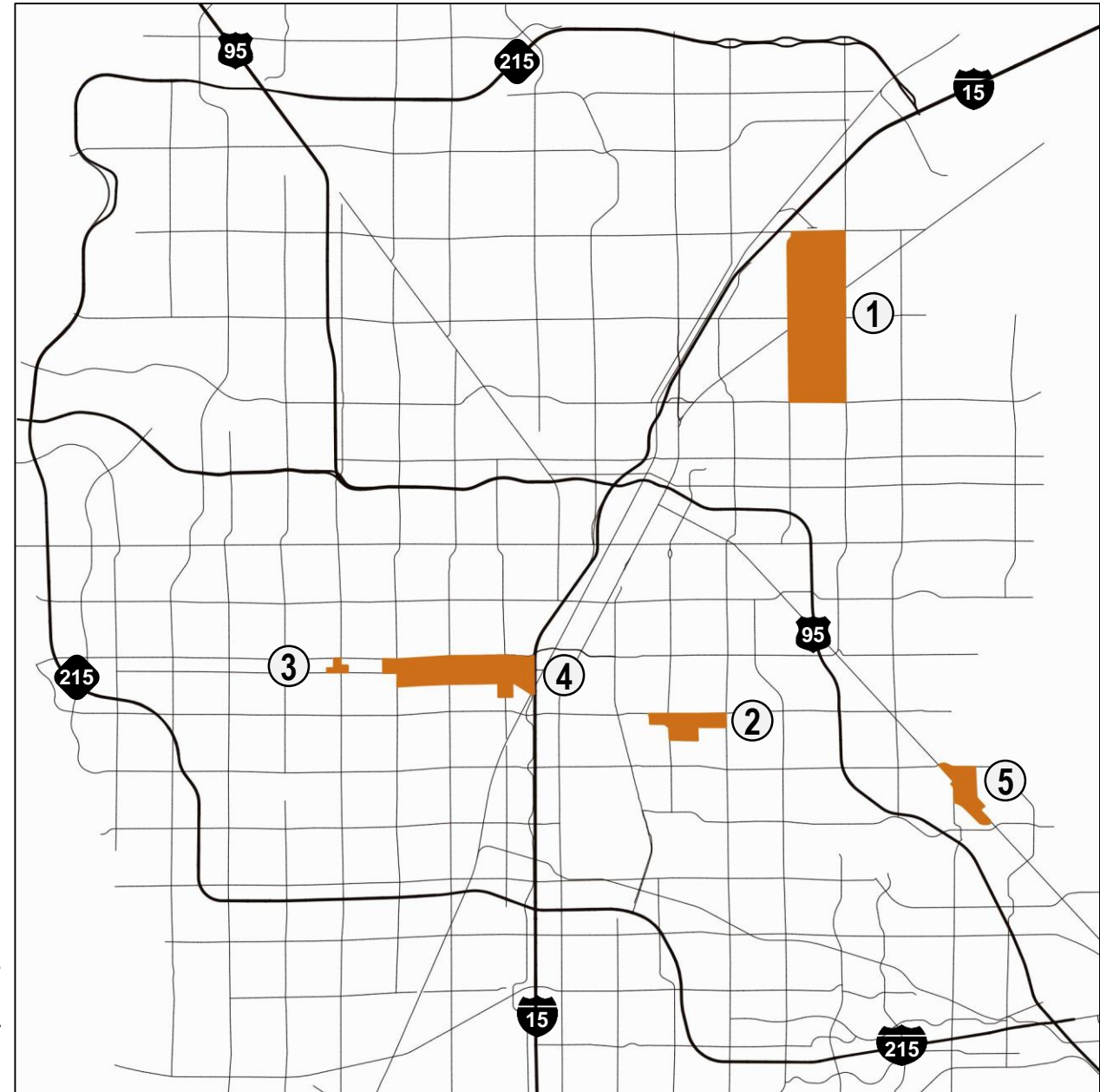
Area Name	Parcels	Acres
1 Northeast	5,474	1,584.4
2 University District	835	868.0
3 Spring Mountain	25	104.8
4 Chinatown	1,353	1,210.7
5 Whitney	611	509.7
6 Stadium District	390	658.0
Total	8,688	4,935.6



