

CLARK COUNTY REDEVELOPMENT AGENCY **BLIGHTED AREA STUDY**



DECEMBER 31, 2022 | PRELIMINARY DRAFT

December 31, 2022





Ms. Shani J. Coleman
Director, Community and Economic Development
Clark County, Nevada
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Clark County Redevelopment Agency: Blighted Area Study

Dear Ms. Coleman:

In accordance with your request, Applied Analysis (“AA”) is pleased to submit this report titled *Clark County Redevelopment Agency: Blighted Area Study*. AA was retained by Clark County, Nevada, (the “County”) to review and analyze redevelopment requirements relative to several proposed areas for inclusion within the County’s redevelopment agency. This analysis and related scope of work is designed to provide additional insight as the County contemplates the creation and/or designation of new redevelopment areas. This report summarizes the assessment of the proposed areas and their qualification as “blighted areas.” The following highlights the key findings and conclusions of the analysis.

Primary Project Components

 Areas for Evaluation	 Assessment Methodology	 Study Area Assessments	 Conclusions and Recommendations
Identify and document the six (6) proposed redevelopment areas, as determined by the Clark County Commission, for evaluation.	Document the requirements of determining if identified areas qualify as potential redevelopment areas as outlined in Nevada Revised Statutes.	Conduct site-specific evaluations of the proposed areas relative to the regulatory qualification requirements.	Draw conclusions and/or provide recommendations relative to the appropriateness of the proposed sites and their qualification for designation as a redevelopment area.

The County submitted six study areas for examination as potential RDAs. For analysis purposes, the areas were labeled and numbered: Stadium District (Area 1), Northeast (Area 2), University District (Area 3), Spring Mountain (Area 4), Chinatown (Area 5) and Whitney (Area 6). The areas are depicted on the appendix to this letter and in the accompanying materials. In total, the six areas comprised more than 8,600 parcels and over 4,800 acres.

An objective, methodological approach was employed to evaluate each parcel (and area) in relation to the blighted area criteria in NRS 279.388 and the RDA evaluation set forth in NRS 279.519. This analysis relied upon a combination of subjective field observations, third-party data analysis and geospatial analysis. All parcels were reviewed via field observation. Respecting the fact that there is nuance in subjective field assessments, each parcel was evaluated using the blighted area criteria and categorized based on that in-person observation. The third-party data analysis component relied on publicly available data such as poverty rates, unemployment, crime, property valuations, foreclosure activity and other socioeconomic data to compare the study areas with the county as a whole. Geospatial analysis was also used for the handful of criteria that required mapping elements for evaluation.

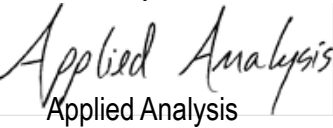
Once every parcel was evaluated on the individual blighted area criteria, the parcels were categorized as blighted if they met at least four of the criteria, as required by NRS 279.388. Those results were compiled, and totals for the blighted areas in each study area were calculated. Based on their percentage of blighted acreage, the Northeast (22.7%) and Whitney (21.7%) areas included the highest reported degree of blight. Chinatown (8.0%), Spring Mountain (7.2%), University District (2.4%) and Stadium District (0.9%) consisted of smaller areas of blight within their identified boundaries. Additional conclusions and recommendations for each study area are included in the appendix pages following this letter, and methodological details and complete findings for each study area are contained in the body of this report. It is important to note that while evaluations were conducted at the parcel level in an effort to assess each identified area as whole, this should not suggest that any specific parcel or portion of a parcel is somehow negatively impacted as a result of this analysis.

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This report was designed by AA in response to your request. However, we make no representations as to the adequacy of these procedures for all your purposes. Generally speaking, the information provided in this summary, and the conclusions reached herein, are based on the findings of our research and our knowledge of the market as of the date of this report. Our report contains economic, demographic, land use and other predominant market data. This information was collected from public agencies, our internal databases and various third parties. The data were assembled by AA. While we have no reason to doubt its accuracy, the information collected was not subjected to any auditing or review procedures by AA; therefore, we can offer no representations or assurances as to its completeness.

This report is an executive summary. It is intended to provide an overview of the analyses conducted and a summary of our salient findings. AA will retain additional working papers relevant to this study. If you reproduce this report, it must be done so in its entirety. We welcome the opportunity to discuss this report with you at any time. Should you have any questions, please contact Jeremy Aguero or Brian Gordon at (702) 967-3333.

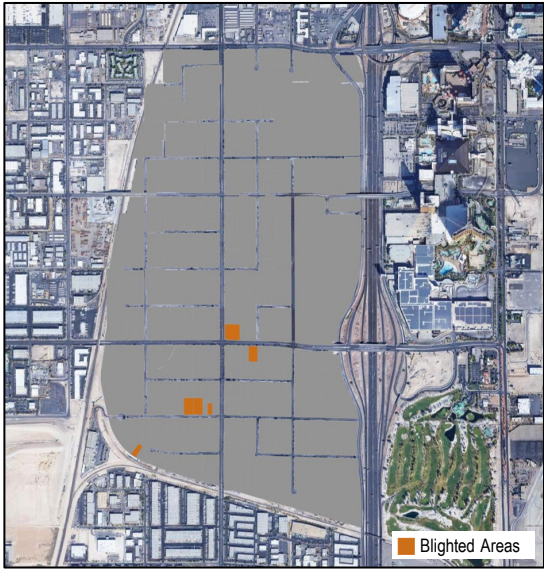
Sincerely,


Applied Analysis

APPENDIX

Stadium District

Area 1



Key Considerations

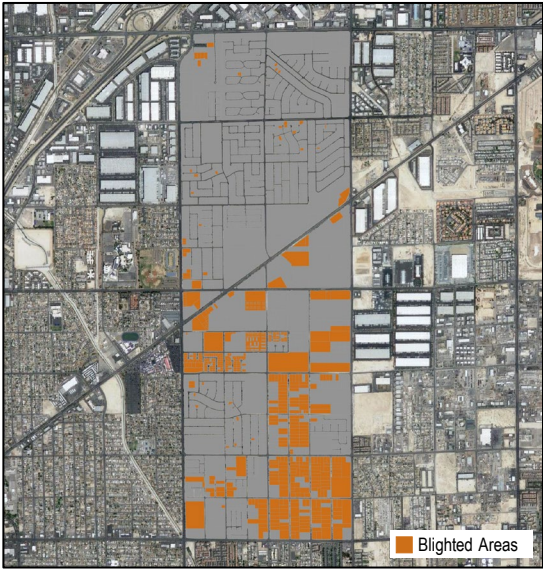
The Stadium District study area is comprised of mainly commercial and industrial parcels. At the core of the area is the recently completed \$2.0 billion Allegiant Stadium. The stadium reflects a substantial new investment and since opening in 2020 appears to be spurring incremental investments in the area.

Conclusions and Recommendations

While selected mature commercial and industrial properties to the west of Allegiant Stadium within the study area exhibited deterioration, disuse and other characteristics of blight, only a small portion of parcels met the blighted area definition in NRS 279.388. Overall, the study area does not appear to qualify as an RDA. The recommendation is to focus efforts in other areas within Clark County.

Northeast

Area 2



Key Considerations

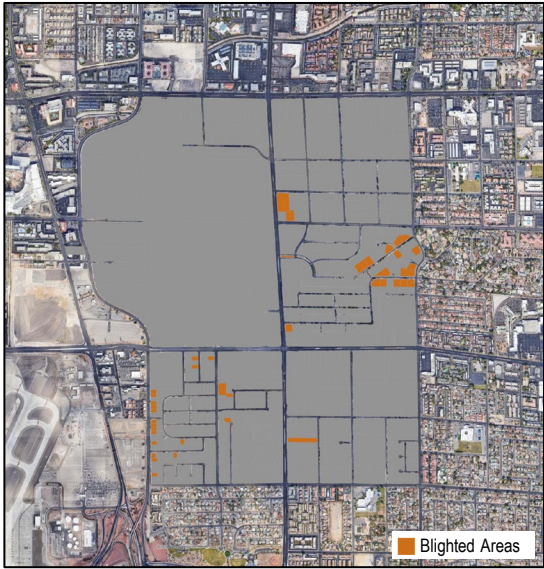
The Northeast study area encompasses a large geographic area that include numerous residential neighborhoods, commercial centers and industrial properties. Blight conditions are exhibited throughout the area, with concentrations in neighborhoods primarily south of Las Vegas Boulevard.

Conclusions and Recommendations

The study area contains a large number of parcels that exhibit characteristics of blight, and about one-fifth of the area’s acreage meet the blighted area definition in NRS 279.388. The blighted areas include residential, industrial and commercial properties. Overall, the study area appears to qualify as an RDA. The recommendation is to evaluate the boundaries of the proposed RDA with a focus on the southern area where blight conditions predominate.

APPENDIX

University District
Area 3



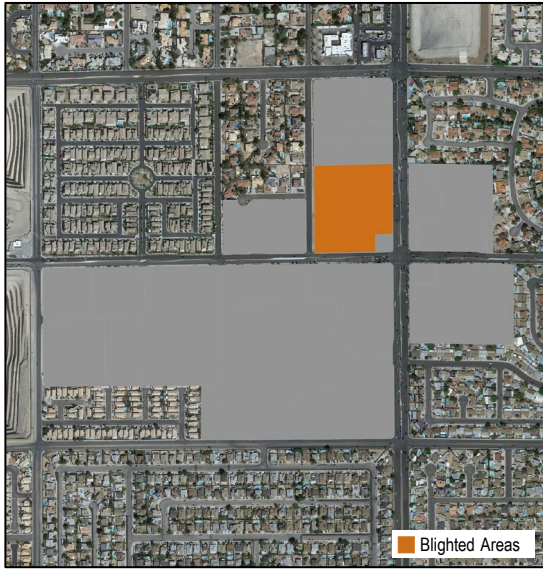
Key Considerations

The University District encompasses the main UNLV campus and surrounding residential and commercial areas. As a publicly owned property, the university is not subject to property taxes and may not be appropriate for inclusion in RDA boundaries.

Conclusions and Recommendations

The study area contains a number of parcels that exhibit elements of blight, including deterioration and disuse, and the area is characterized by socioeconomic challenges such as low educational attainment, high unemployment, crime and poverty rates, and depressed property valuations. Overall, the study area appears to qualify as an RDA. The recommendation is to revise the boundaries of the proposed RDA to exclude the university and focus on adjacent neighborhoods most impacted.

Spring Mountain
Area 4



Key Considerations

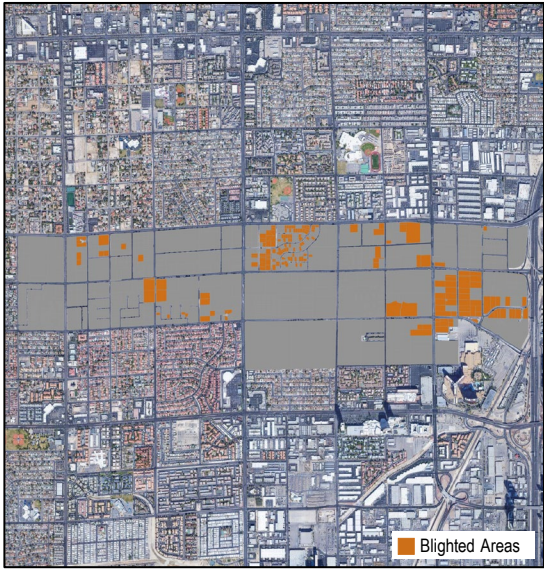
The smallest of the proposed RDAs, the Spring Mountain study area consists of a commercial area centered largely around a single intersection. While the area is generally mature, the majority of shopping centers in the area are properly maintained and actively operating.

Conclusions and Recommendations

The blighted area in the study area is primarily limited to a single large parcel that is home to an abandoned shopping center. This parcel alone accounts for 7 percent of the area's acreage and is prominently located at the intersection of Rainbow Boulevard and Spring Mountain Road. Based on the prominence and location of the blighted property and its potential to affect surrounding parcels, the study area appears to qualify as an RDA.

APPENDIX

Chinatown
Area 5



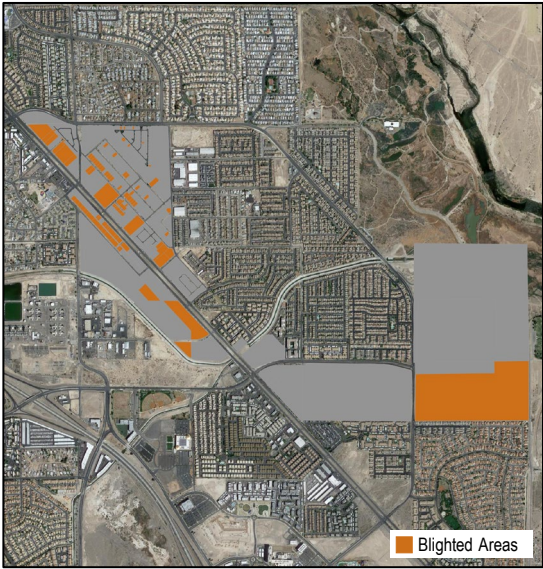
Key Considerations

The Chinatown study area includes a busy commercial corridor that extends more than two miles. Many of the area’s commercial centers are well maintained and productive, while others are aging and exhibiting signs of deterioration and disuse. Some of the area’s residential neighborhoods are also showing signs of blight.

Conclusions and Recommendations

The study area includes a number of parcels that meet the blighted area definition in NRS 279.388, with concentrations on the eastern portion of the proposed RDA. The area is characterized by socioeconomic challenges such as low educational attainment, high unemployment, crime and poverty rates, and depressed property valuations. Overall, the area appears to qualify as an RDA. The recommendation is to evaluate possible revisions of the boundaries to focus on concentrated areas of blight.

Whitney
Area 6



Key Considerations

The Whitney study area is located along Boulder Highway and includes many parcels that exhibit characteristics of blight. The eastern portion of the proposed RDA consists of a park, Sam Boyd Stadium and vacant property. As publicly owned properties that are not subject to property taxes, they may not be appropriate for inclusion in an RDA.

Conclusions and Recommendations

The study area includes a number of parcels that meet the blighted area definition in NRS 279.388. They are concentrated along the northwestern portion of Boulder Highway. Overall, the area appears to qualify as an RDA. The recommendation is to evaluate possible revision of the boundaries to remove the eastern portion of the area under consideration.



Areas for Evaluation

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Assessment Methodology

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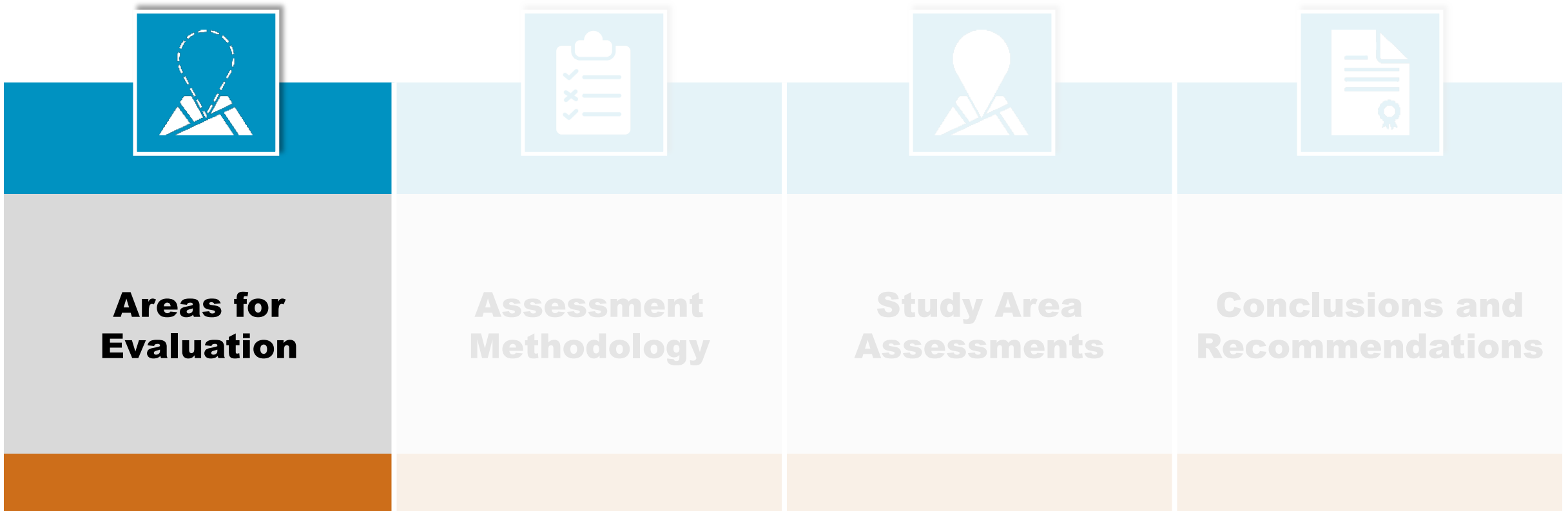
Study Area Assessments

Page 46



Conclusions and Recommendations

Page 184

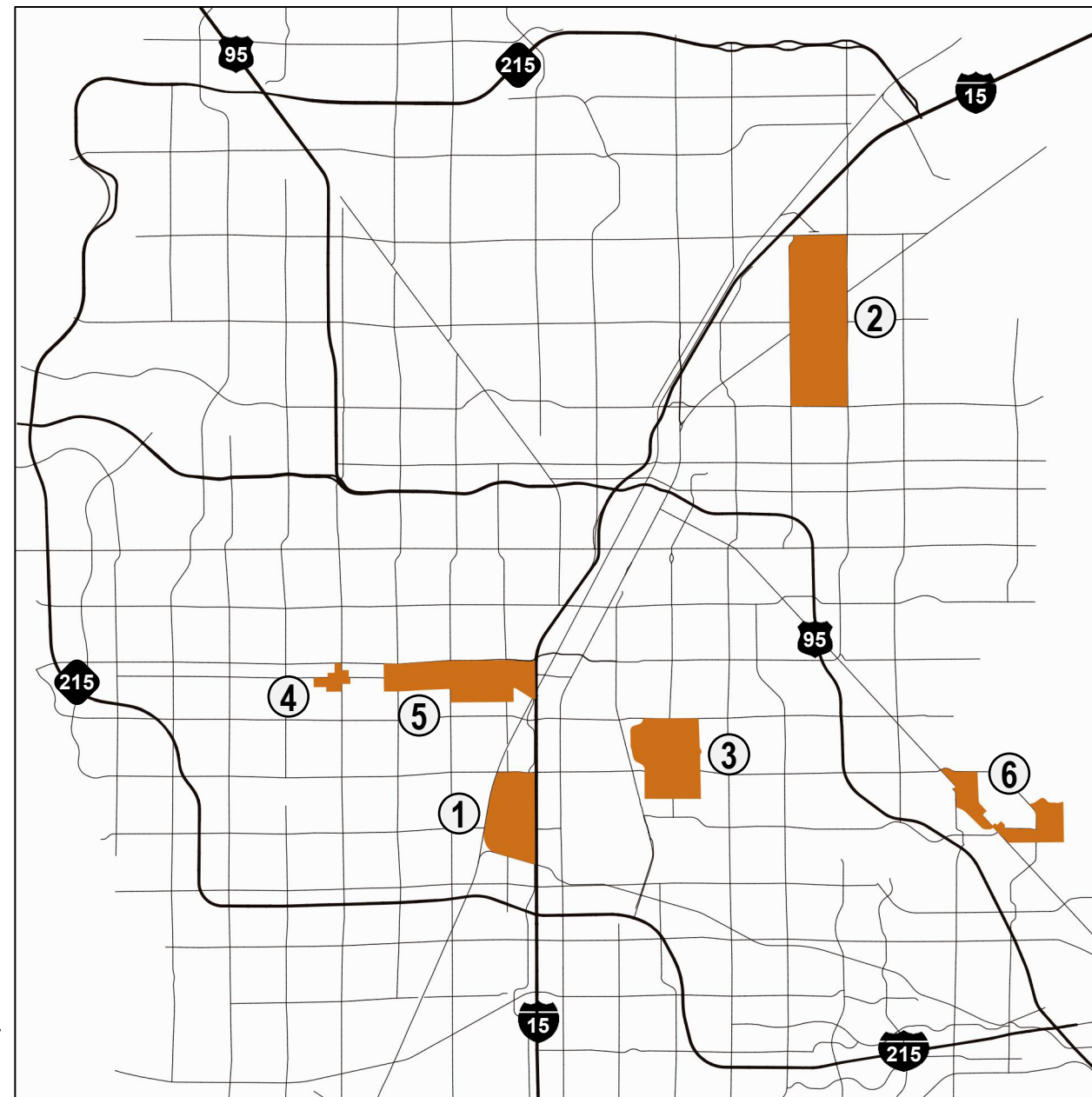


Blight Study Areas

Overview

Clark County provided six study areas for evaluation as potential redevelopment areas. The study areas are generally located in the central and eastern portions of the Las Vegas Valley, as illustrated in the map to the right.

Area Name	Parcels	Acres
1 Stadium District	390	658.0
2 Northeast	5,474	1,584.4
3 University District	801	799.1
4 Spring Mountain	25	104.8
5 Chinatown	1,353	1,210.7
6 Whitney	611	509.7



Stadium District

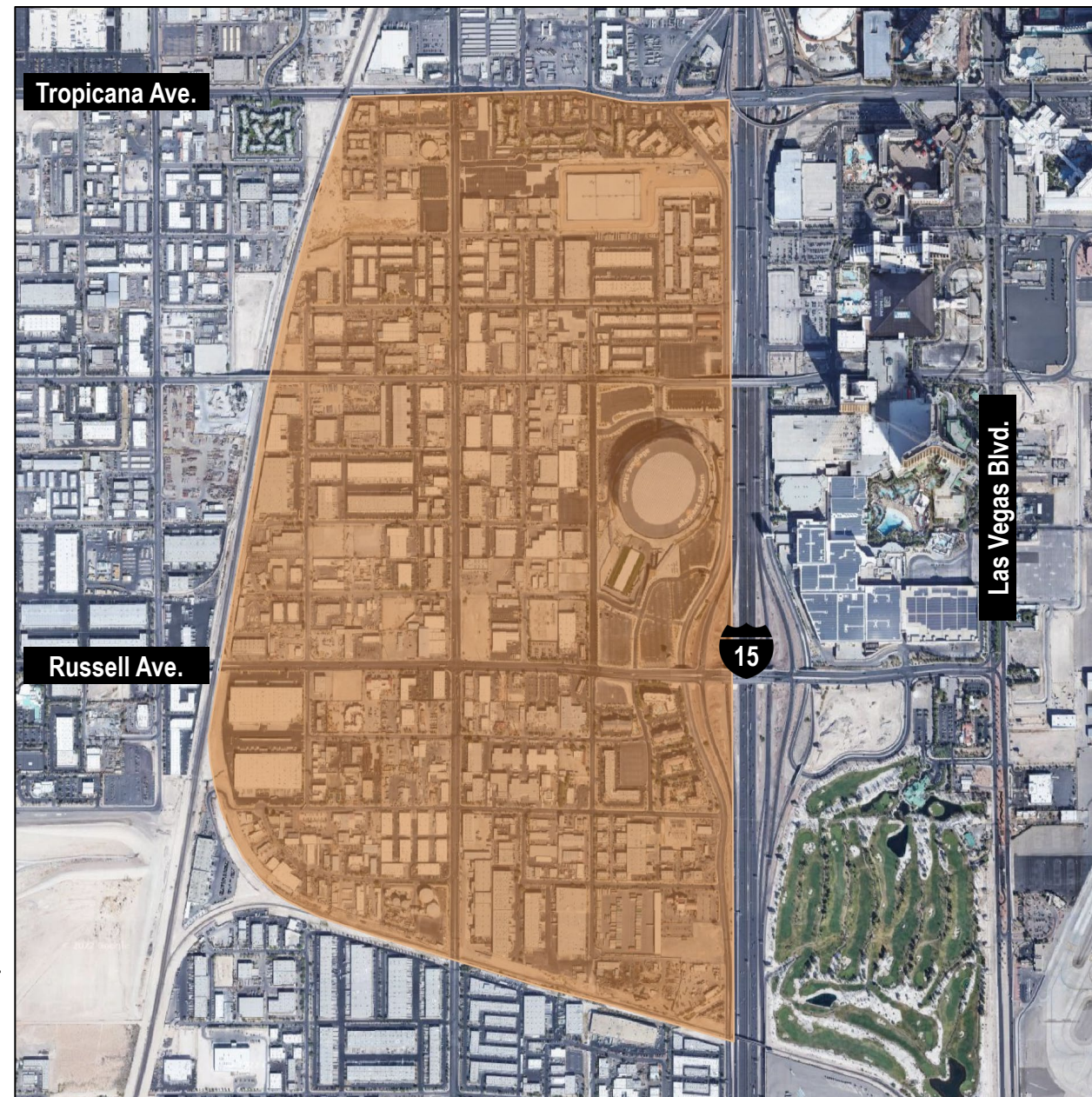
Study Area 1

The Stadium District study area comprises just over 1 square mile of land on the west side of I-15. Compared to current and proposed RDAs, the land value is relatively high. The area's land use is mainly commercial and industrial, including a few hotels and the \$2.0-billion Allegiant Stadium.

Study Area Overview

Parcels	390
Acres	658.0
Total Taxable Value	\$2,160,855,900
Taxable Value Per Acre	\$3,284,100
Commission District	A

Source: Clark County Assessor; Applied Analysis

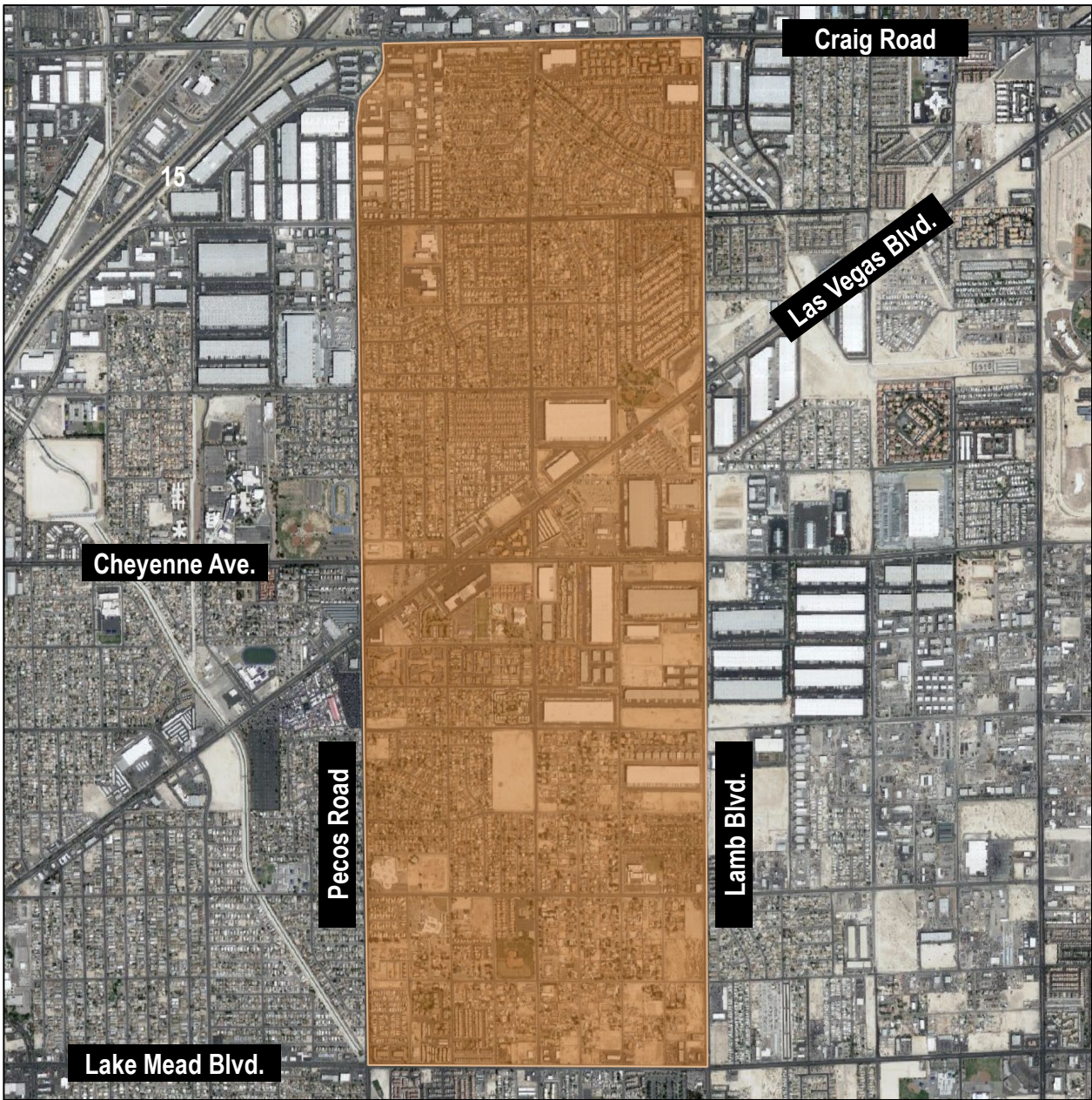


Northeast

Study Area 2

The Northeast study area is the largest of the proposed study areas, comprising nearly 2.5 square miles near Nellis Air Force Base. The area is mainly residential, with numerous neighborhoods and subdivisions throughout its borders. It also includes commercial land and a higher-than-average share of industrial land.

Study Area Overview	
Parcels	5,474
Acres	1,584.4
Total Taxable Value	\$631,342,300
Taxable Value Per Acre	\$959,500
Commission Districts	D, E



Source: Clark County Assessor; Applied Analysis

University District

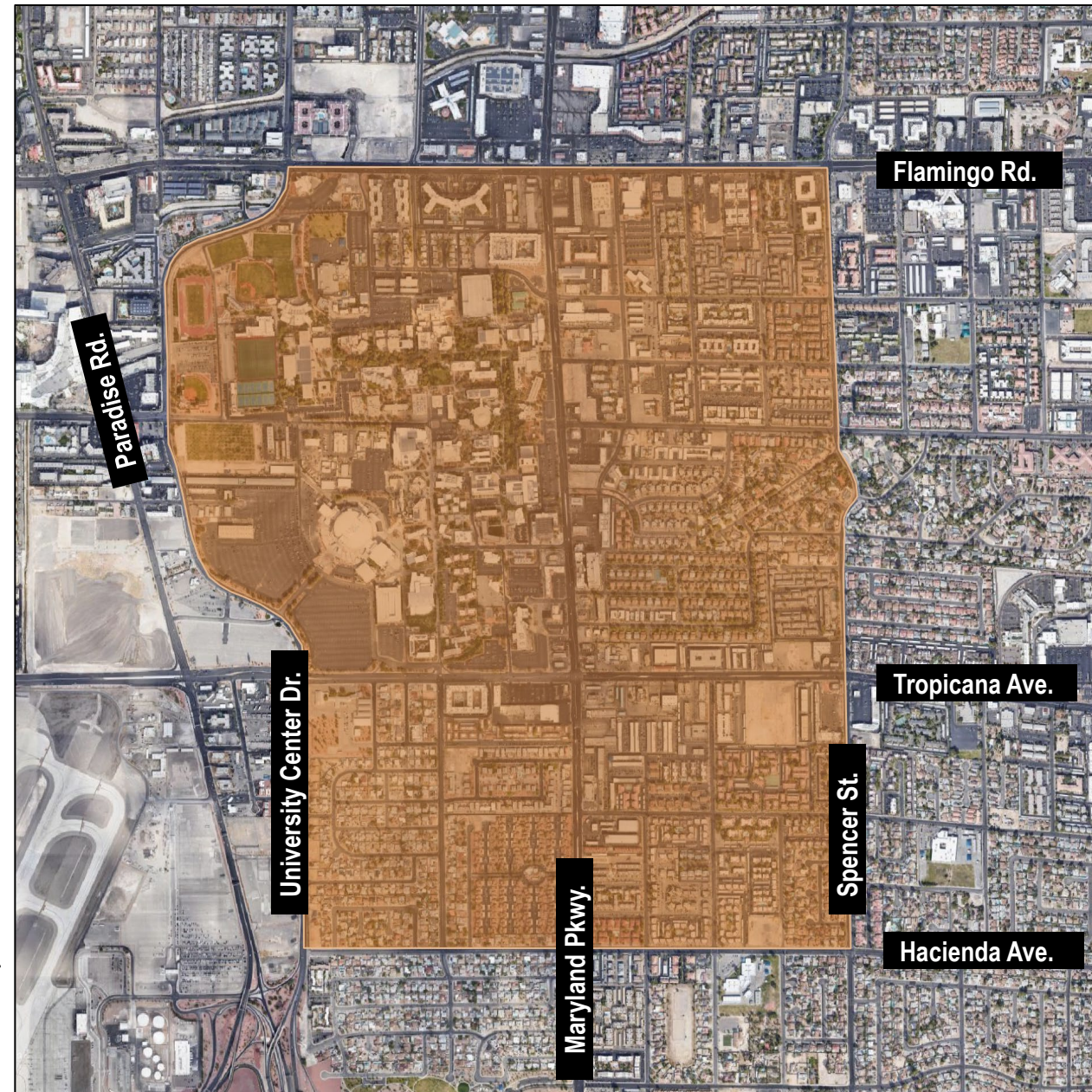
Study Area 3

The University District study area comprises over 1 square mile of land northeast of Harry Reid International Airport. It includes the UNLV main campus and adjacent residential and commercial areas that support and serve the campus. Beyond the UNLV campus parcels, the bulk of the land is residential with supporting retail.

Study Area Overview

Parcels	801
Acres	799.1
Total Taxable Value	\$848,629,000
Taxable Value Per Acre	\$1,289,800
Commission Districts	G, E

Source: Clark County Assessor; Applied Analysis



Spring Mountain

Study Area 4

The Spring Mountain study area is the smallest of the six, comprising under one-fifth of a square mile of land. It is similar in size to the existing redevelopment areas. This area consists of parcels immediately surrounding the intersection of Spring Mountain Road and Rainbow Boulevard. The area is almost entirely commercial, with one industrial parcel and no residential land.

Study Area Overview	
Parcels	25
Acres	104.8
Total Taxable Value	\$592,984,000
Taxable Value Per Acre	\$901,200
Commission District	F



Source: Clark County Assessor; Applied Analysis

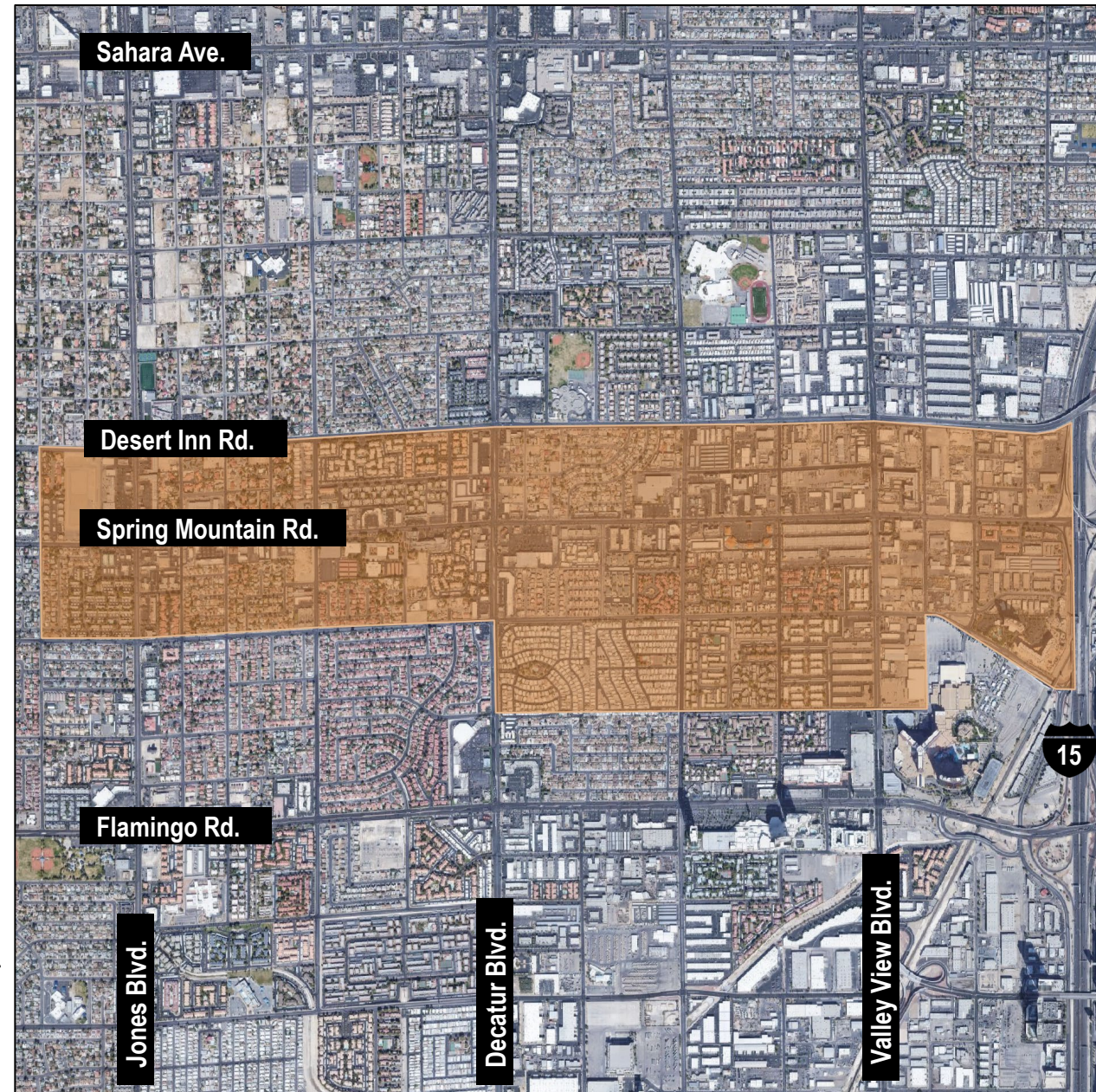
Chinatown

Study Area 5

The Chinatown study area comprises nearly 2 square miles of land stretching west from Interstate 15 along the Spring Mountain Road corridor. It includes a significant portion of the Chinatown area along with commercial areas near the interstate and residential neighborhoods west of Valley View Boulevard. This study area is the second-largest with a balanced mix of residential and non-residential properties.

Study Area Overview

Parcels	1,353
Acres	1,210.7
Total Taxable Value	\$687,863,500
Taxable Value Per Acre	\$1,045,400
Commission District	F



Source: Clark County Assessor; Applied Analysis



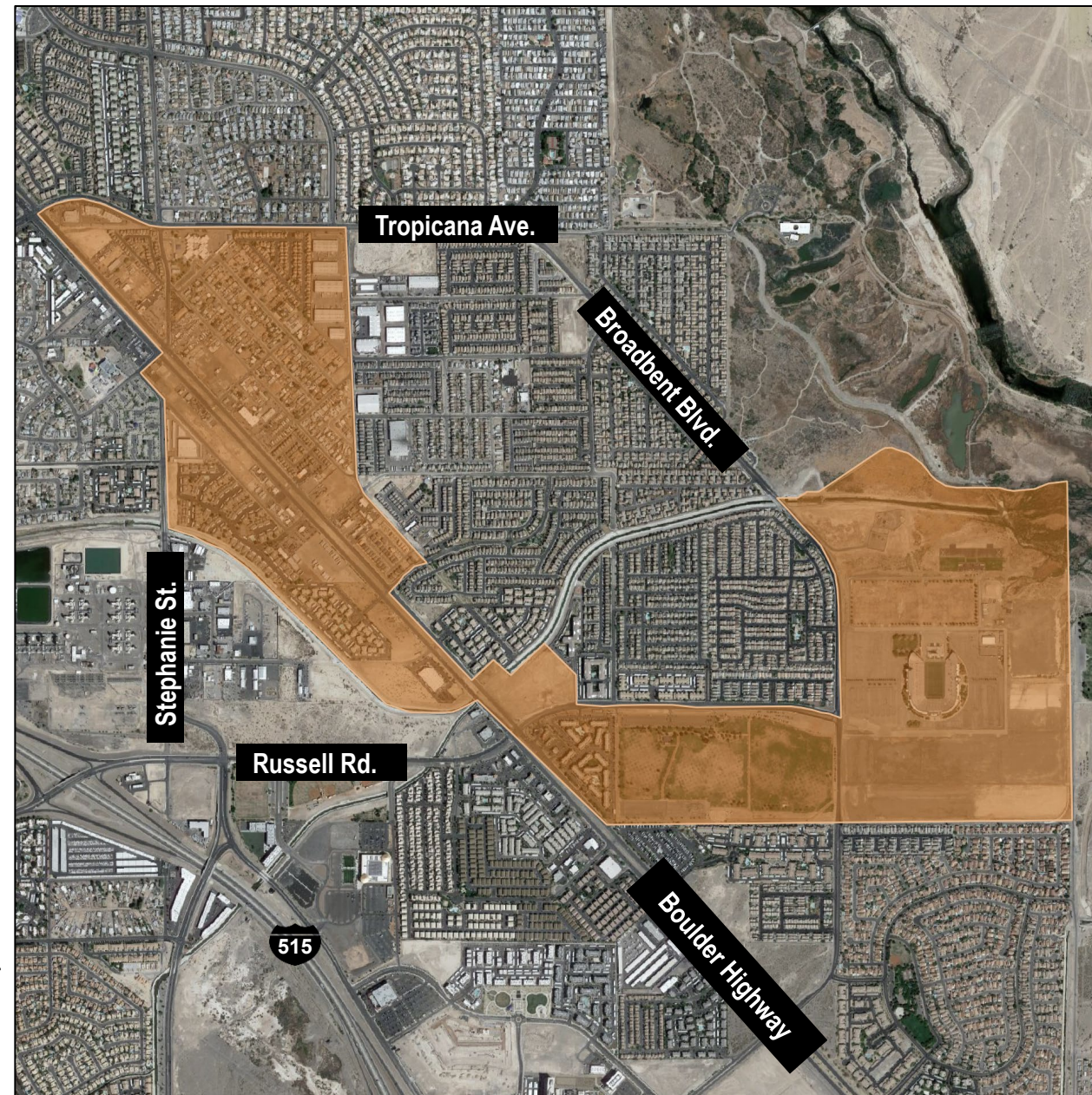
Whitney

Study Area 6

The Whitney study area comprises under 1 square mile of land generally bordering Boulder Highway near Russell Road. It includes the now closed Sam Boyd Stadium and a significant portion of parcels immediately surrounding the stadium. Over half of the land consists of park land, Sam Boyd Stadium or supporting areas for the stadium. The other half is a balanced mix of residential and commercial parcels.

Study Area Overview

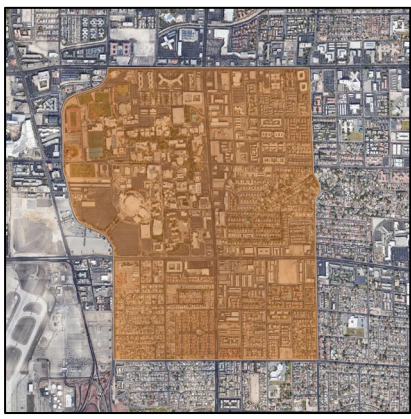
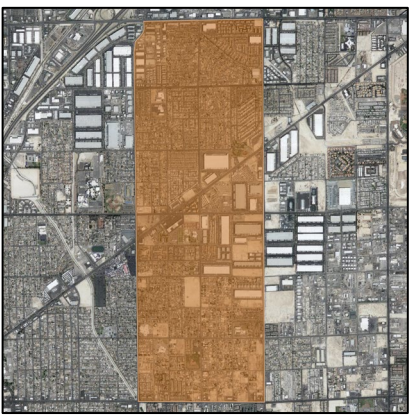
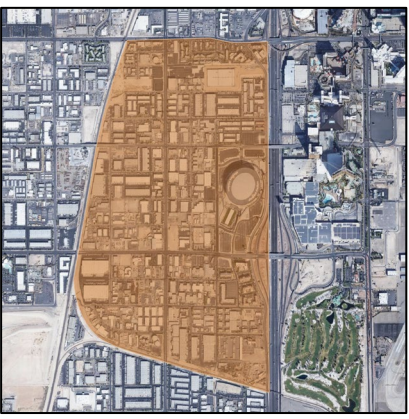
Parcels	611
Acres	509.7
Total Taxable Value	\$354,365,500
Taxable Value Per Acre	\$538,600
Commission District	G



Source: Clark County Assessor; Applied Analysis



Study Area Demographic Comparison

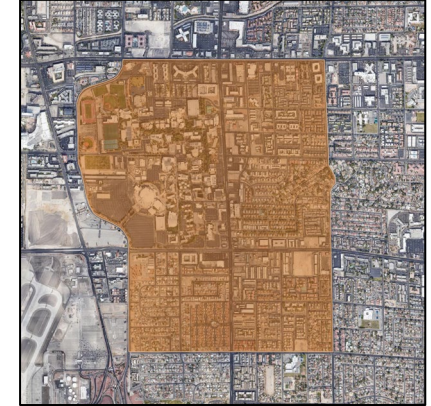
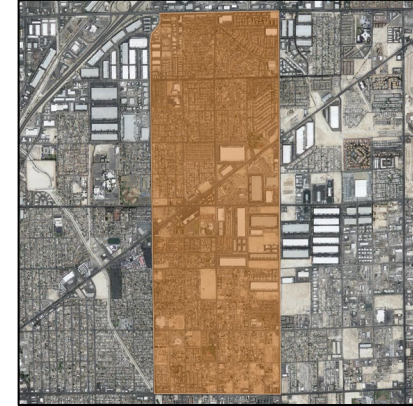


	Clark County	Area 1 – Stadium District	Area 2 – Northeast	Area 3 – University District
Population	2,350,206	603	30,541	17,958
Households	850,914	208	8,477	7,215
Household Size	2.7	2.1	3.6	2.3
Median Age	38.5	46.6	30.3	35.9
Median Household Income	\$69,596	\$63,924	\$54,090	\$39,913
Families Below Poverty	9.8%	6.4%	21.7%	23.3%

Source: Claritas Environics



Study Area Demographic Comparison

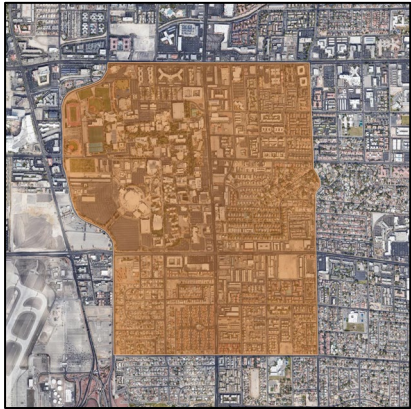
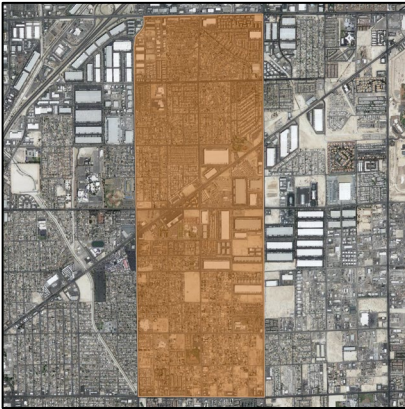