Blight Study Areas

Overview

Area Name	Parcels	Acres
1 Northeast	5,474	1,584.4
2 University District	87	159.2
3 Spring Mountain	12	30.5
4 Chinatown	1,012	1046.9
5 Whitney	600	172.5
Total	7,185	2,993.5



Redevelopment Area Assessment

Nevada Revised Statutes provide the blighted area definitions and criteria for evaluating a proposed redevelopment area

BLIGHT EVALUATION

Evaluate property within a proposed RDA for blighted area conditions as defined in NRS 279.388

AREA EVALUATION

Evaluate a proposed RDA as a whole based on a number of criteria defined in NRS 279.519



Blighted Area Definition

“Blighted area” means an area characterized by at least four of the following factors







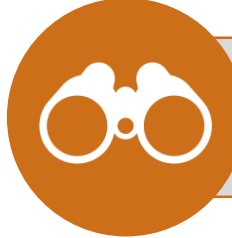
































Blight Evaluation Criteria

Unfit or Unsafe Structures	Economic Dislocation, Deterioration or Disuse
Inadequate Size or Irregular Shape of Parcels	Parcels Disregard Land Contours
Inadequate Streets, Open Spaces and Utilities	Parcels Could Be Submerged
Depreciated Values, Social and Economic Maladjustment	Growing or Lack of Proper Utilization
Population Loss	Environmental Contamination
Existence of an Abandoned Mine	Blighted Railroad Facilities



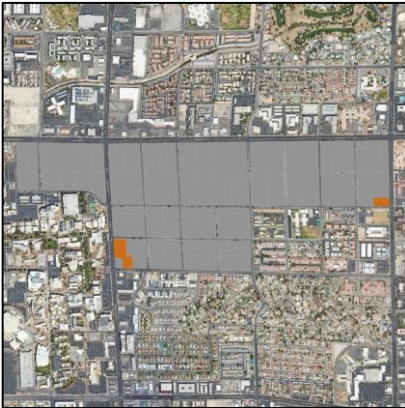
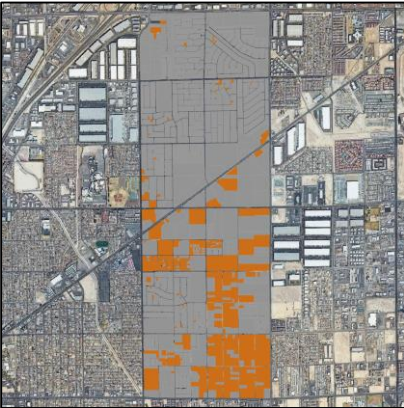
Blighted Area Definition

“Blighted area” means an area characterized by at least four of the following factors

Blight Evaluation Criteria				Assessment Methodology
Unfit or Unsafe Structures	  	Economic Dislocation, Deterioration or Disuse	  	 Field Observation  Third-Party Data Analysis  Geospatial Analysis
Inadequate Size or Irregular Shape of Parcels	  	Parcels Disregard Land Contours	  	
Inadequate Streets, Open Spaces and Utilities	  	Parcels Could Be Submerged	  	
Depreciated Values, Social and Economic Maladjustment	  	Growing or Lack of Proper Utilization	  	
Population Loss	  	Environmental Contamination	  	
Existence of an Abandoned Mine	  	Blighted Railroad Facilities	  	



Study Area Blight Comparison

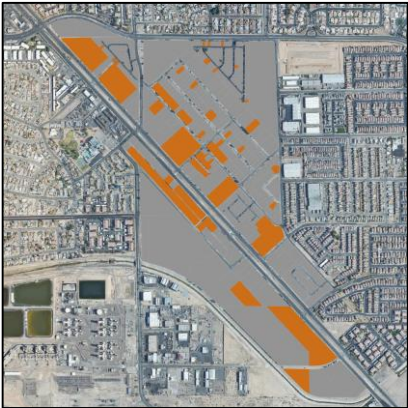
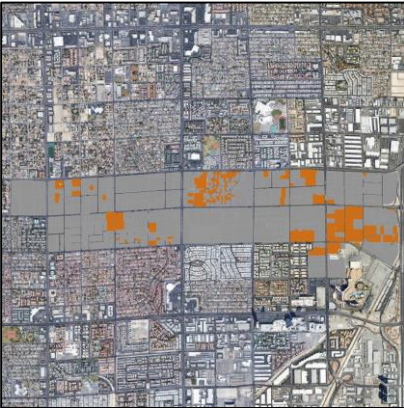