	Clark County	Area 1 – Stadium District	Area 2 – Northeast	Area 3 – University District
Owner-Occupied %	57.7%	18.8%	47.5%	15.3%
Renter-Occupied %	42.3%	81.3%	52.5%	84.7%
<u>Educational Attainment</u>				
High School Diploma	28.4%	34.0%	34.5%	30.5%
Some College or Assoc.	32.6%	37.0%	23.0%	28.3%
Bachelor's or Higher	25.3%	16.8%	7.7%	21.5%

Source: Claritas Environics



Study Area Demographic Comparison

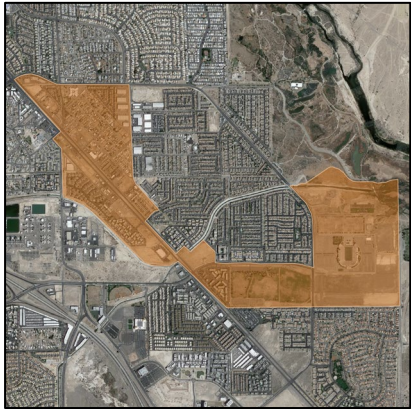
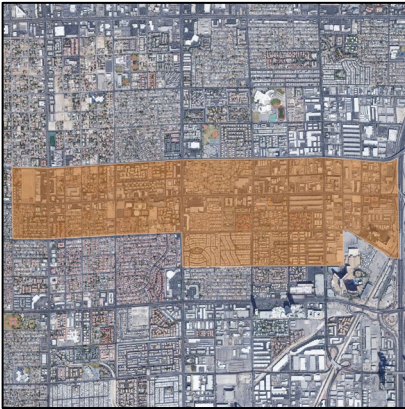


	Clark County	Area 1 – Stadium District	Area 2 – Northeast	Area 3 – University District
Hispanic or Latino	32.8%	16.8%	66.4%	47.8%
Not Hispanic or Latino	67.2%	83.3%	33.6%	52.2%
White Alone	54.0%	52.9%	32.7%	41.6%
African American Alone	12.7%	20.7%	16.8%	15.4%
Asian Alone	10.3%	4.8%	2.6%	7.8%
Other/Two/More Races	21.4%	18.7%	46.7%	33.8%

Source: Claritas Environics



Study Area Demographic Comparison

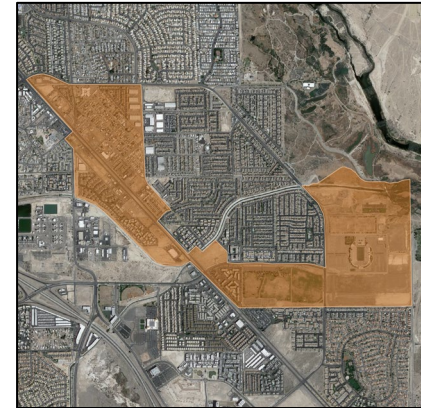
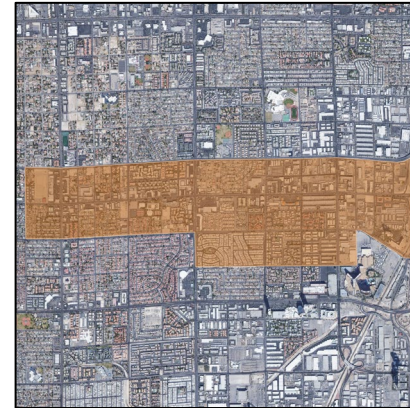
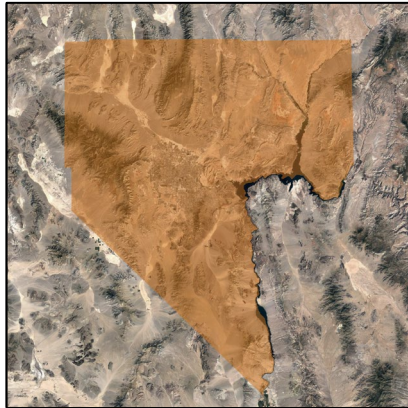


	Clark County	Area 4 – Spring Mountain	Area 5 – Chinatown	Area 6 – Whitney
Population	2,350,206	0	14,929	2,510
Households	850,914	0	6,382	1,016
Household Size	2.7	NA	2.3	2.4
Median Age	38.5	NA	41.0	38.5
Median Household Income	\$69,596	NA	\$43,438	\$53,351
Families Below Poverty	9.8%	NA	16.7%	11.4%

Source: Claritas Environics



Study Area Demographic Comparison

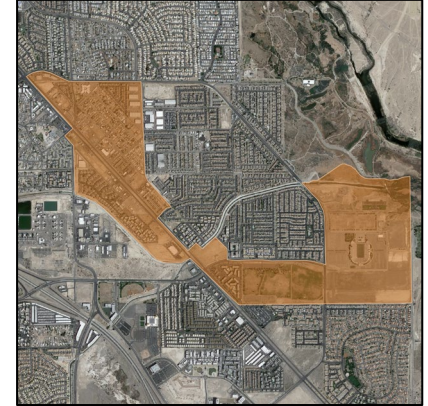
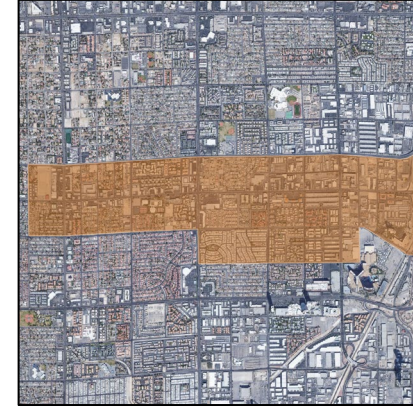


	Clark County	Area 4 – Spring Mountain	Area 5 – Chinatown	Area 6 – Whitney
Owner-Occupied %	57.7%	NA	27.4%	57.3%
Renter-Occupied %	42.3%	NA	72.6%	42.7%
<u>Educational Attainment</u>				
High School Diploma	28.4%	NA	33.7%	34.2%
Some College or Assoc.	32.6%	NA	27.0%	33.6%
Bachelor's or Higher	25.3%	NA	15.6%	15.4%

Source: Claritas Environics



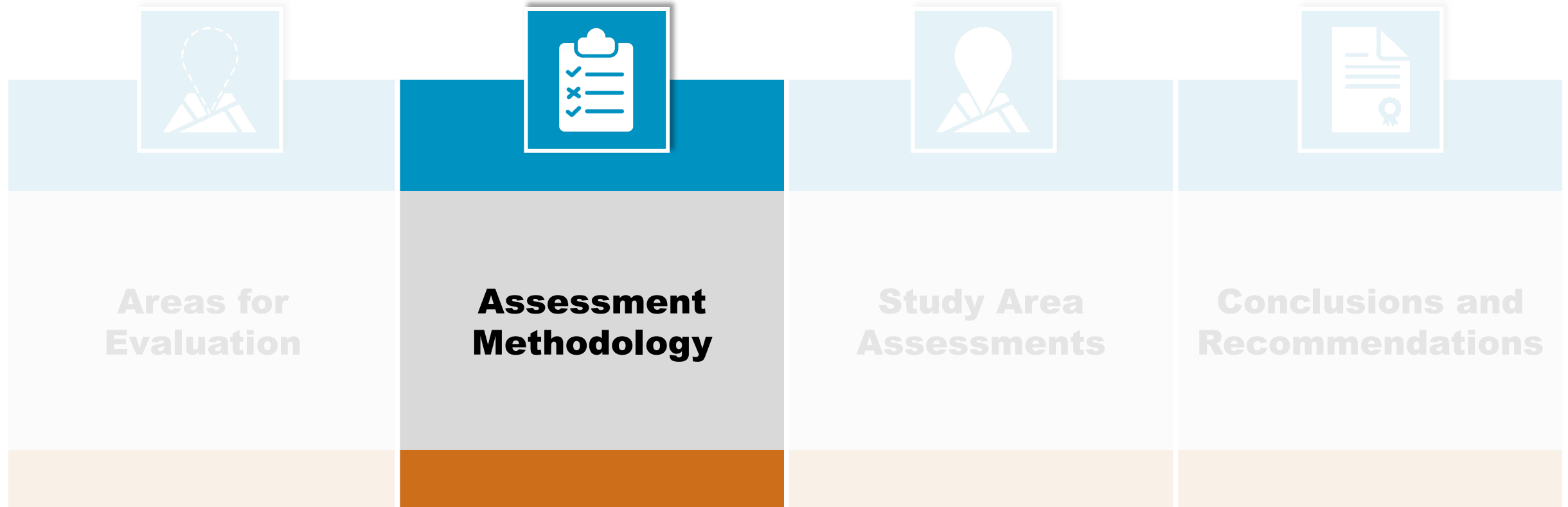
Study Area Demographic Comparison



	Clark County	Area 4 – Spring Mountain	Area 5 – Chinatown	Area 6 – Whitney
Hispanic or Latino	32.8%	NA	42.4%	35.5%
Not Hispanic or Latino	67.2%	NA	57.6%	64.5%
White Alone	54.0%	NA	48.1%	47.6%
African American Alone	12.7%	NA	12.4%	15.9%
Asian Alone	10.3%	NA	17.1%	11.4%
Other/Two/More Races	21.4%	NA	20.4%	23.9%

Source: Claritas Environics





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

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

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

NRS 279.388 lists 11 criteria (listed to the left) for evaluating whether a parcel is a blighted area. A parcel-by-parcel evaluation to designate parcels as blighted using these 11 criteria was performed. To meet the definition of a blighted area, a parcel must satisfy four of the criteria. Depending on the criteria being evaluated, the methodology involved a combination of field observation, third-party data analysis and geospatial analysis.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis

Blighted Area Definition

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

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

NRS 279.388(1)(a) – The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

- (1) Defective design and character of physical construction.
- (2) Faulty arrangement of the interior and spacing of buildings.
- (3) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
- (4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

Assessment Methodology



Field Observation



Third-Party Data Analysis



Geospatial Analysis

Blighted Area Definition

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

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

NRS 279.388(1)(b) – An economic dislocation, deterioration or disuse.



Blighted Area Definition

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

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

NRS 279.388(1)(c) – The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

Assessment Methodology



**Field
Observation**



**Third-Party
Data Analysis**



**Geospatial
Analysis**



Blighted Area Definition

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

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

NRS 279.388(1)(d) – The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Methodology



Field Observation



Third-Party Data Analysis



Geospatial Analysis



Blighted Area Definition

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

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

NRS 279.388(1)(e) – The existence of inadequate streets, open spaces and utilities.

Assessment Methodology



**Field
Observation**



**Third-Party
Data Analysis**



**Geospatial
Analysis**



Blighted Area Definition

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

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 May 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

NRS 279.388(1)(f) – The existence of lots or other areas which may be submerged.



Blighted Area Definition

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

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

NRS 279.388(1)(g) – Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis



Blighted Area Definition

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Depreciated Values, Social and Economic Maladjustment	Growing or Lack of Proper Utilization
Population Loss	Environmental Contamination
Existence of an Abandoned Mine	Blighted Railroad Facilities

NRS 279.388(1)(h) – A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.



Blighted Area Definition

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

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

NRS 279.388(1)(i) – A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis



Blighted Area Definition

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

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

NRS 279.388(1)(j) – The environmental contamination of buildings or property.

Assessment Methodology



**Field
Observation**



**Third-Party
Data Analysis**



**Geospatial
Analysis**

Blighted Area Definition

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

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

NRS 279.388(1)(k) – The existence of an abandoned mine.



Blighted Area Definition

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

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

NRS 279.388(2) – If the subject of the redevelopment is an eligible railroad or facilities related to an eligible railroad, “blighted area” means an area which is characterized by at least four of the factors set forth in subsection 1 or characterized by one or more of the following factors:

(a) The existence of railroad facilities, used or intended to be used, for commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes because of age, obsolescence, deterioration or dilapidation.

(b) A growing or total lack of proper utilization of the railroad facilities resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

(c) The lack of adequate rail facilities that has resulted or will result in an economic hardship to the community.

Assessment Methodology



Field Observation



Third-Party Data Analysis



Geospatial Analysis

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

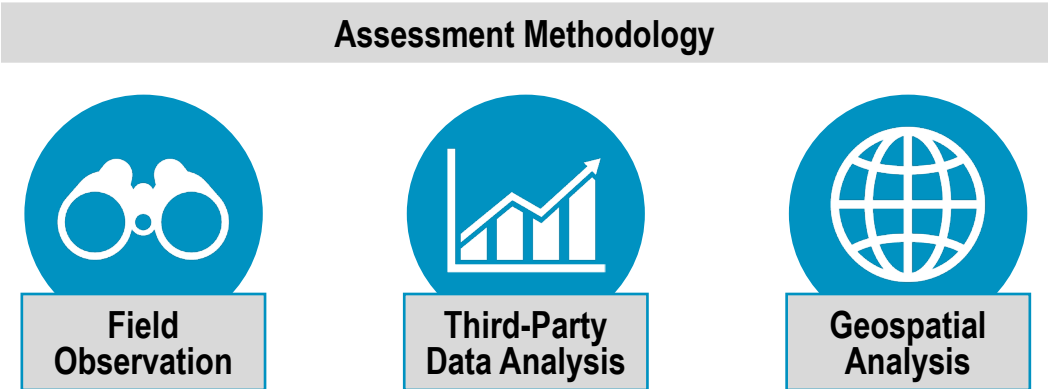
Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519 includes additional criteria that a proposed redevelopment area must meet. These generally include requirements regarding the area's boundaries and general composition.

The proposed redevelopment areas were evaluated using a combination of field observation, third-party data analysis and geospatial analysis.



Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(1) – A redevelopment area need not be restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. A redevelopment area may include, in addition to blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis



Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(2) – At least 75 percent of the area included within a redevelopment area must be improved land and may include, without limitation:

- (a) Public land upon which public buildings have been erected or improvements have been constructed.
- (b) Land on which an abandoned mine, landfill or other similar use is located and which is surrounded by or directly abuts the improved land.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis

Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(3) – The area included within a redevelopment area may be contiguous or noncontiguous.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis



Redevelopment Area Assessment


A redevelopment area must meet additional criteria regarding boundaries and composition

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	


NRS 279.519(4) – If the subject of the redevelopment is an eligible railroad or facilities related to an eligible railroad, the area included within a redevelopment area may consist of contiguous or noncontiguous vacant land that:

- (a) Is located near the eligible railroad; and
- (b) May accommodate commercial or industrial facilities that may use the eligible railroad.


Assessment Methodology



Field Observation



Third-Party Data Analysis



Geospatial Analysis

Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(5) – The boundaries of a redevelopment area created after July 1, 2017, and of each area of land added to a redevelopment area by an amendment adopted pursuant to NRS 279.608 after July 1, 2017, must:

- (a) Follow visible ground features or extensions of visible ground features, except where the boundary coincides with the official boundary of the State or a county or city; and
- (b) Except to the extent of physical or political boundaries, be regular in shape.

Assessment Methodology



Field
Observation



Third-Party
Data Analysis



Geospatial
Analysis

Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(6) – A redevelopment area must include all taxable property within the area except for property which is taxable pursuant to NRS 361.157 or which must be excluded pursuant to subsection 7.

Note that some of the proposed RDAs include publicly owned parcels. These typically are not subject to property taxes and may not be appropriate for inclusion in an RDA. These public parcels should be identified and evaluated for potential exclusion when final RDA boundaries are considered.



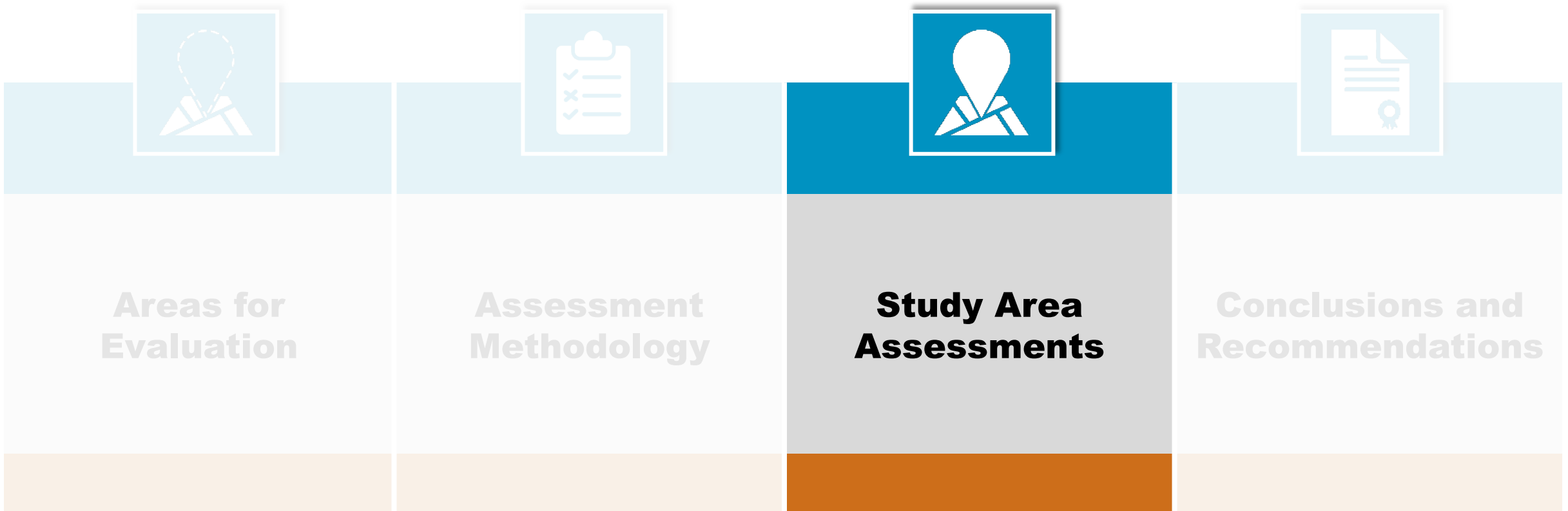
Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

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	

NRS 279.519(7) – The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included.





STADIUM DISTRICT

BLIGHT STUDY AREA 1



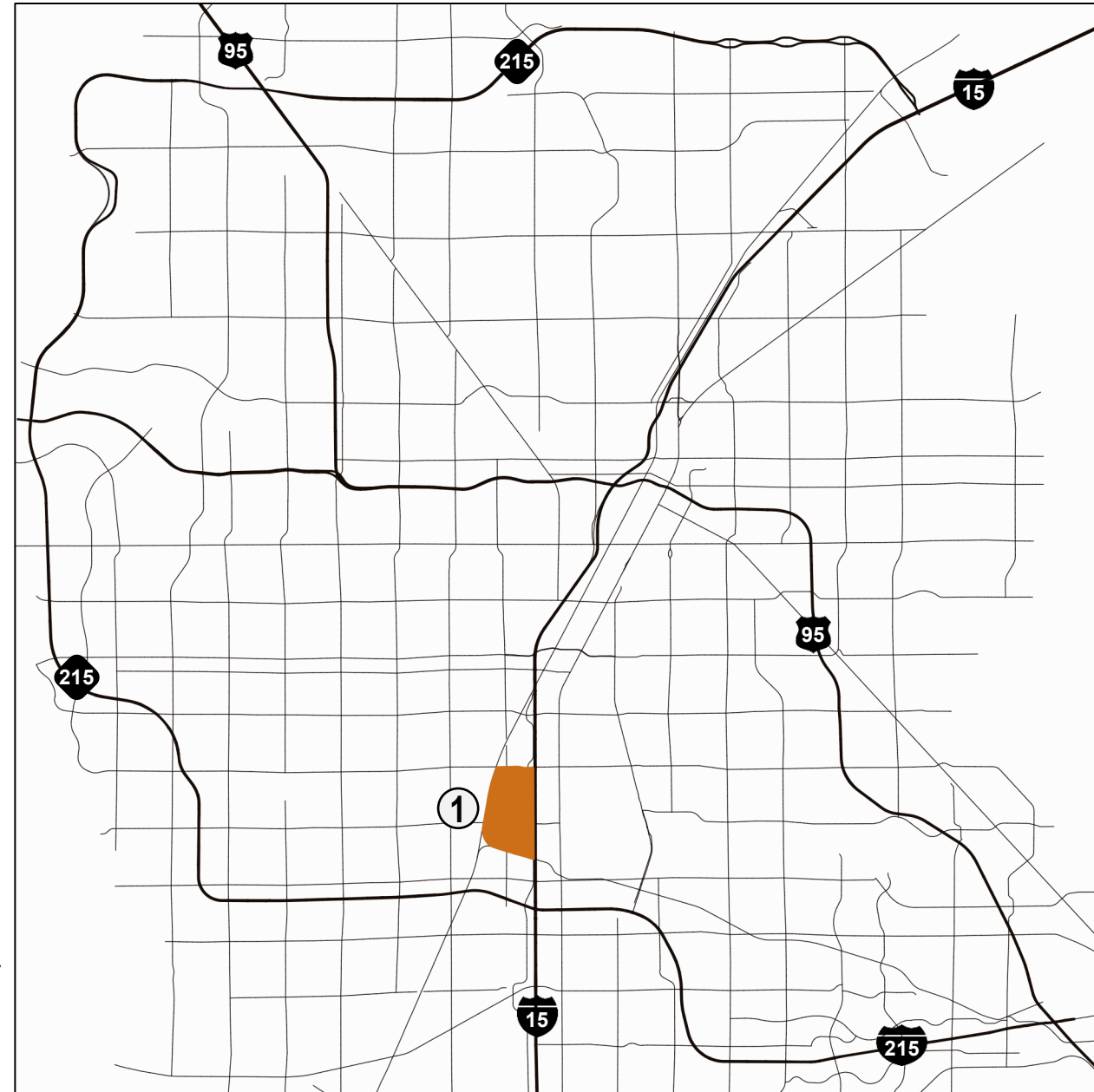
Stadium District

Study Area 1

The Stadium District study area comprises just over 1 square mile of land on the west side of I-15. Compared to current and proposed RDAs, the land value is relatively high. The area's land use is mainly commercial and industrial, including a few hotels and the \$2.0 billion Allegiant Stadium.

Study Area Overview

Parcels	390
Acres	658.0
Total Taxable Value	\$2,160,855,900
Taxable Value Per Acre	\$3,284,000
Commission District	A



Source: Clark County Assessor; Applied Analysis



Stadium District

Study Area 1

The Stadium District study area comprises just over 1 square mile of land on the west side of I-15. Compared to current and proposed RDAs, the land value is relatively high. The area's land use is mainly commercial and industrial, including a few hotels and the \$2.0 billion Allegiant Stadium.

Study Area Overview

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Acres	658.0
Total Taxable Value	\$2,160,855,900
Taxable Value Per Acre	\$3,284,000
Commission District	A





Source: Clark County Assessor; Applied Analysis

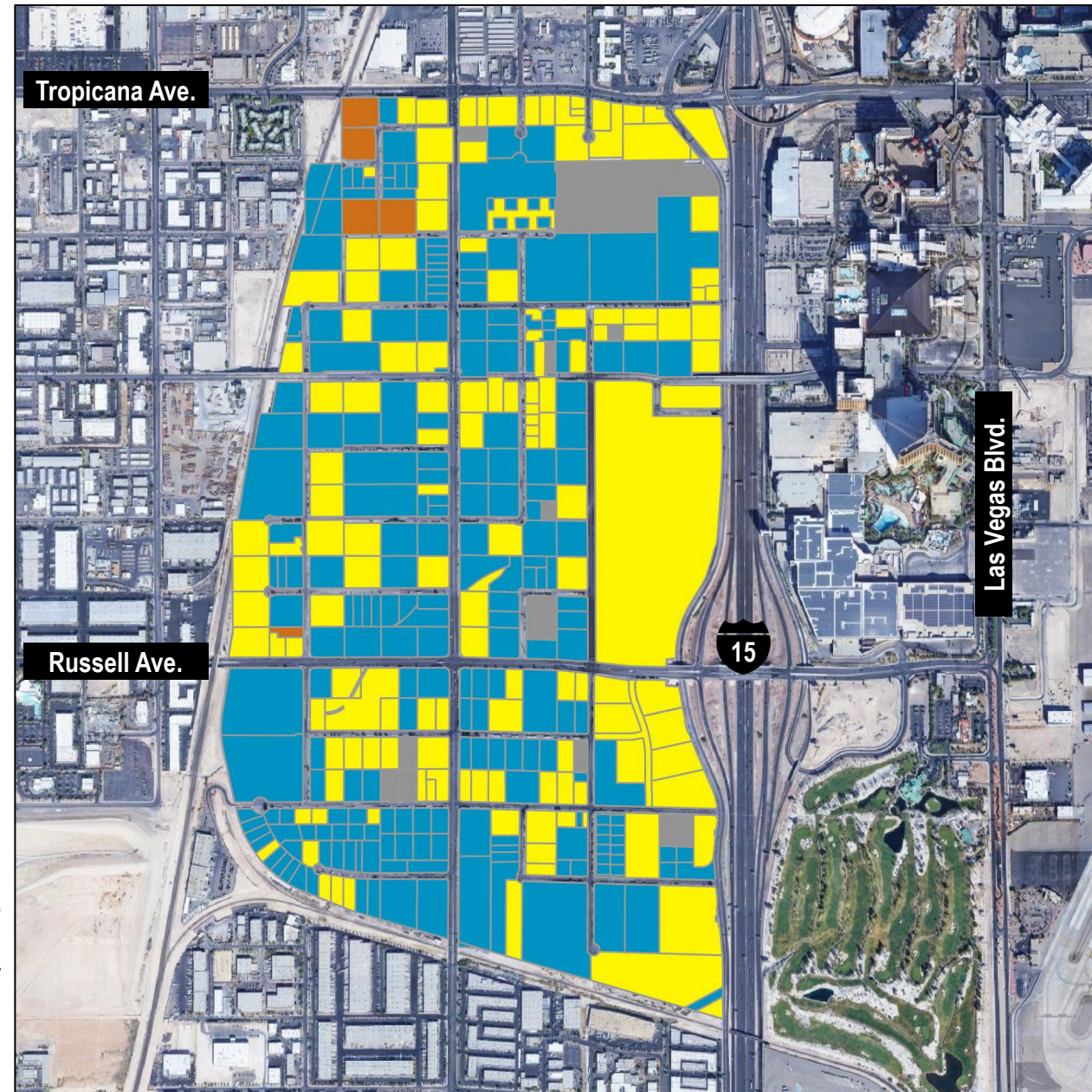


Stadium District

Land Use

The Stadium District study area comprises just over 1 square mile of land on the west side of I-15. Compared to current and proposed RDAs, the land value is relatively high. The area's land use is mainly commercial and industrial, including a few hotels and the \$2.0 billion Allegiant Stadium.

Land Use	Parcels	Acres	% of Area
 Residential	5	5.6	0.9%
 Industrial	228	224.3	34.1%
 Commercial	146	397.8	60.4%
 Other	11	30.3	4.6%
Total	390	658.0	100.0%



Source: Clark County Assessor; Applied Analysis



Stadium District – Sample Properties



Stadium District

Study Area 1 Assessment

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

Stadium District

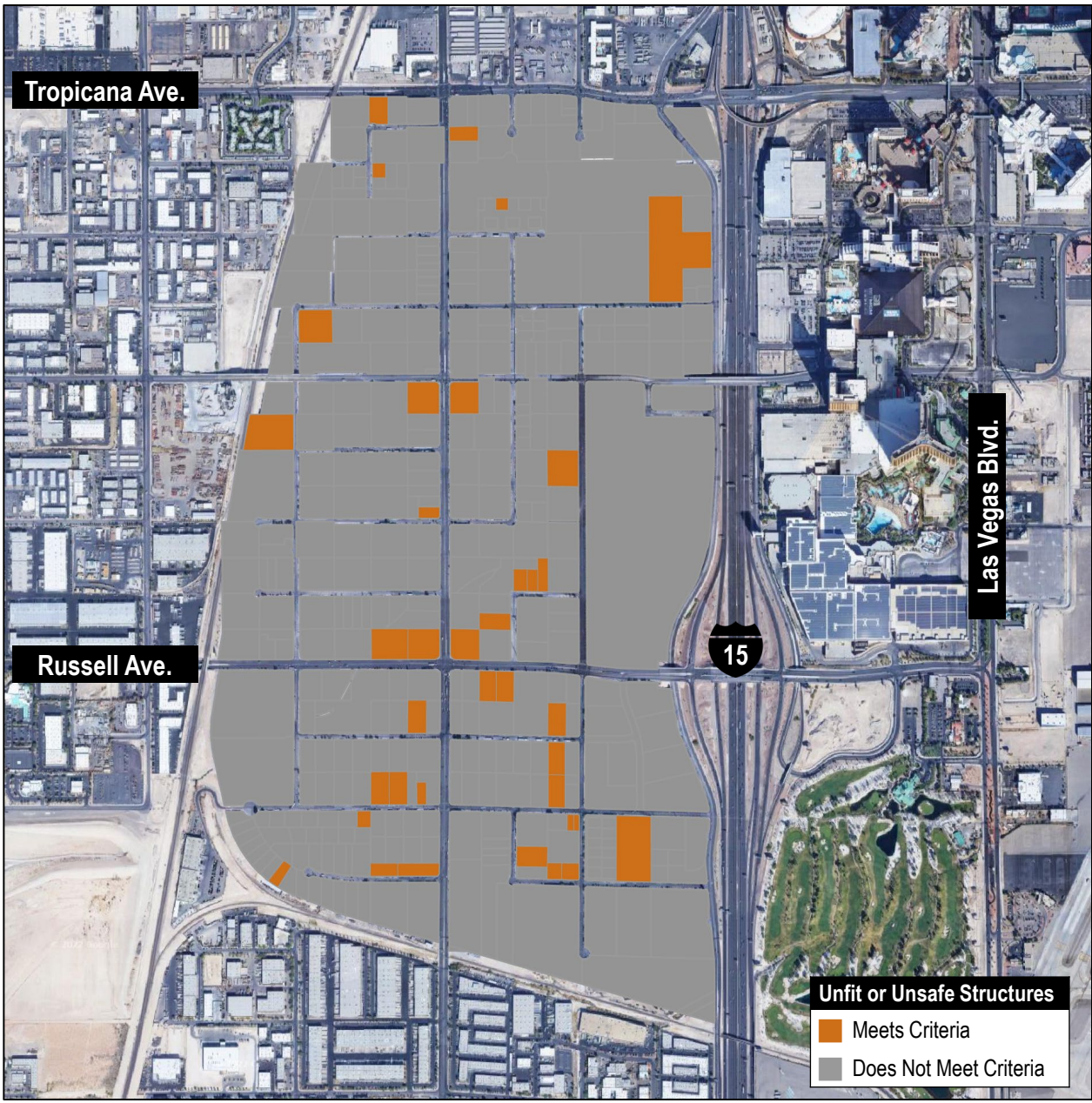
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	20	31.0	4.7%
Outdoor Storage	17	21.3	3.2%
Poor Ventilation, Light or Sanitation	7	4.6	0.7%
Unsafe Playground or Recreation Areas	0	0.0	0.0%
Inappropriate Building Materials or Structure	3	1.4	0.2%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	38	52.5	8.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Stadium District

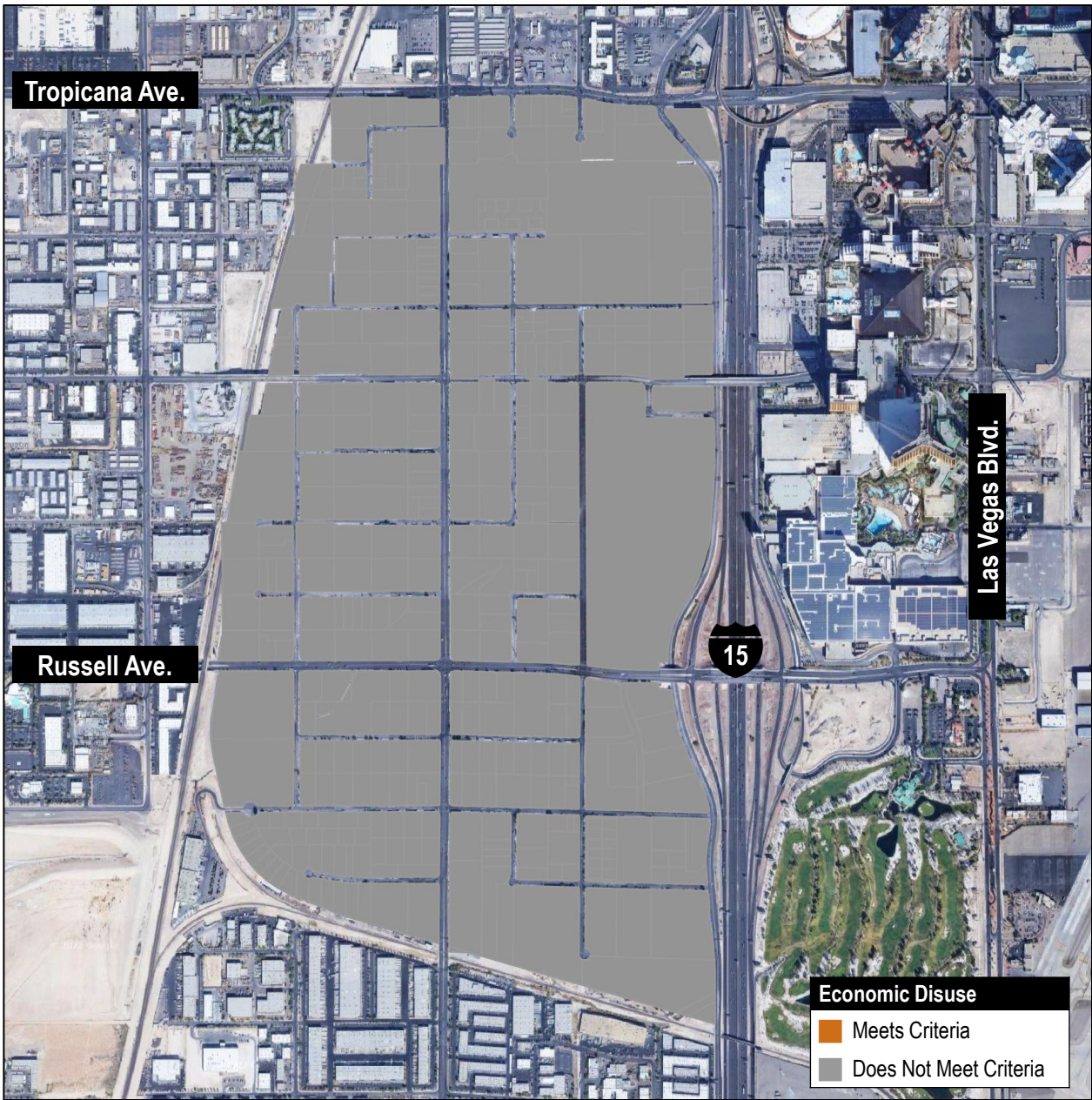
Parcel-Level Blight Assessment

Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	0	0.0	0.0%
Population 25+ that Graduated High School ²	0	0.0	0.0%
Median Household Income ³	0	0.0	0.0%
Unemployment Rate ⁴	0	0.0	0.0%
Parcels Meeting at Least One Criteria	0	0.0	0.0%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County
Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



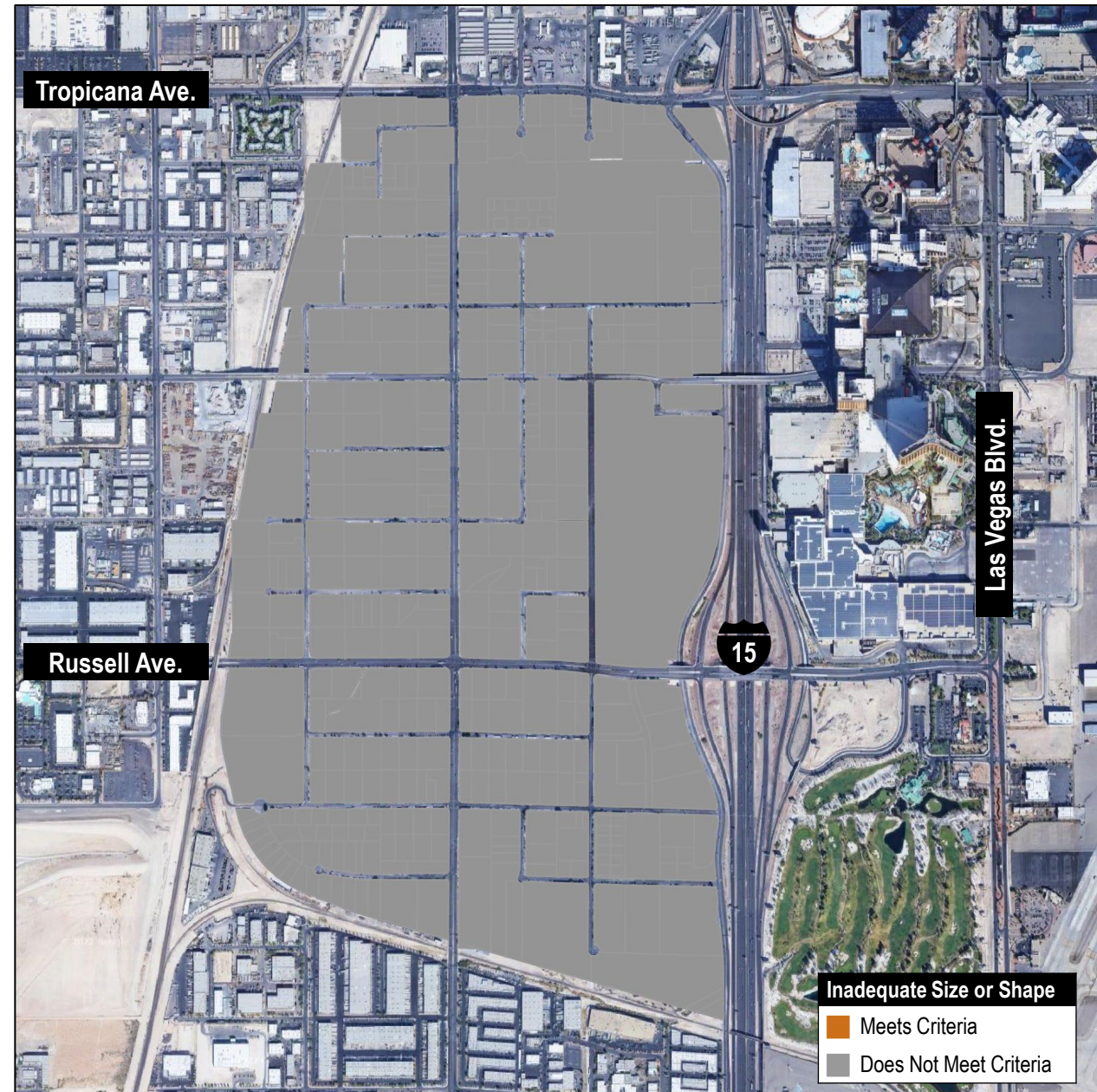
Stadium District

Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation and geospatial analysis were used to assess whether parcels were of irregular form and shape or inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



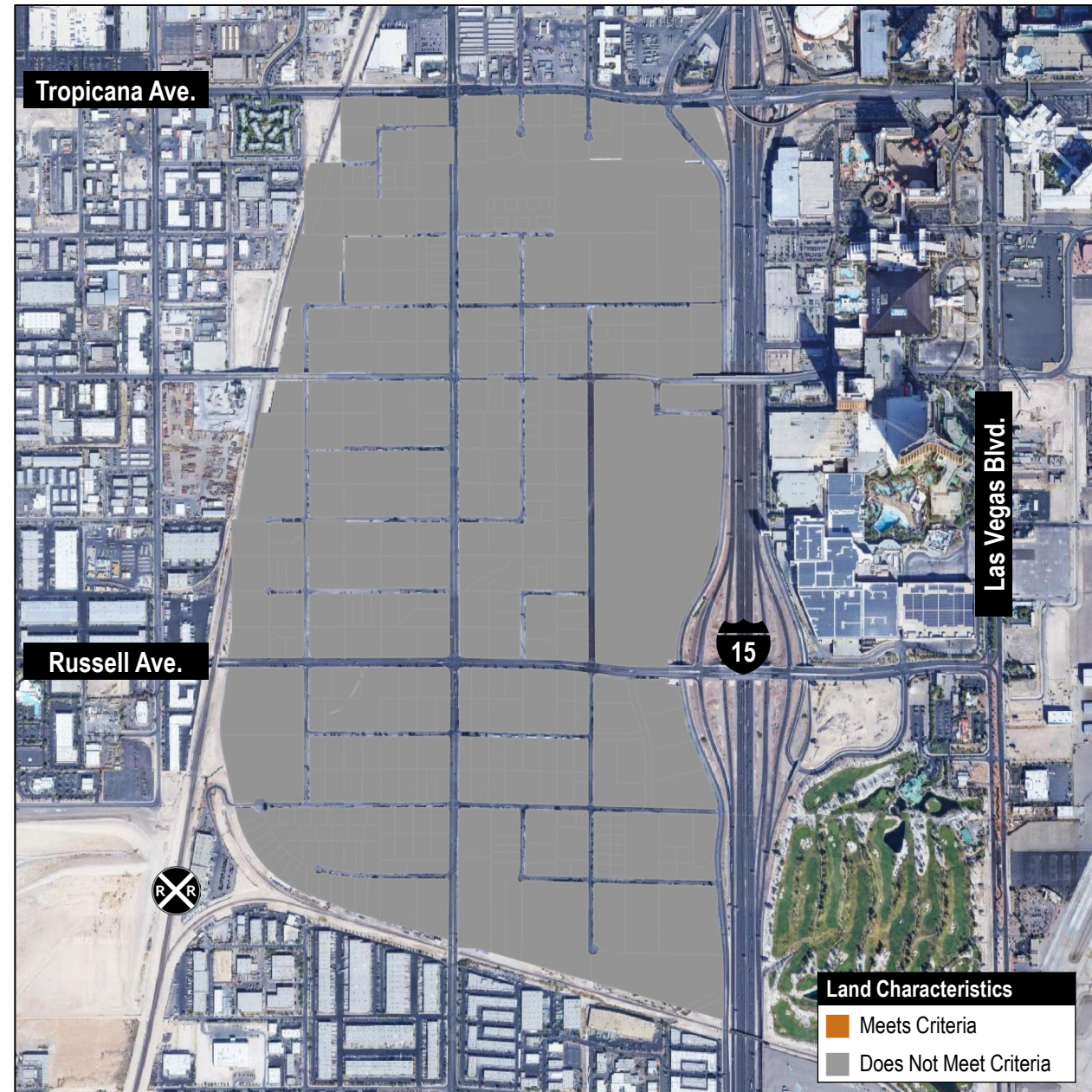
Stadium District

Parcel-Level Blight Assessment

Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



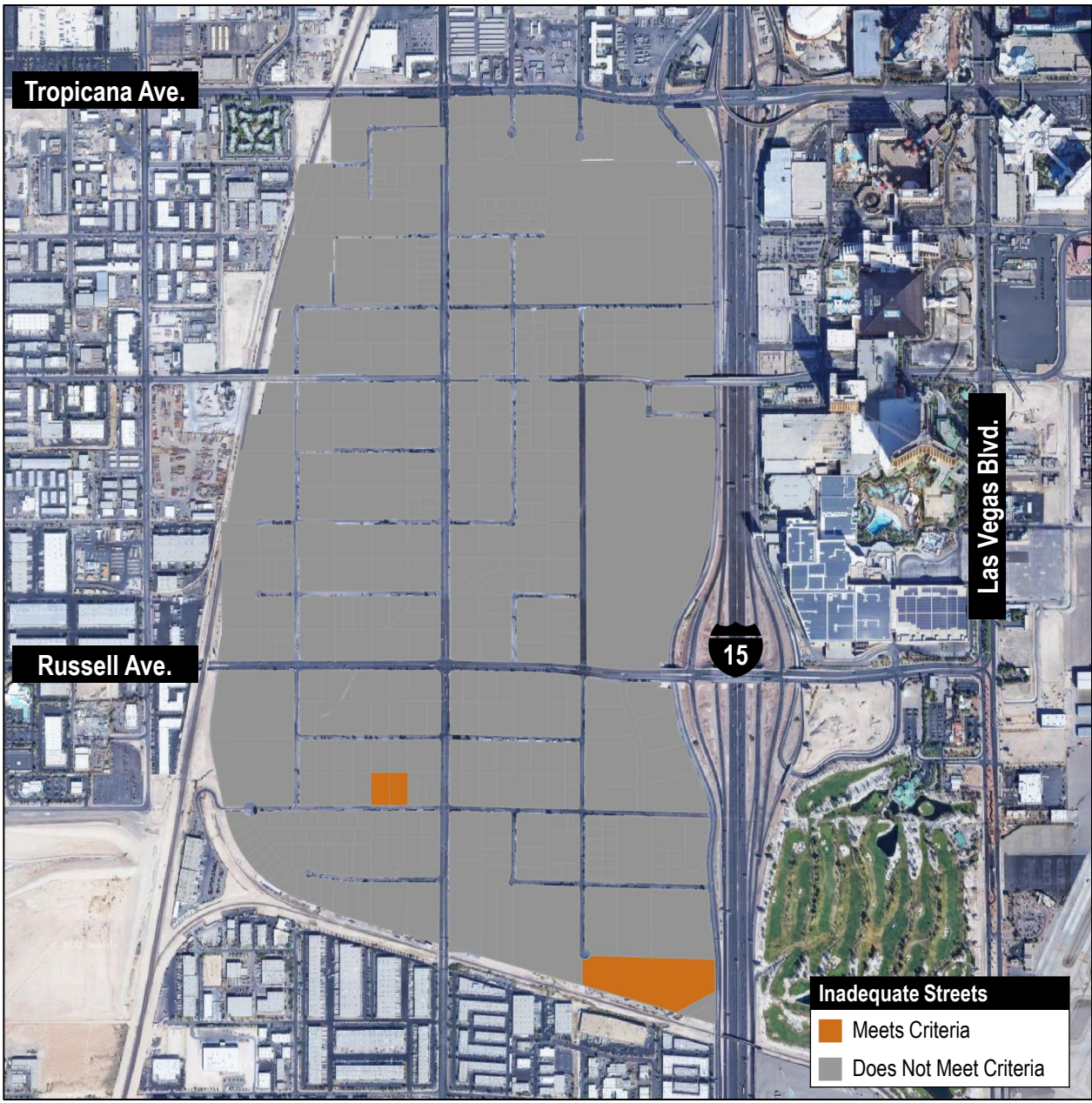
Stadium District

Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	3	13.2	2.0%
Parcels Meeting Criteria	3	13.2	2.0%