Code ^[1]	Blight Criteria	Area 1 – Northeast	Area 2 – University District	Area 3 – Spring Mountain
1(a)	Unfit or Unsafe Structures	42.4%	6.4%	25.1%
1(b)	Economic Dislocation, Deterioration, or Disuse	100.0%	100.0%	0.0%
1(c)	Inadequate Size or Irregular Shape of Parcels	0.0%	0.0%	0.0%
1(d)	Parcels Disregard Land Contours	0.0%	0.0%	0.0%
1(e)	Inadequate Streets, Open Spaces and Utilities	19.7%	0.0%	0.0%
1(g)	Depreciated Values, Social and Economic Maladjustment	100.0%	100.0%	100.0%
1(h)	Growing or Lack of Proper Utilization	10.0%	6.1%	2.6%
1(i)	Population Loss	23.4%	0.0%	0.0%
1(j)	Environmental Contamination	1.3%	1.3%	25.1%

Source: Nevada Revised Statutes § 279.388 | [1] Sections 279.388.1(f), 279.388.1(k), and 279.388.2 not shown as there are no clearly defined flood risks, abandoned mines, or railroad facilities in any of the revised study areas.



Study Area Blight Comparison



Code ^[1]	Blight Criteria	Area 4 – Chinatown	Area 5 – Whitney
1(a)	Unfit or Unsafe Structures	12.6%	45.2%
1(b)	Economic Dislocation, Deterioration, or Disuse	96.2%	100.0%
1(c)	Inadequate Size or Irregular Shape of Parcels	0.0%	0.0%
1(d)	Parcels Disregard Land Contours	0.0%	0.0%
1(e)	Inadequate Streets, Open Spaces and Utilities	4.1%	22.7%
1(g)	Depreciated Values, Social and Economic Maladjustment	100.0%	100.0%
1(h)	Growing or Lack of Proper Utilization	3.7%	23.6%
1(i)	Population Loss	70.4%	0.0%
1(j)	Environmental Contamination	0.5%	2.7%

Source: Nevada Revised Statutes § 279.388 | [1] Sections 279.388.1(f), 279.388.1(k), and 279.388.2 not shown as there are no clearly defined flood risks, abandoned mines, or railroad facilities in any of the revised study areas.



Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition







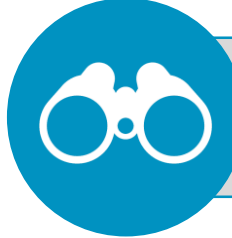

















Area Evaluation Criteria

Area May Include Non-Blighted Areas	At Least 75 Percent of Area Must Be Improved Land
Area May Be Contiguous or Noncontiguous	If Railroad Facility, May Include Vacant Land Near Railroad
Must Follow Ground Features and Be Regular in Shape	Must Include All Taxable Property Within Area
Area Must Not Overlap with Existing or Prior RDA	



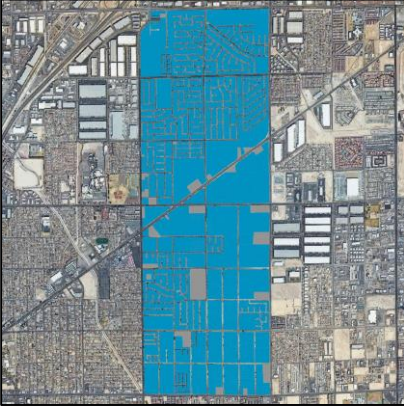
Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

Area Evaluation Criteria				Assessment Methodology	
Area May Include Non-Blighted Areas	  	At Least 75 Percent of Area Must Be Improved Land	  		Field Observation
Area May Be Contiguous or Noncontiguous	  	If Railroad Facility, May Include Vacant Land Near Railroad	  		Third-Party Data Analysis
Must Follow Ground Features and Be Regular in Shape	  	Must Include All Taxable Property Within Area	  		Geospatial Analysis
Area Must Not Overlap with Existing or Prior RDA	  				