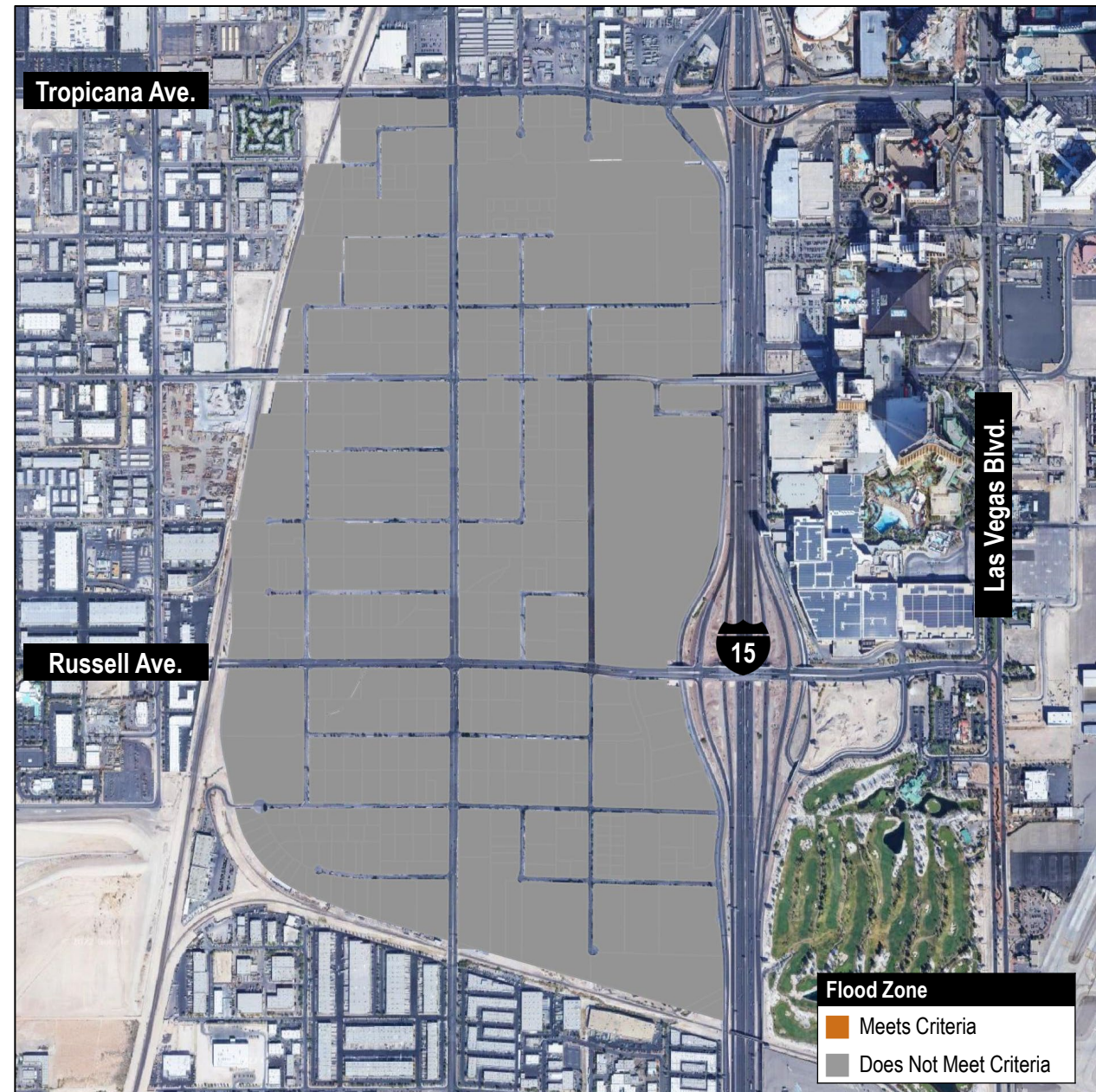
Stadium District

Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



Stadium District

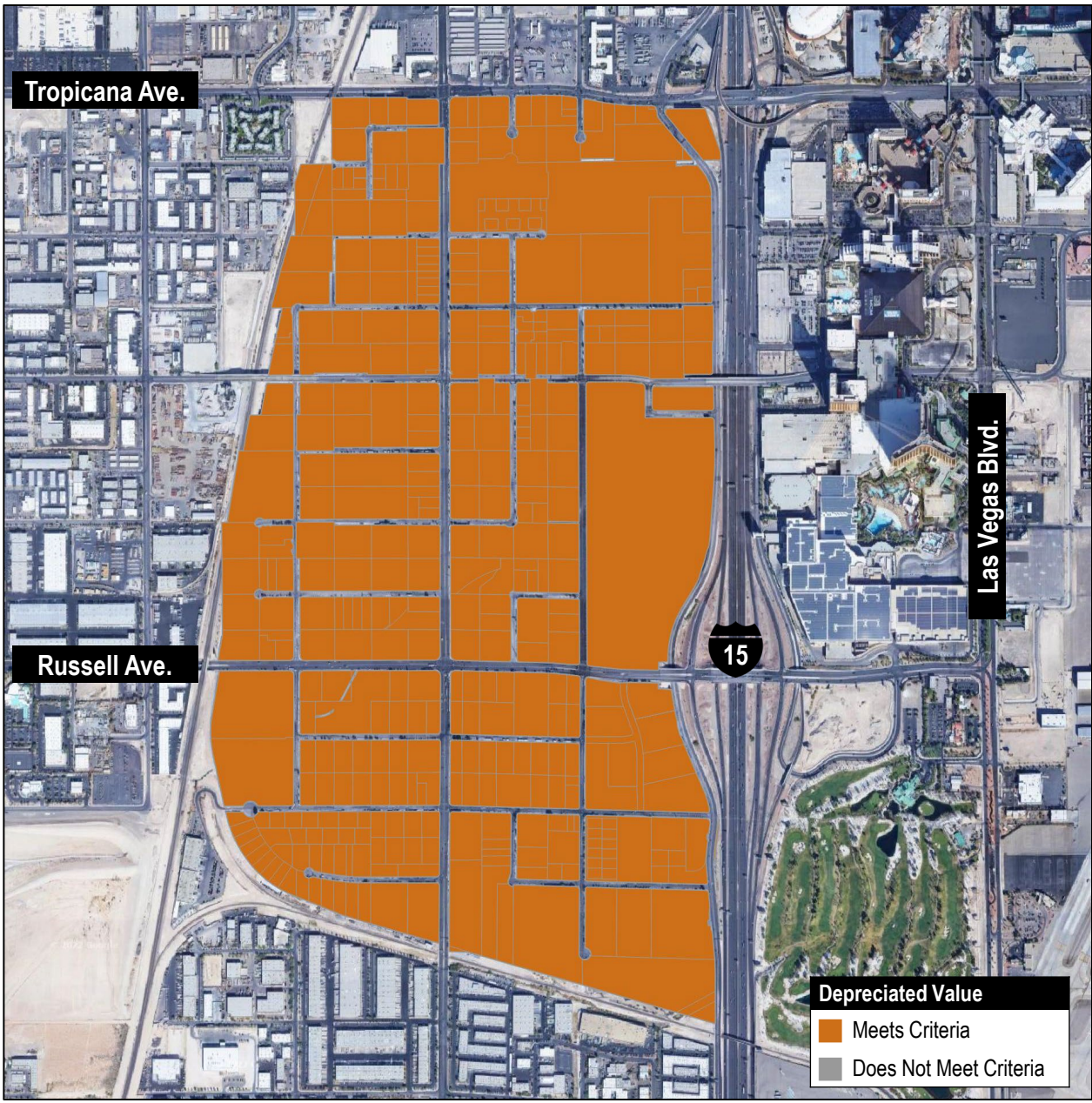
Parcel-Level Blight Assessment

Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	0	0.0	0.0%
Number of Crimes per Capita in Past Year ²	0	0.0	0.0%
Percent of Total Valley Foreclosures ³	390	658.0	100.0%
Assessed Value per Acre ⁴	202	317.8	48.3%
Parcels Meeting at Least One Criteria	390	658.0	100.0%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County
Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Stadium District

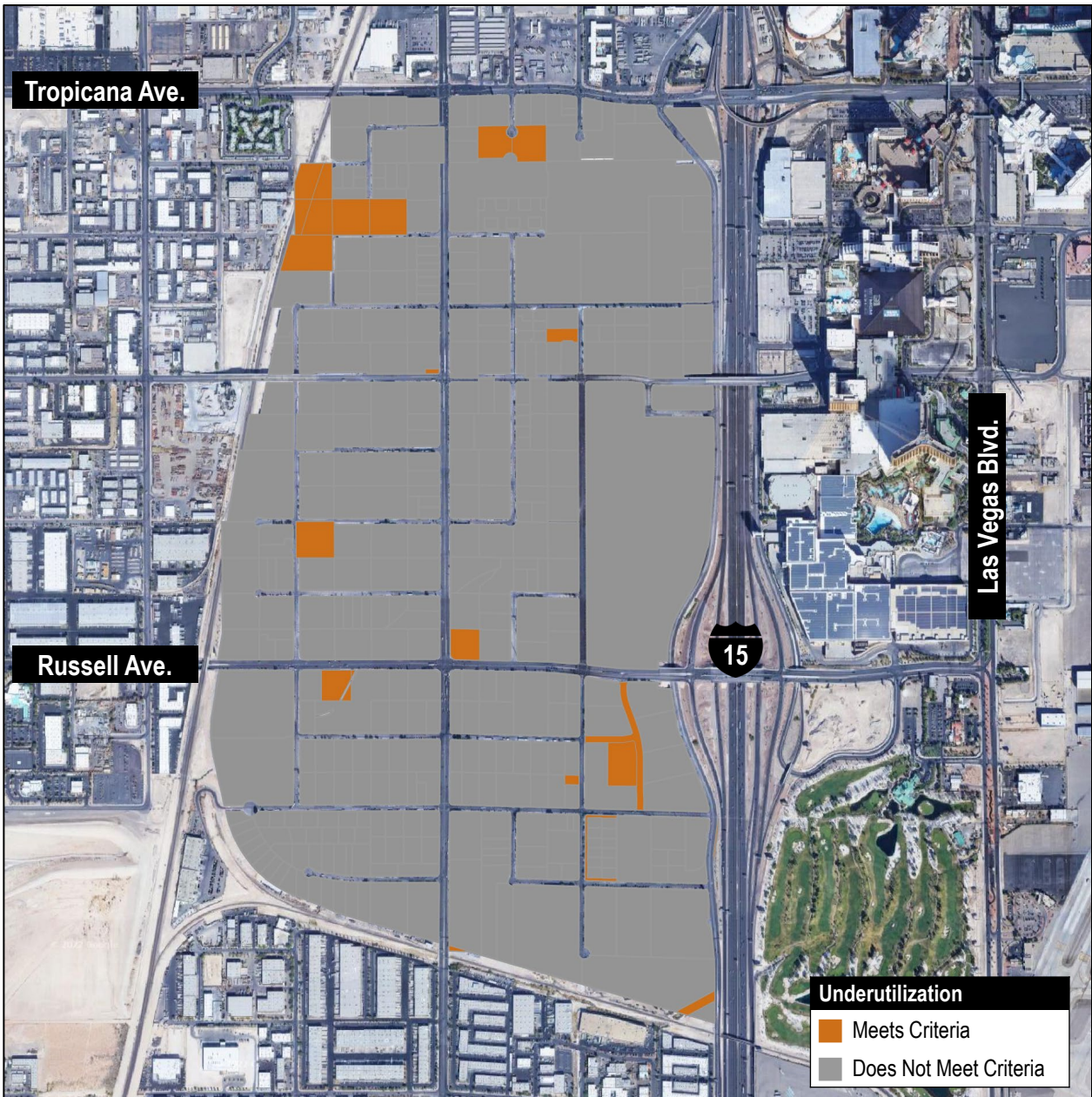
Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	12	21.0	3.2%
Residential Vacant	2	5.0	0.8%
Commercial Vacant	6	7.0	1.1%
Industrial Vacant	15	14.8	2.6%
Parcels Meeting at Least One Criteria	25	30.5	4.6%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Stadium District

Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



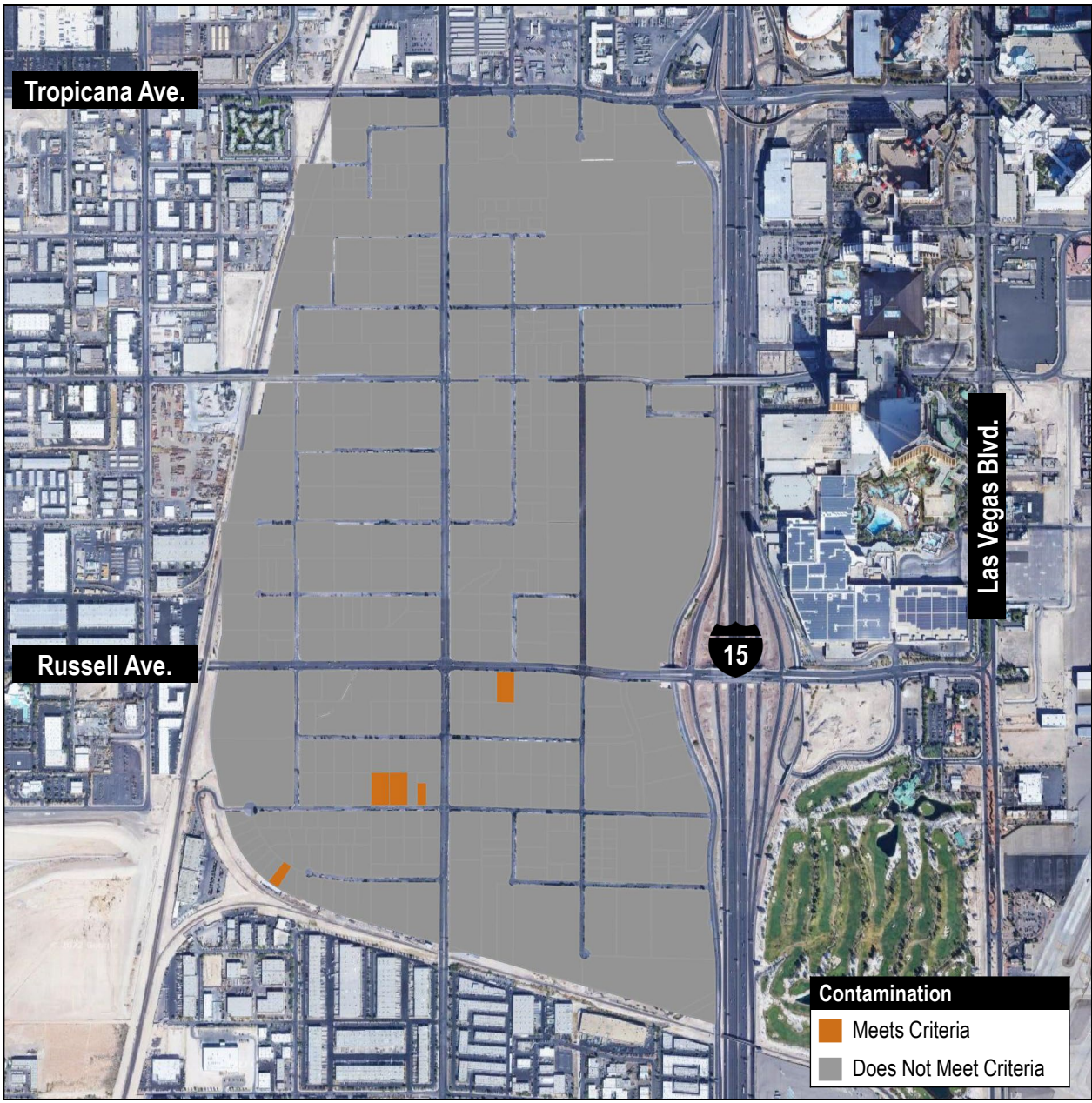
Stadium District

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	5	4.2	0.6%
Parcels Meeting Criteria	5	4.2	0.6%



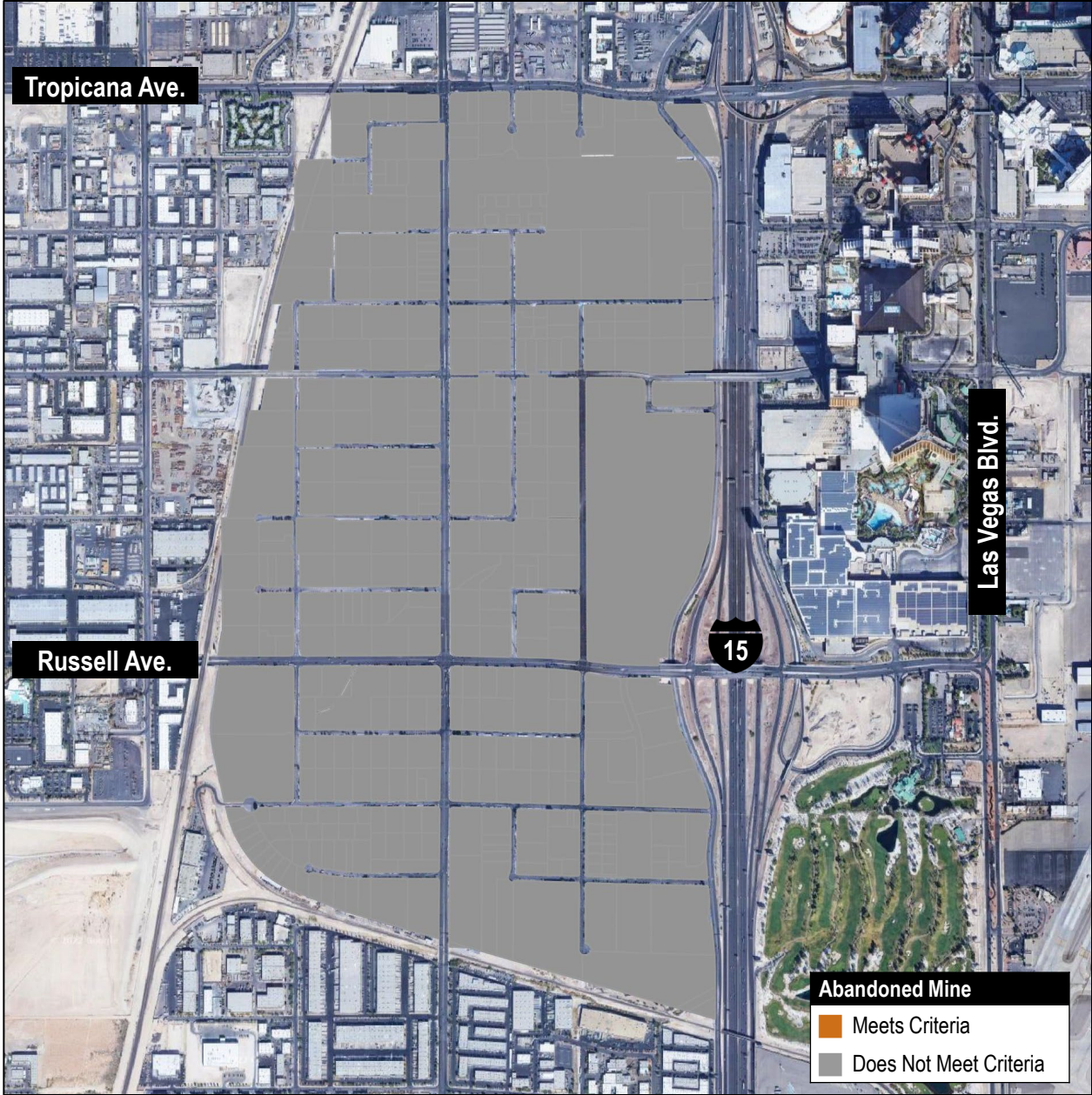
Stadium District

Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



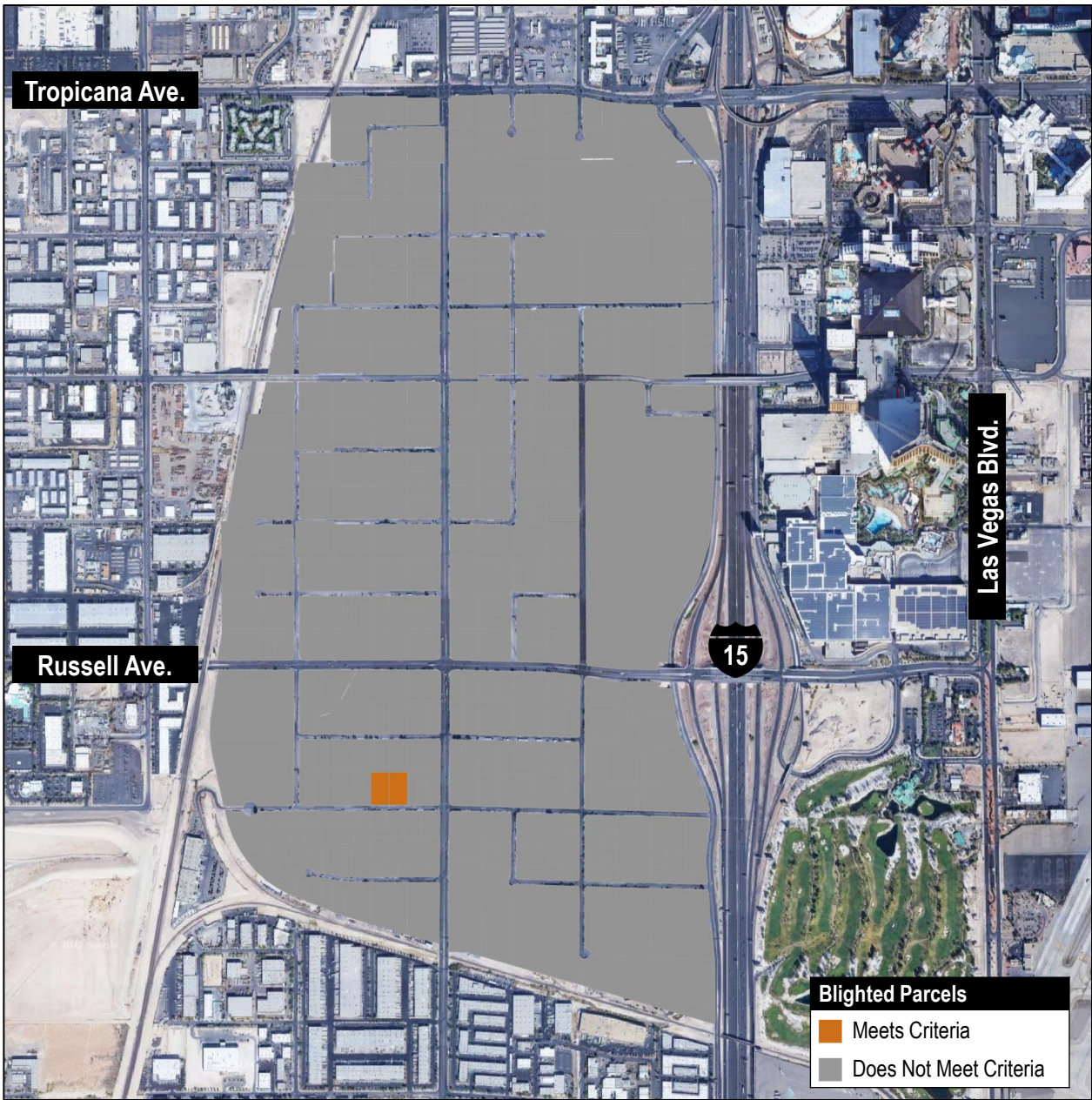
Stadium District

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the Stadium District study area, 0.3 percent of the area’s acreage meets the criteria of four or more “blighted area” conditions in the evaluation.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	0	0.0	0.0%	0.3% of Area Meets Blight Criteria
	5	0	0.0	0.0%	
	4	2	2.3	0.3%	
Not Blighted	3	10	6.2	0.9%	99.7% of Area Does Not Meet Blight Criteria
	2	55	90.2	13.7%	
	1	323	559.4	85.0%	
	0	0	0.0	0.0%	



Stadium District

Study Area 1 Assessment

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

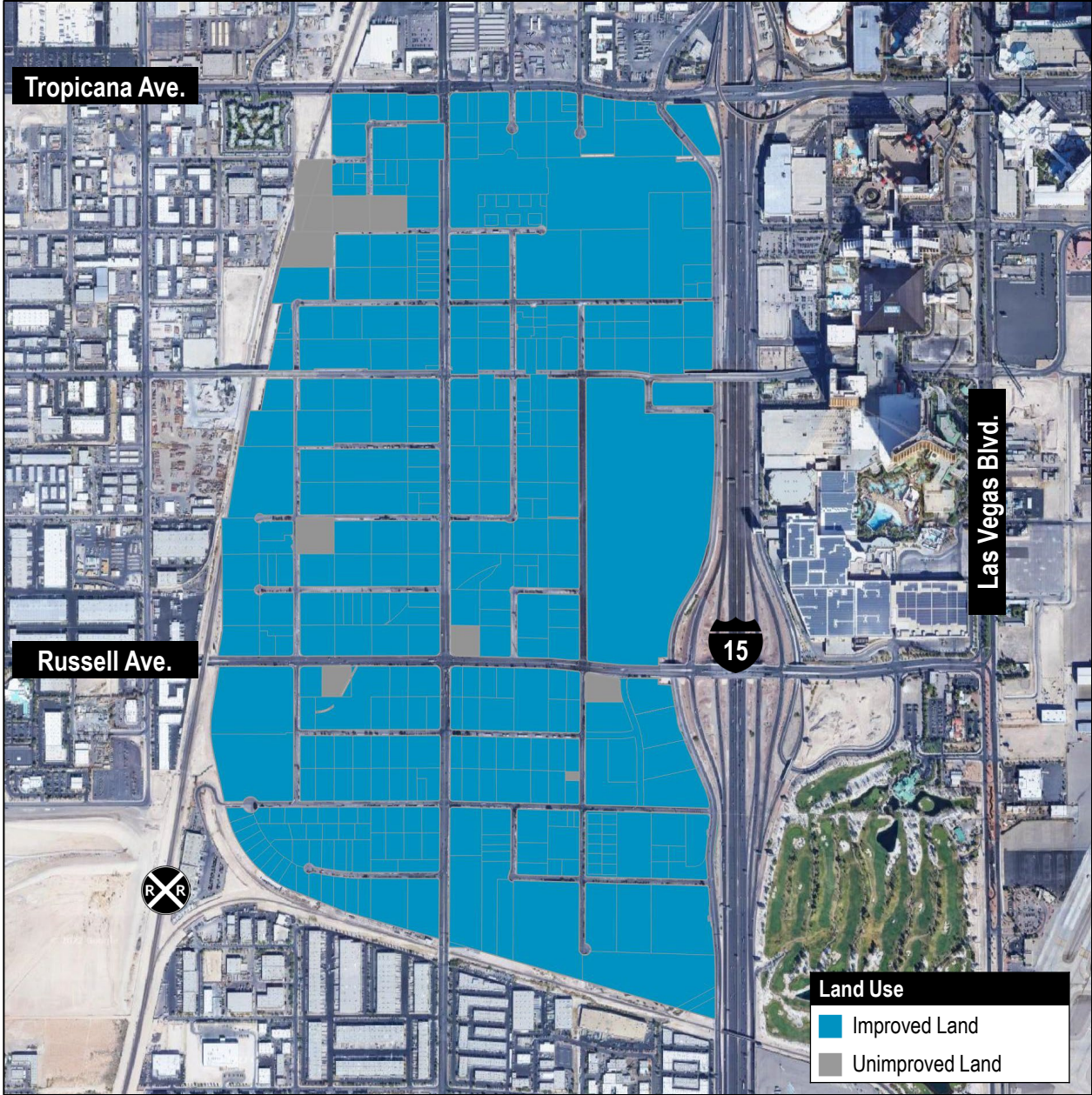
Stadium District

Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed Stadium District study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	378	637.0	96.8%
Unimproved Land	12	21.0	3.2%
Total	390	658.0	100.0%

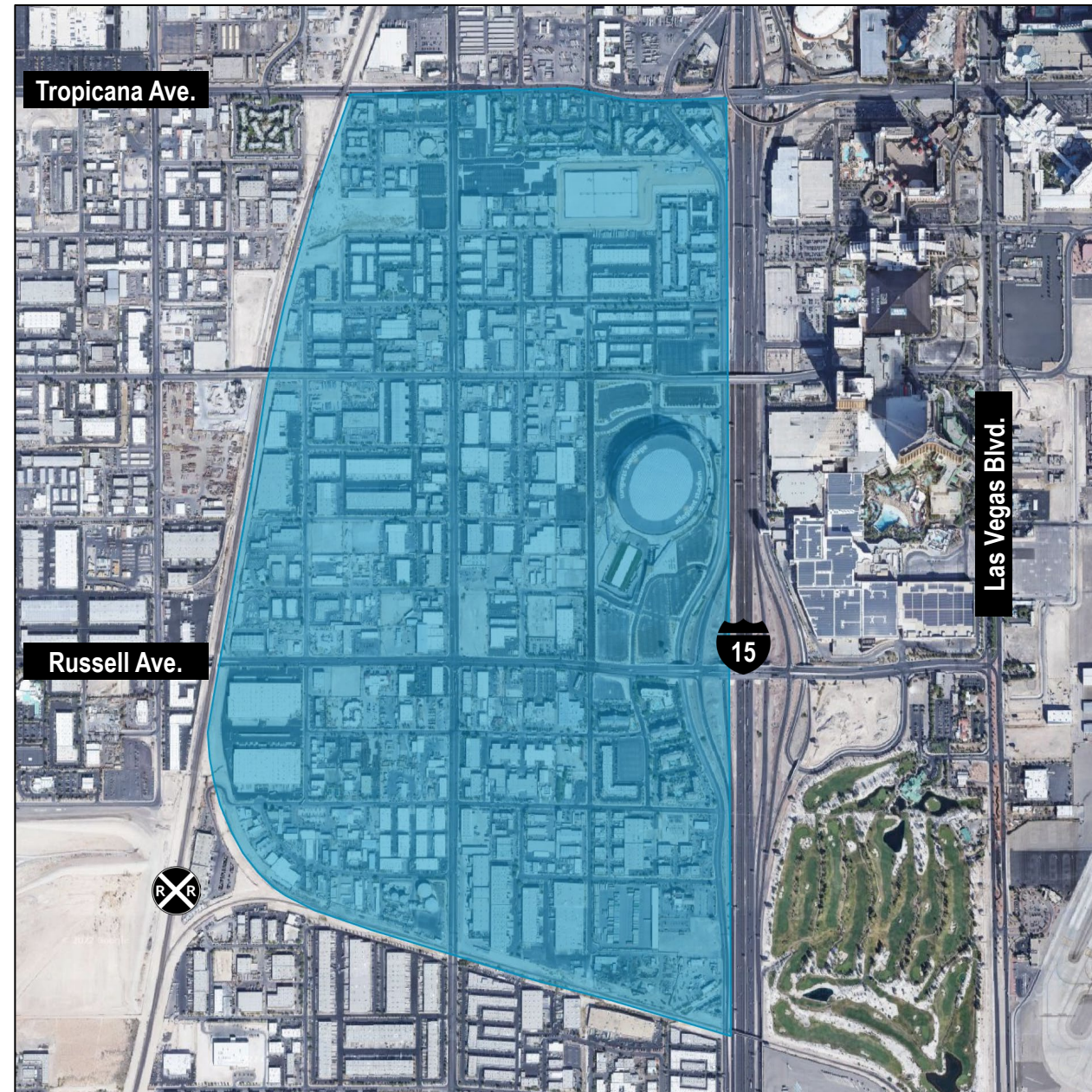


Stadium District

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The Stadium District study area appears to satisfy this requirement.

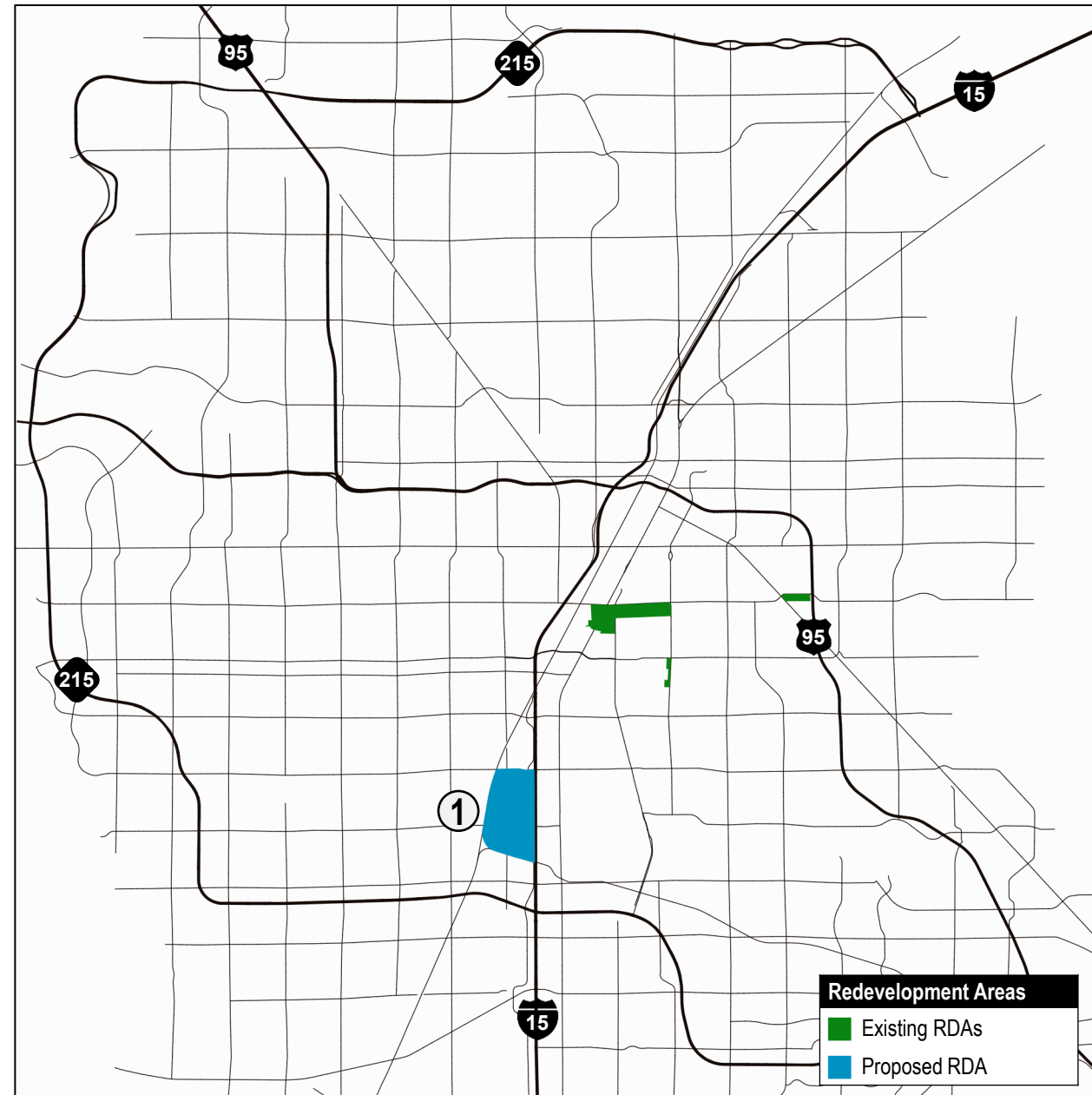


Stadium District

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The Stadium District study area does not include any property included in existing redevelopment areas, shown in green on the map to the right.



NORTHEAST

BLIGHT STUDY AREA 2



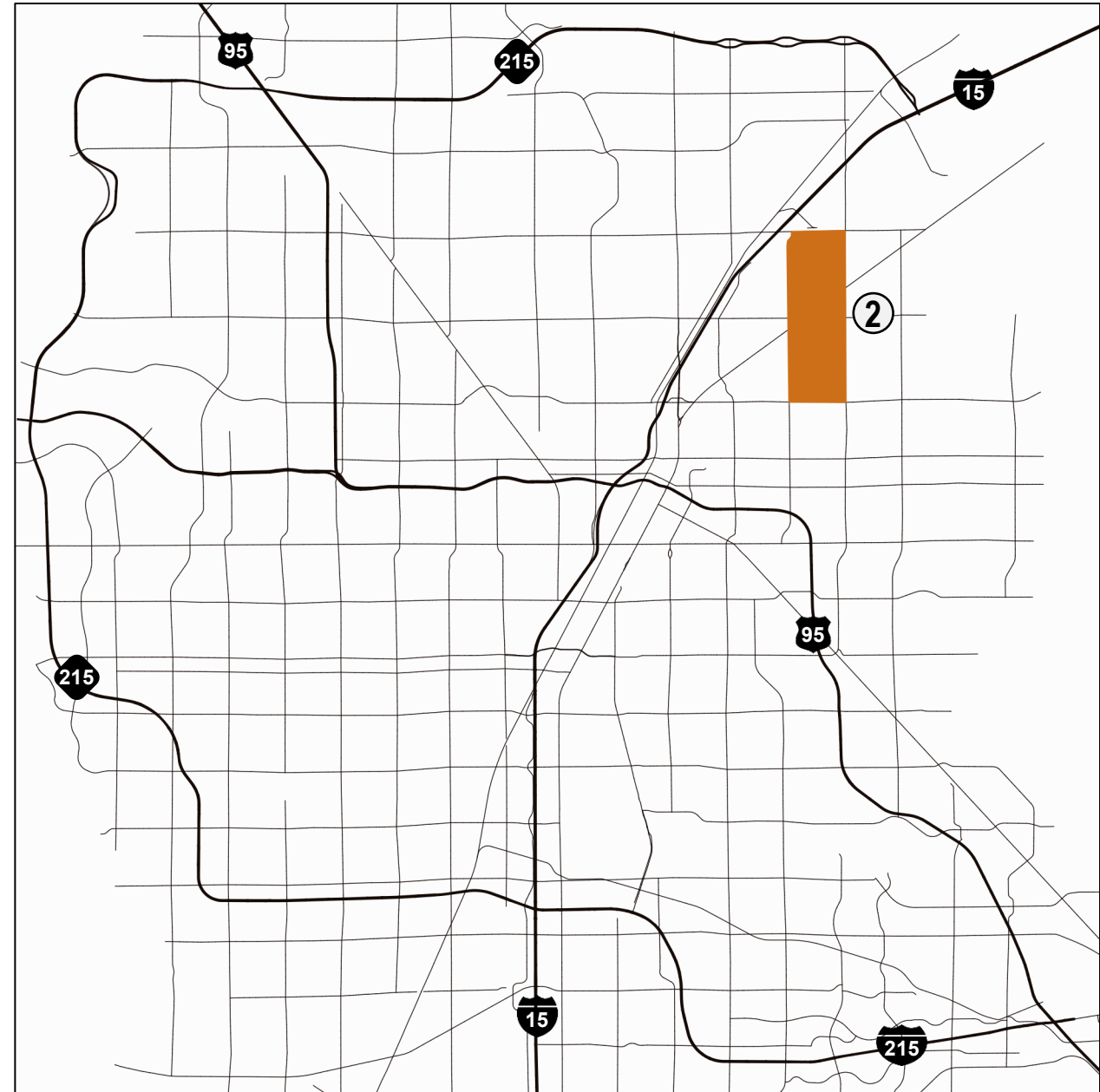
Northeast

Study Area 2

The Northeast study area is the largest of the proposed study areas, comprising nearly 2.5 square miles near Nellis Air Force Base. The area is mainly residential, with numerous neighborhoods and subdivisions throughout its borders. It also includes commercial land and a higher-than-average share of industrial land.

Study Area Overview

Parcels	5,474
Acres	1,584.4
Total Taxable Value	\$631,342,300
Taxable Value Per Acre	\$959,500
Commission Districts	D, E



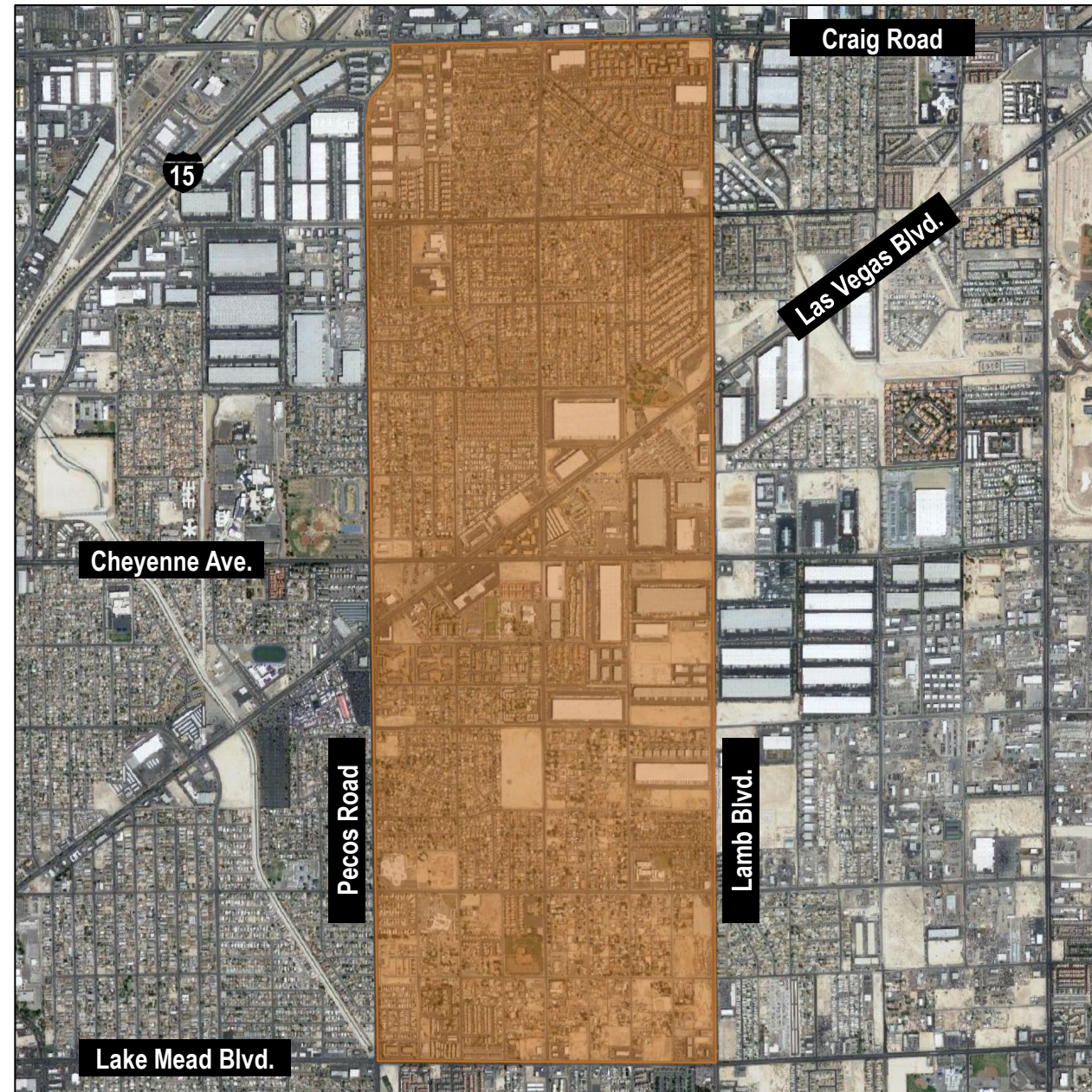
Northeast

Study Area 2

The Northeast study area is the largest of the proposed study areas, comprising nearly 2.5 square miles near Nellis Air Force Base. The area is mainly residential, with numerous neighborhoods and subdivisions throughout its borders. It also includes commercial land and a higher-than-average share of industrial land.

Study Area Overview





Parcels	5,474
Acres	1,584.4
Total Taxable Value	\$631,342,300
Taxable Value Per Acre	\$959,500
Commission Districts	D, E

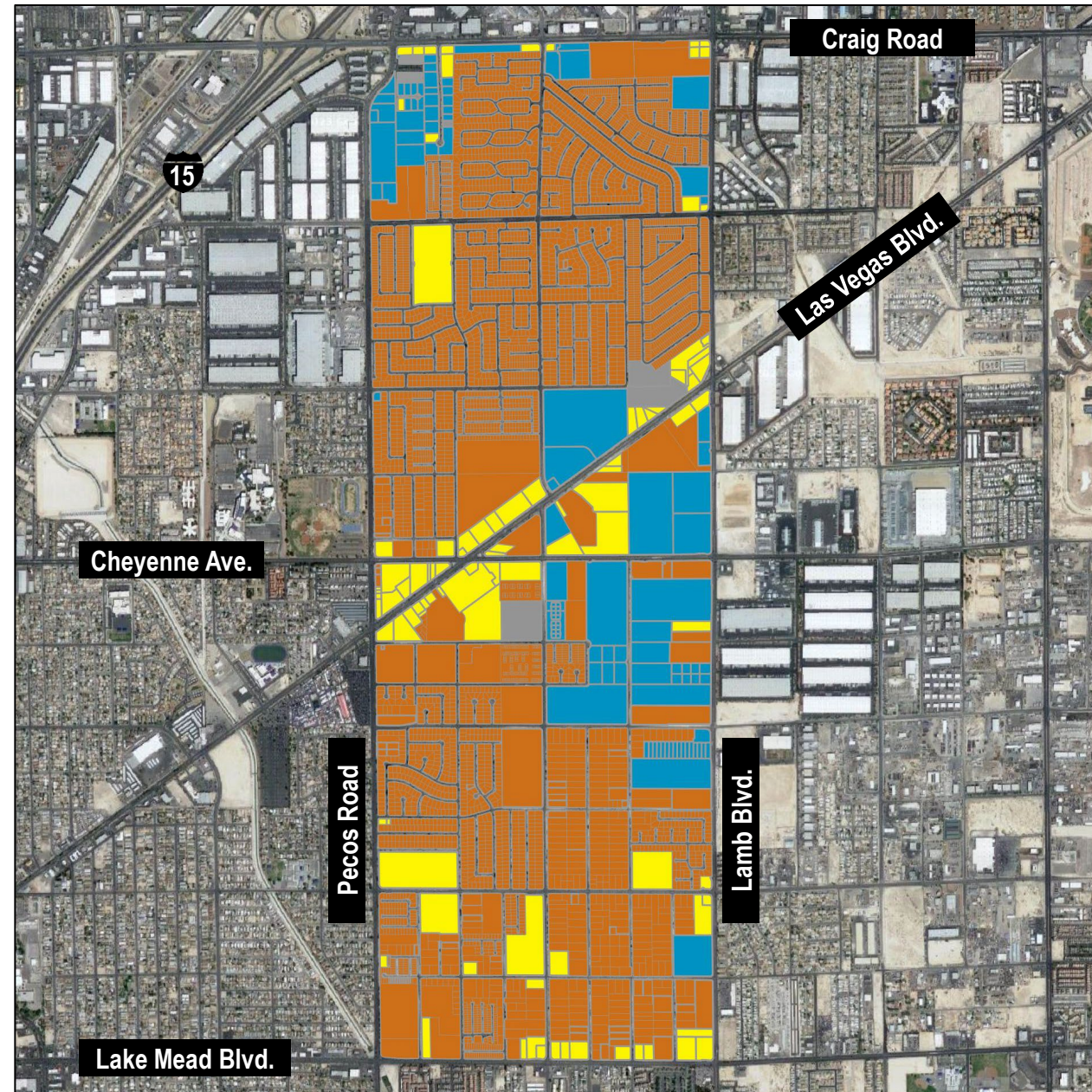


Northeast

Land Use

The Northeast study area is the largest of the proposed study areas, comprising nearly 2.5 square miles near Nellis Air Force Base. The area is mainly residential, with numerous neighborhoods and subdivisions throughout its borders. It also includes commercial land and a higher-than-average share of industrial land.