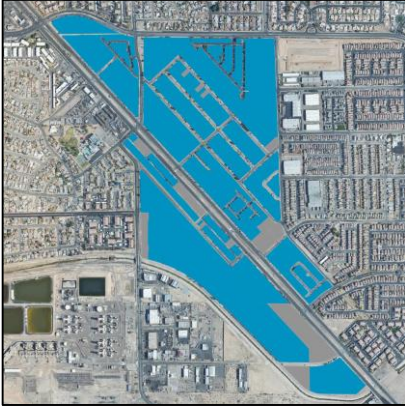
Study Area Land Comparison



Code	Blight Criteria	Area 1 – Northeast	Area 2 – University District	Area 3 – Spring Mountain
519.2	At least 75 percent of area must be improved land	95.1%	95.7%	97.4%
519.5	Area must follow ground features and be regular in shape	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
519.7	Area must not overlap with existing or prior RDA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Nevada Revised Statutes § 279

Study Area Land Comparison



Code	Blight Criteria	Area 4 – Chinatown	Area 5 – Whitney
519.2	At least 75 percent of area must be improved land	98.6%	90.1%
519.5	Area must follow ground features and be regular in shape	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
519.7	Area must not overlap with existing or prior RDA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Nevada Revised Statutes § 279



Northeast Assessment

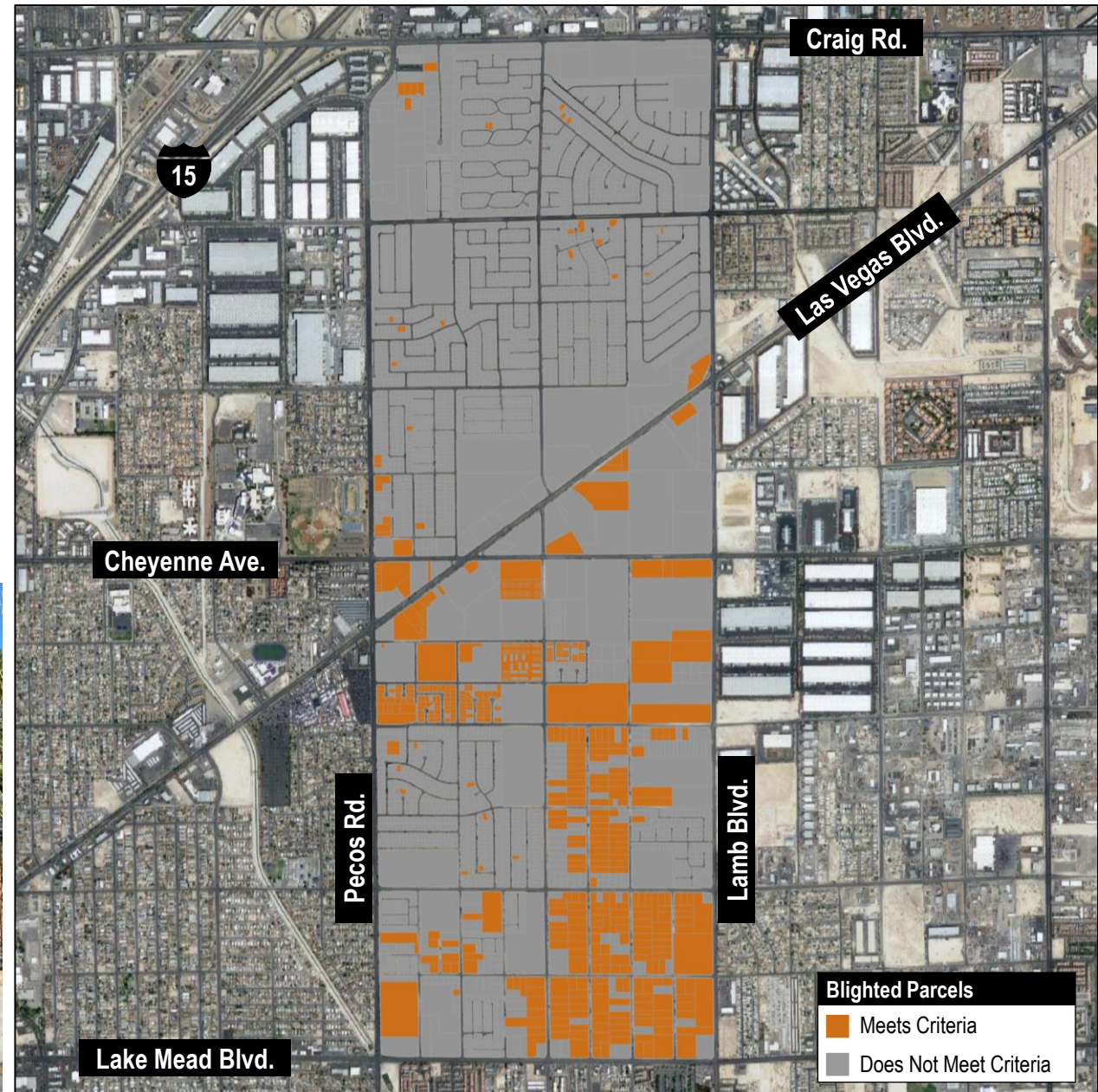
Blighted Area

22.7%

Area Evaluation

Meets

Sample Property – District D



University District