Land Use	Parcels	Acres	% of Area
 Residential	5,191	1,065.9	67.3%
 Industrial	184	207.8	13.1%
 Commercial	95	288.8	12.8%
 Other	4	21.9	1.4%
Total	5,474	1,584.4	100.0%



Source: Clark County Assessor; Applied Analysis



Northeast – Sample Properties



Northeast – Sample Properties



Northeast

Study Area 2 Assessment

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

Northeast

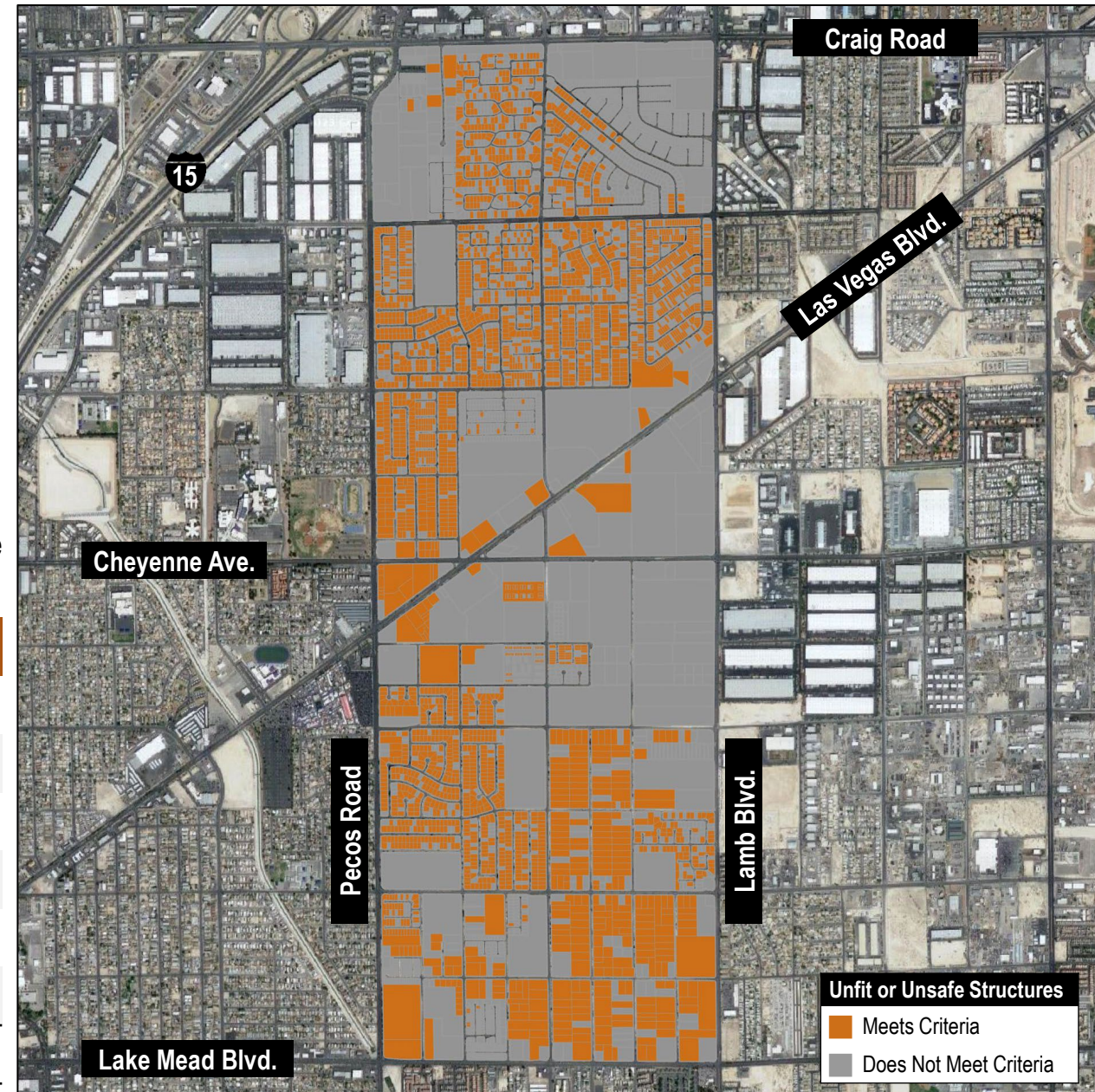
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	2,417	493.5	31.1%
Outdoor Storage	1,829	452.5	28.6%
Poor Ventilation, Light or Sanitation	40	19.0	1.2%
Unsafe Playground or Recreation Areas	1	5.5	0.3%
Inappropriate Building Materials or Structure	0	0.0	0.0%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	3,001	672.5	42.4%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Northeast

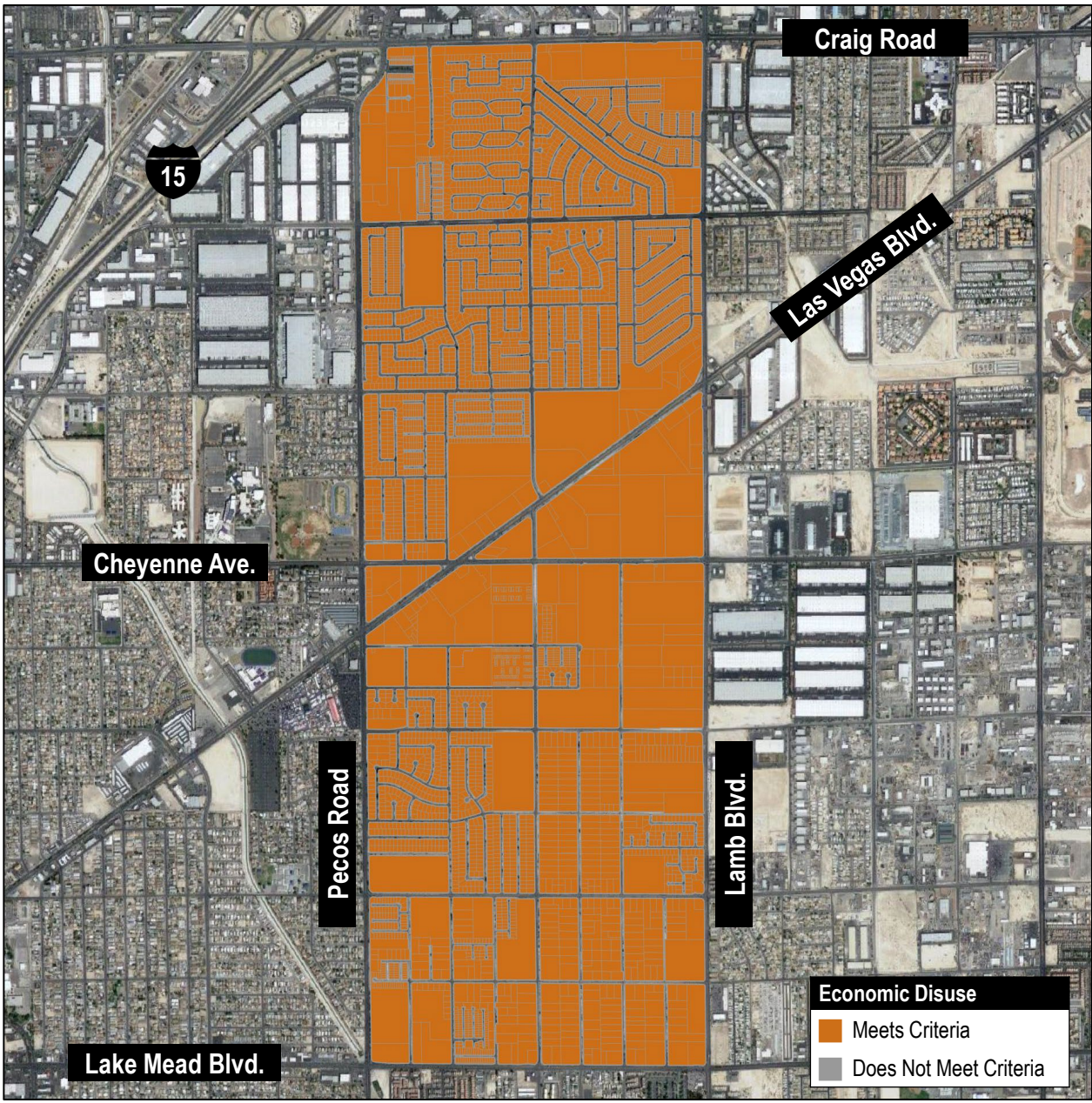
Parcel-Level Blight Assessment

Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	4,070	1,335.3	84.3%
Population 25+ that Graduated High School ²	5,474	1,584.4	100.0%
Median Household Income ³	1,008	648.5	40.9%
Unemployment Rate ⁴	1,008	648.5	40.9%
Parcels Meeting at Least One Criteria	5,474	1,584.4	100.0%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County
Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



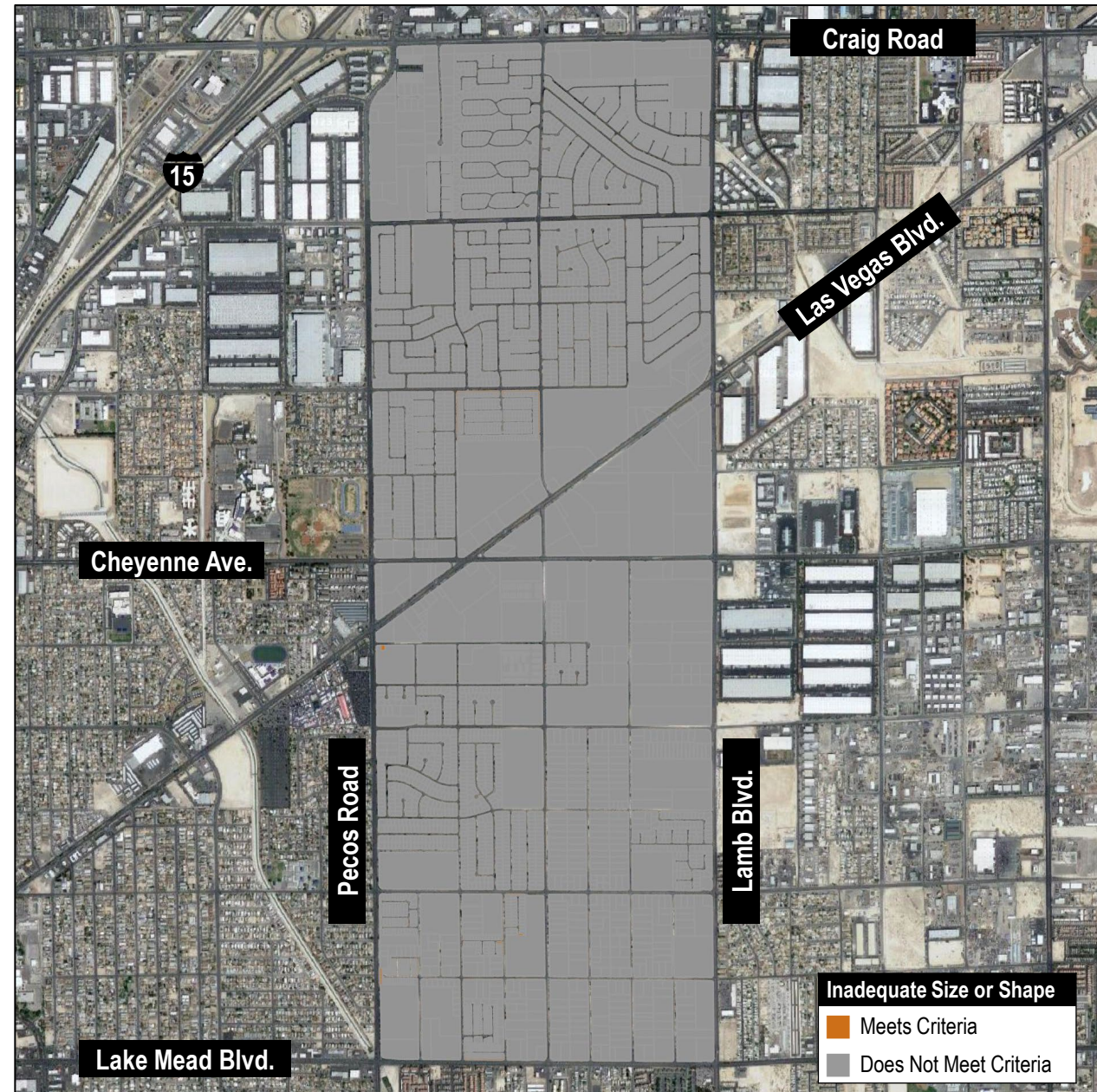
Northeast

Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation and geospatial analysis were used to assess whether parcels were of irregular form and shape or inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



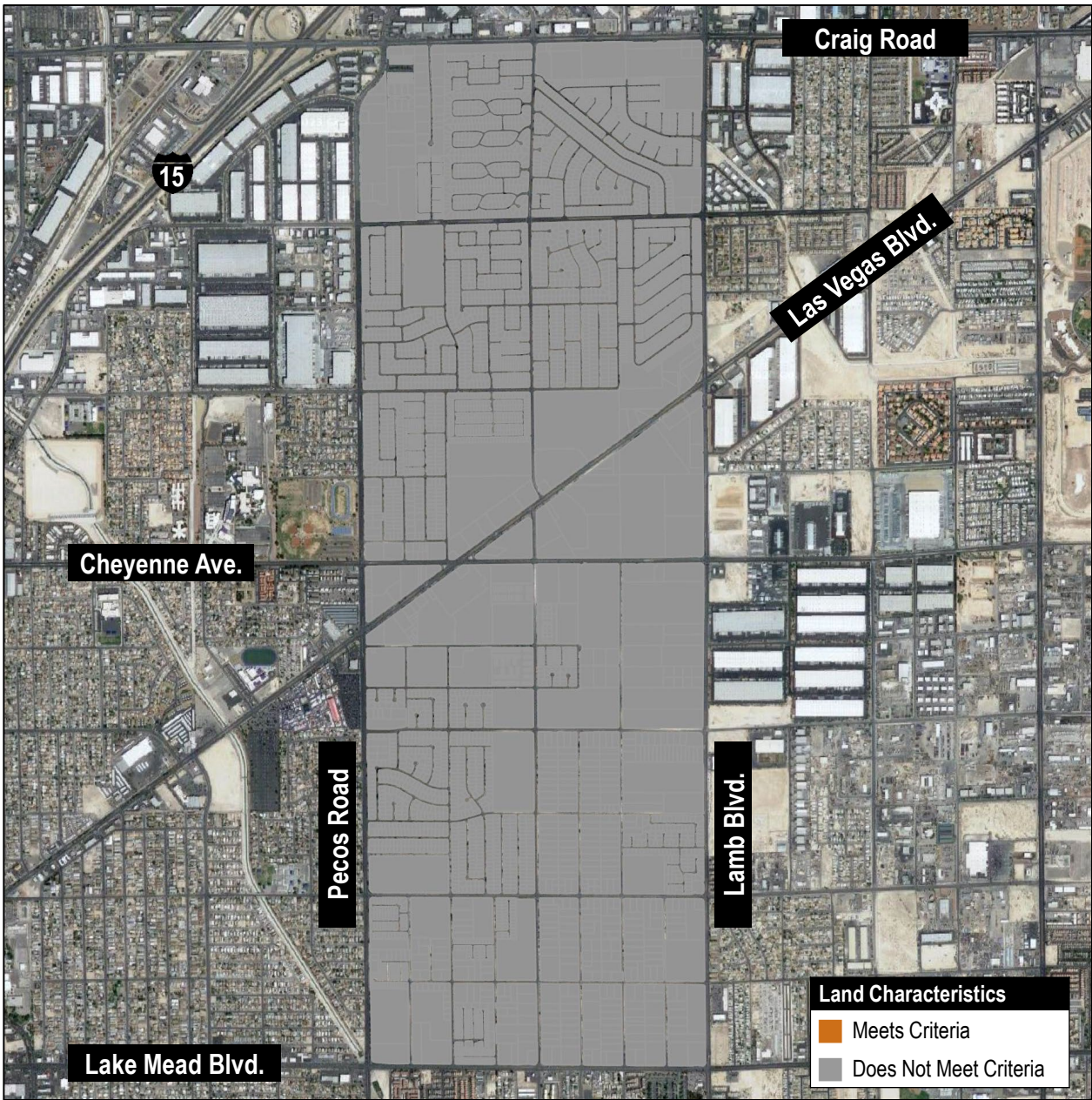
Northeast

Parcel-Level Blight Assessment

Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



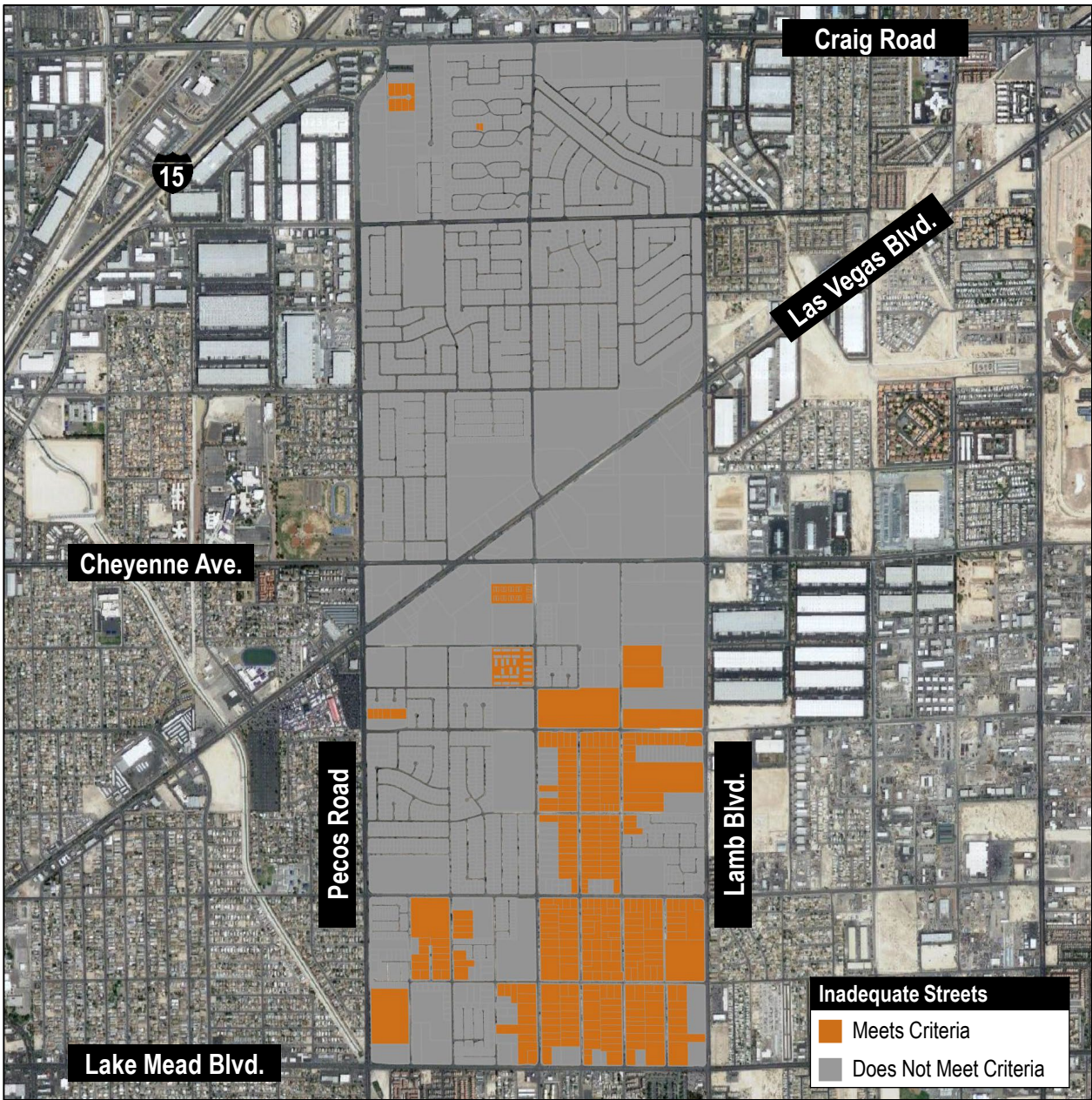
Northeast

Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	330	311.7	19.7%
Parcels Meeting Criteria	330	311.7	19.7%