Assessment

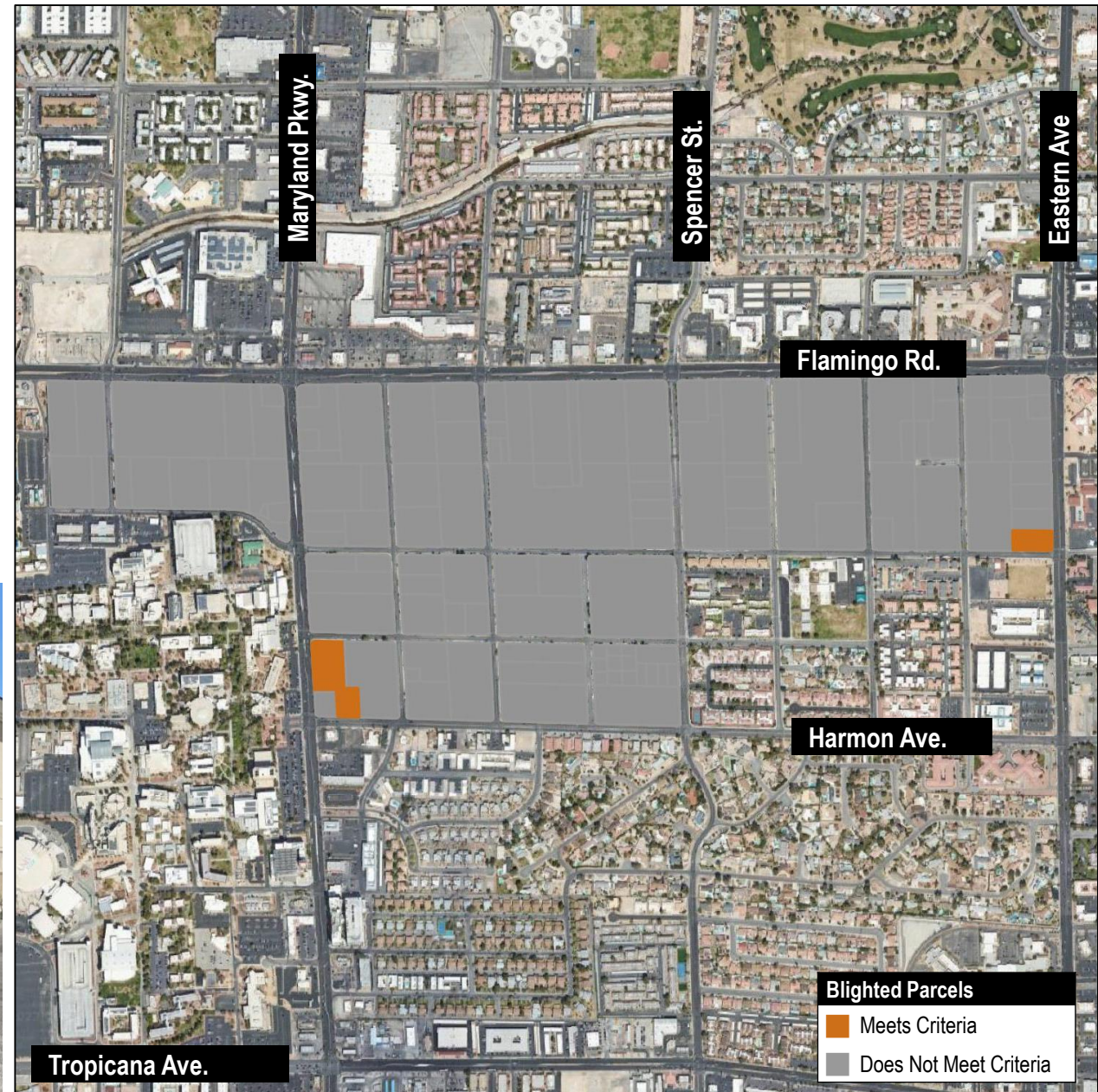
Blighted Area

1.8%

Area Evaluation

Meets

Sample Property – District E



Blighted Parcels
■ Meets Criteria
■ Does Not Meet Criteria



Spring Mountain

Assessment

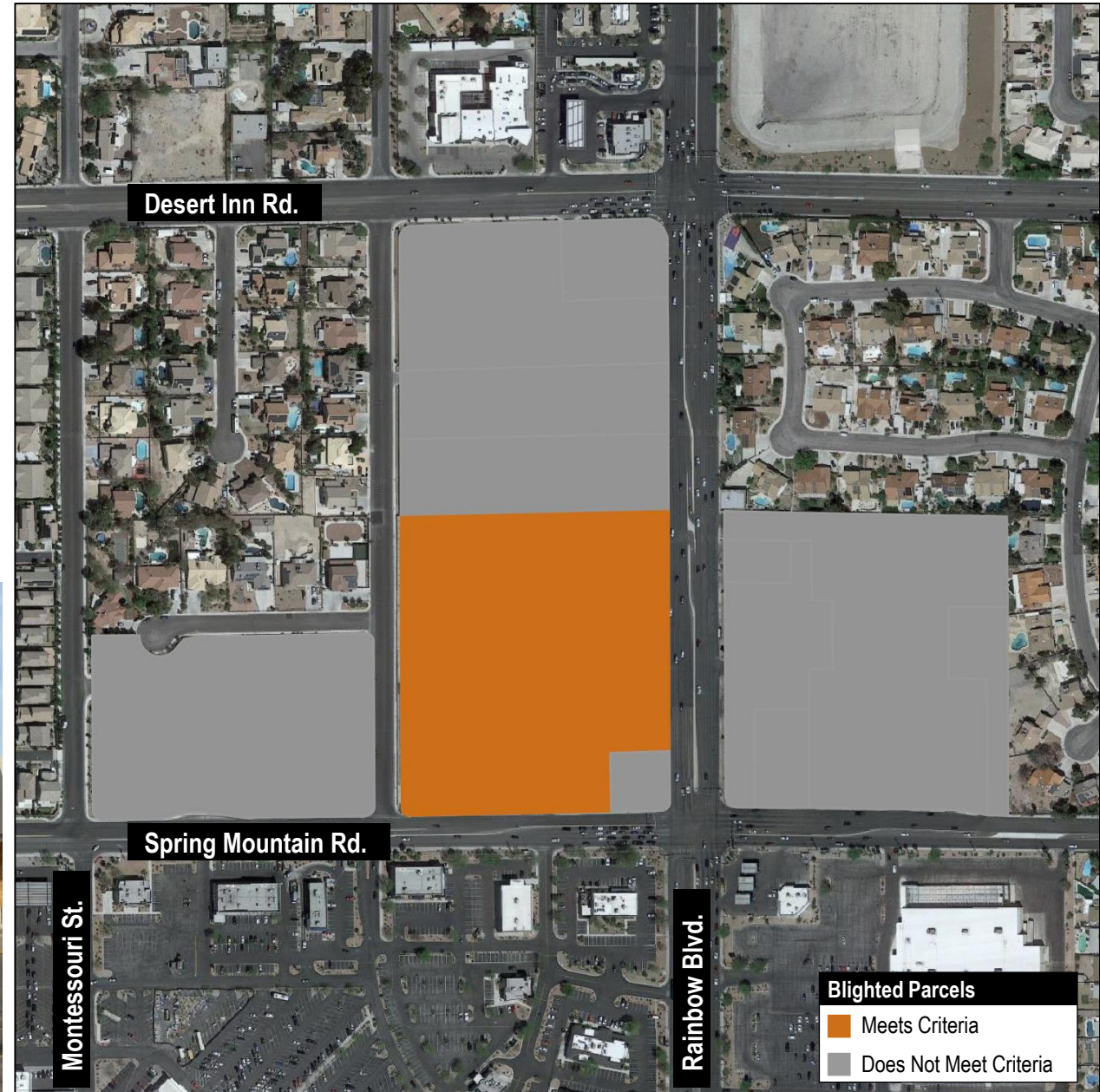
Blighted Area

25.0%

Area Evaluation

Meets

Sample Property – District F



Chinatown

Assessment

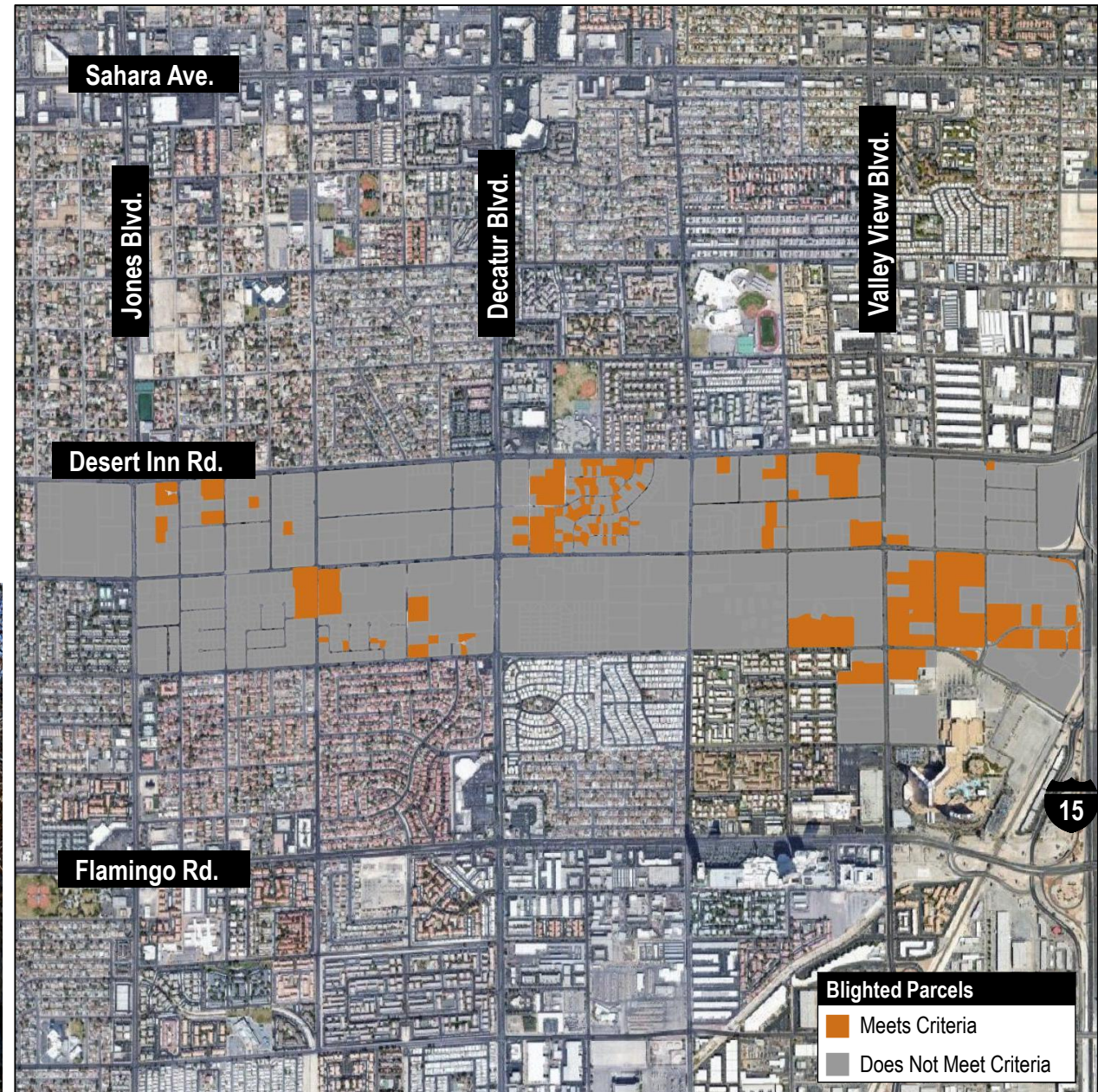
Blighted Area

10.1%

Area Evaluation

Meets

Sample Property – District F



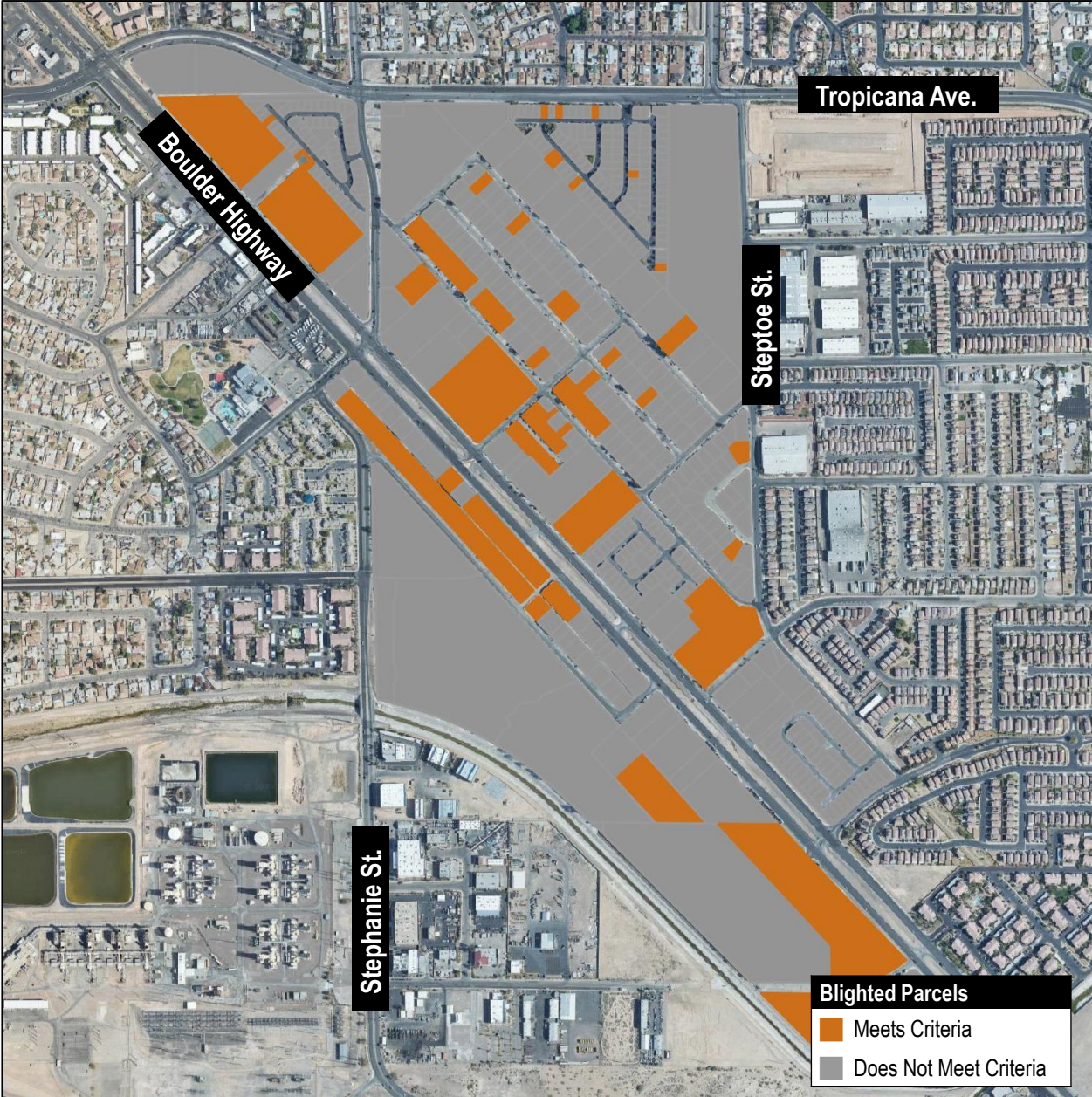
Whitney

Assessment

Blighted Area
24.4%

Area Evaluation
Meets

Sample Property – District G



CLARK COUNTY REDEVELOPMENT AGENCY **BLIGHTED AREA STUDY**



OVERVIEW

November 21, 2023