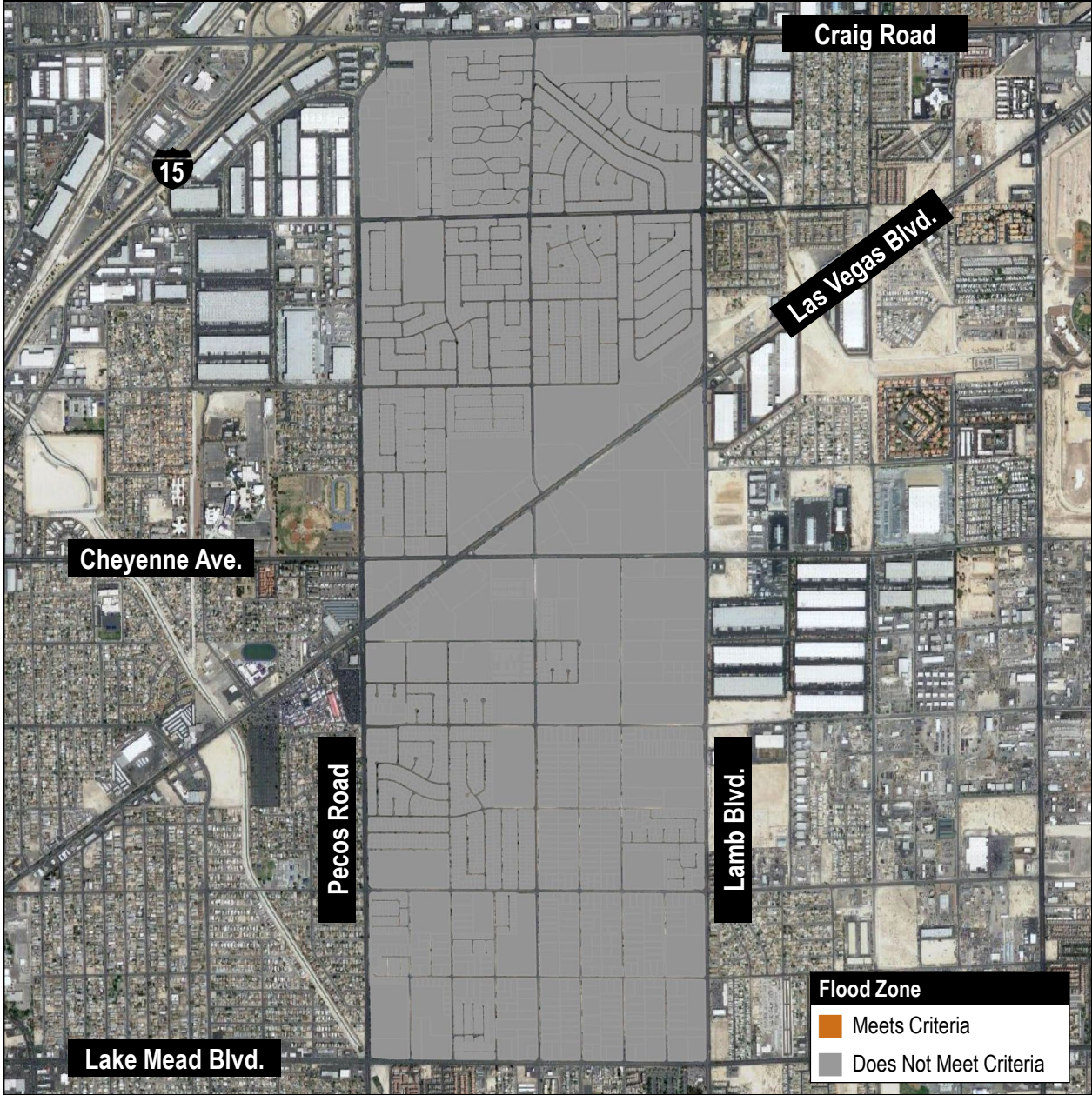
Northeast

Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



Northeast

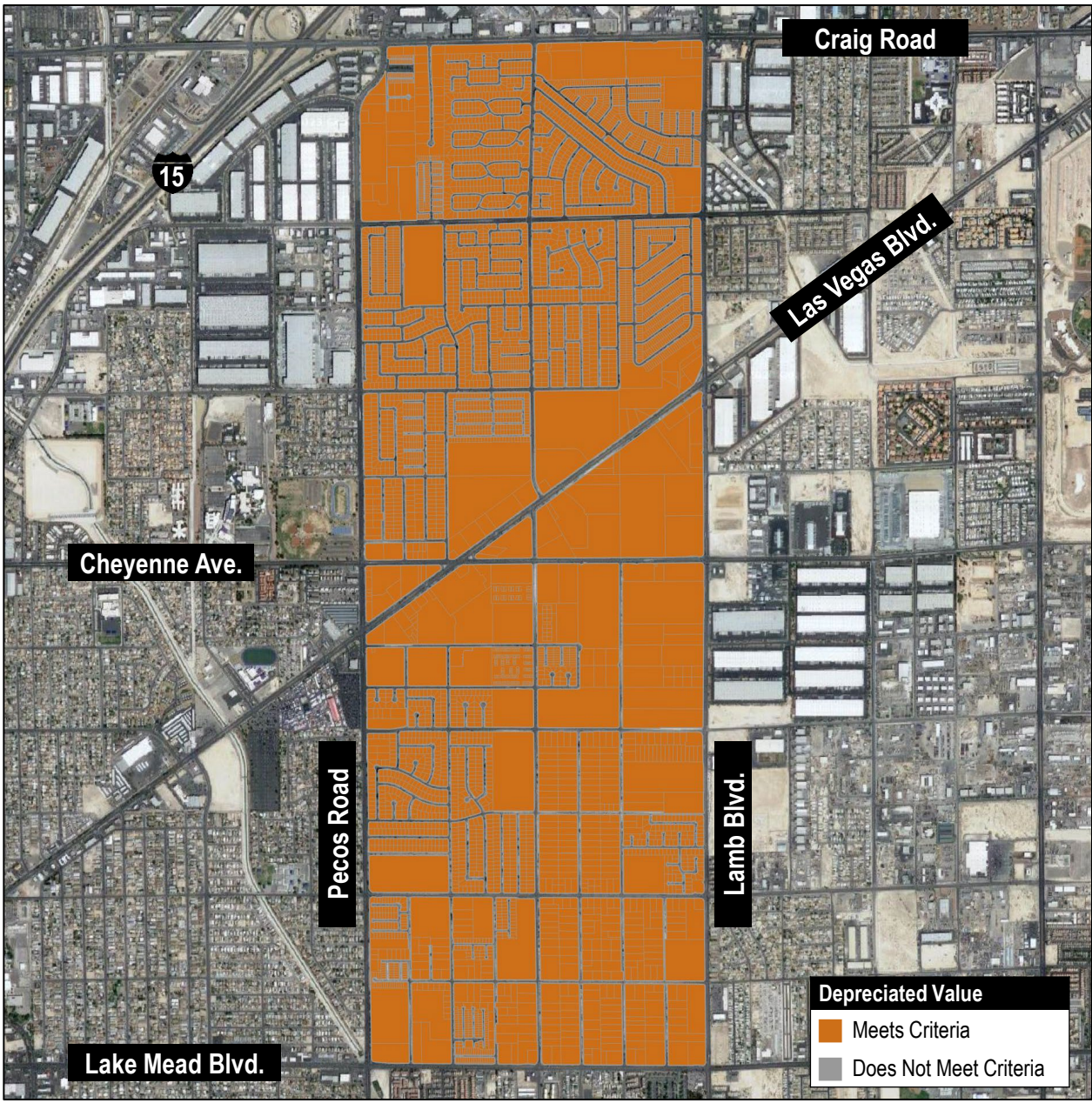
Parcel-Level Blight Assessment

Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	5,474	1,584.4	100.0%
Number of Crimes per Capita in Past Year ²	5,474	1,584.4	100.0%
Percent of Total Valley Foreclosures ³	0	0.0	0.0%
Assessed Value per Acre ⁴	2,742	1,046.0	66.0%
Parcels Meeting at Least One Criteria	5,474	1,584.4	100.0%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County
Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Northeast

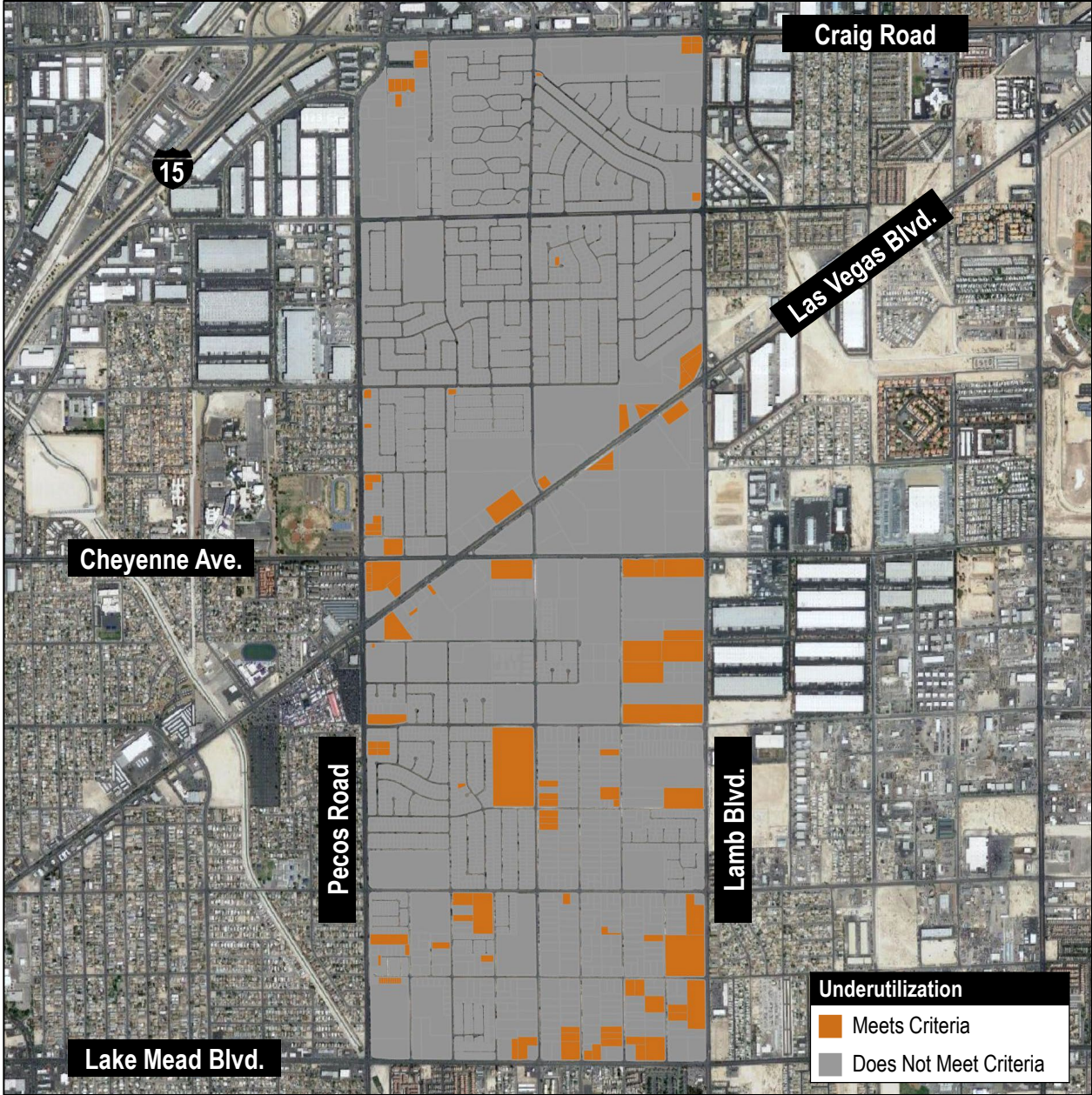
Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	77	131.1	8.3%
Residential Vacant	61	81.1	5.1%
Commercial Vacant	25	34.2	2.2%
Industrial Vacant	13	24.2	1.5%
Parcels Meeting at Least One Criteria	115	157.8	10.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Northeast

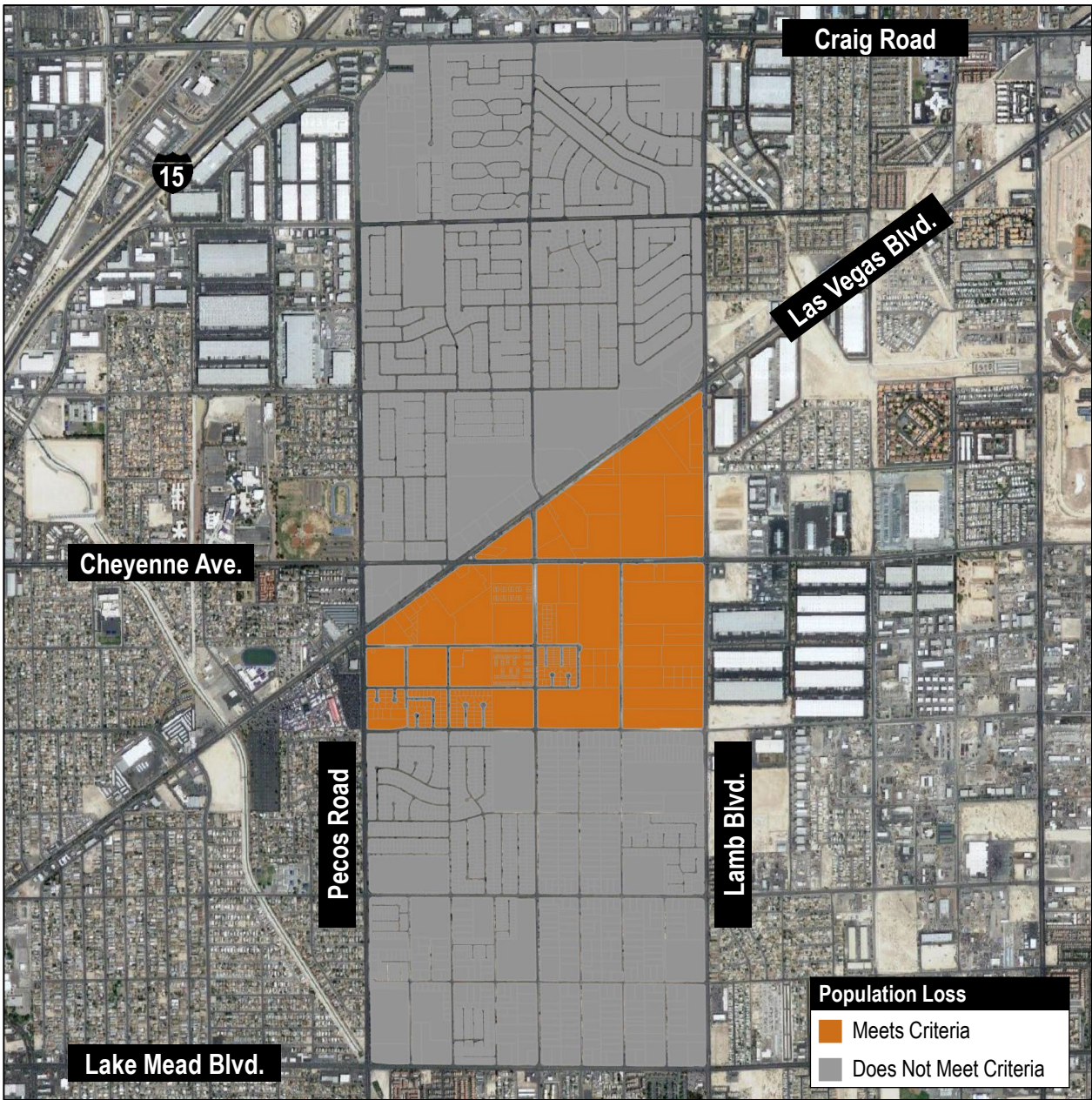
Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss ¹	434	370.0	23.4%
Parcels Meeting Criteria	434	370.0	23.4%

1. The census tract lost 531 residents (-10.8 percent) between the 2010 and 2020 decennial censuses.



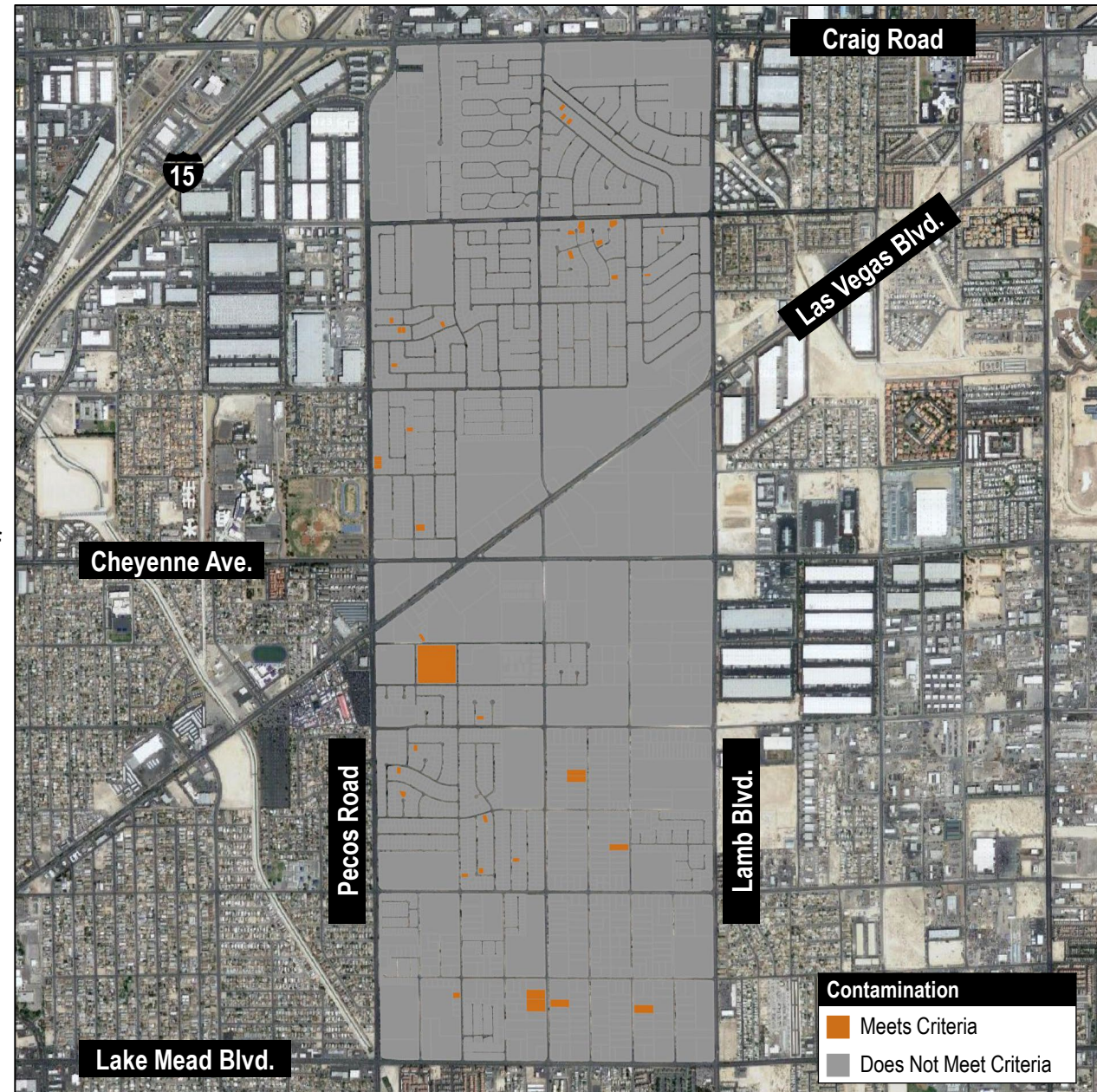
Northeast

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	40	19.0	1.2%
Parcels Meeting Criteria	40	19.0	1.2%



Northeast

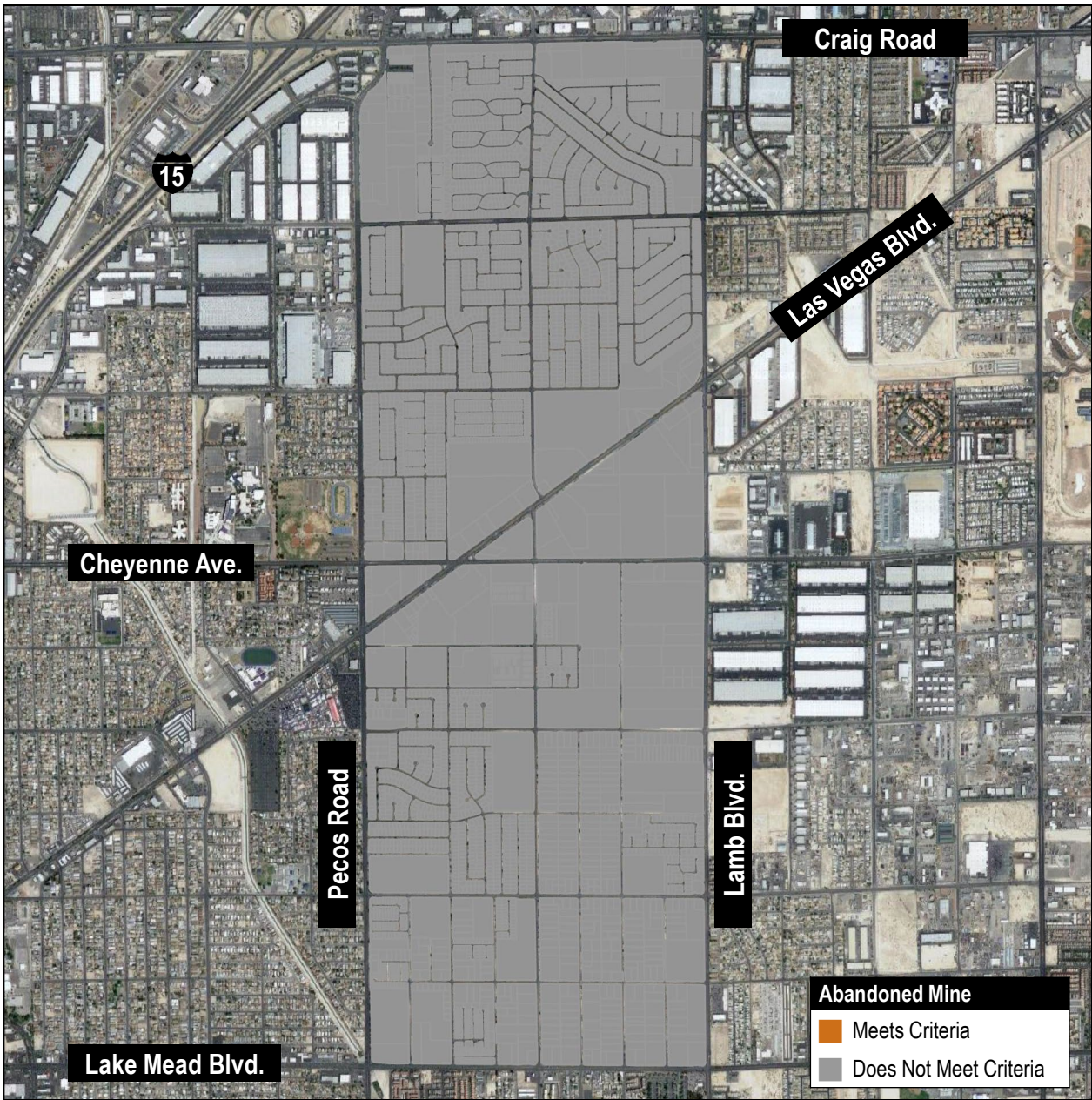
Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



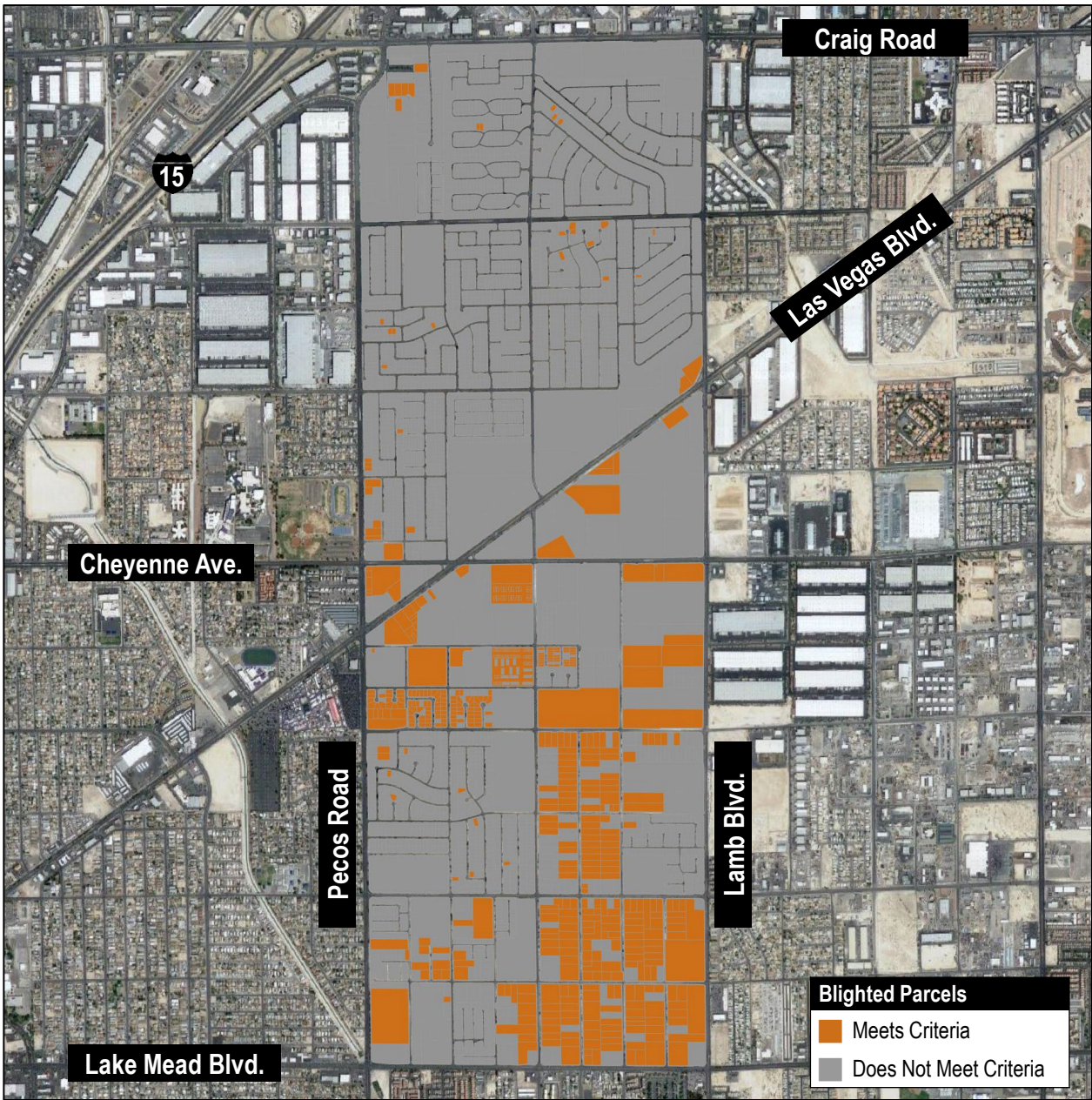
Northeast

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the Northeast study area, just under 23 percent of acreage meets the “blighted area” criteria.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	0	0.0	0.0%	22.7% of Area Meets Blight Criteria
	5	61	69.5	4.4%	
	4	483	289.9	18.3%	
Not Blighted	3	2,797	749.1	47.3%	77.3% of Area Does Not Meet Blight Criteria
	2	2,133	475.8	30.0%	
	1	0	0	0.0%	
	0	0	0	0.0%	



Northeast

Study Area 2 Assessment

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

Northeast

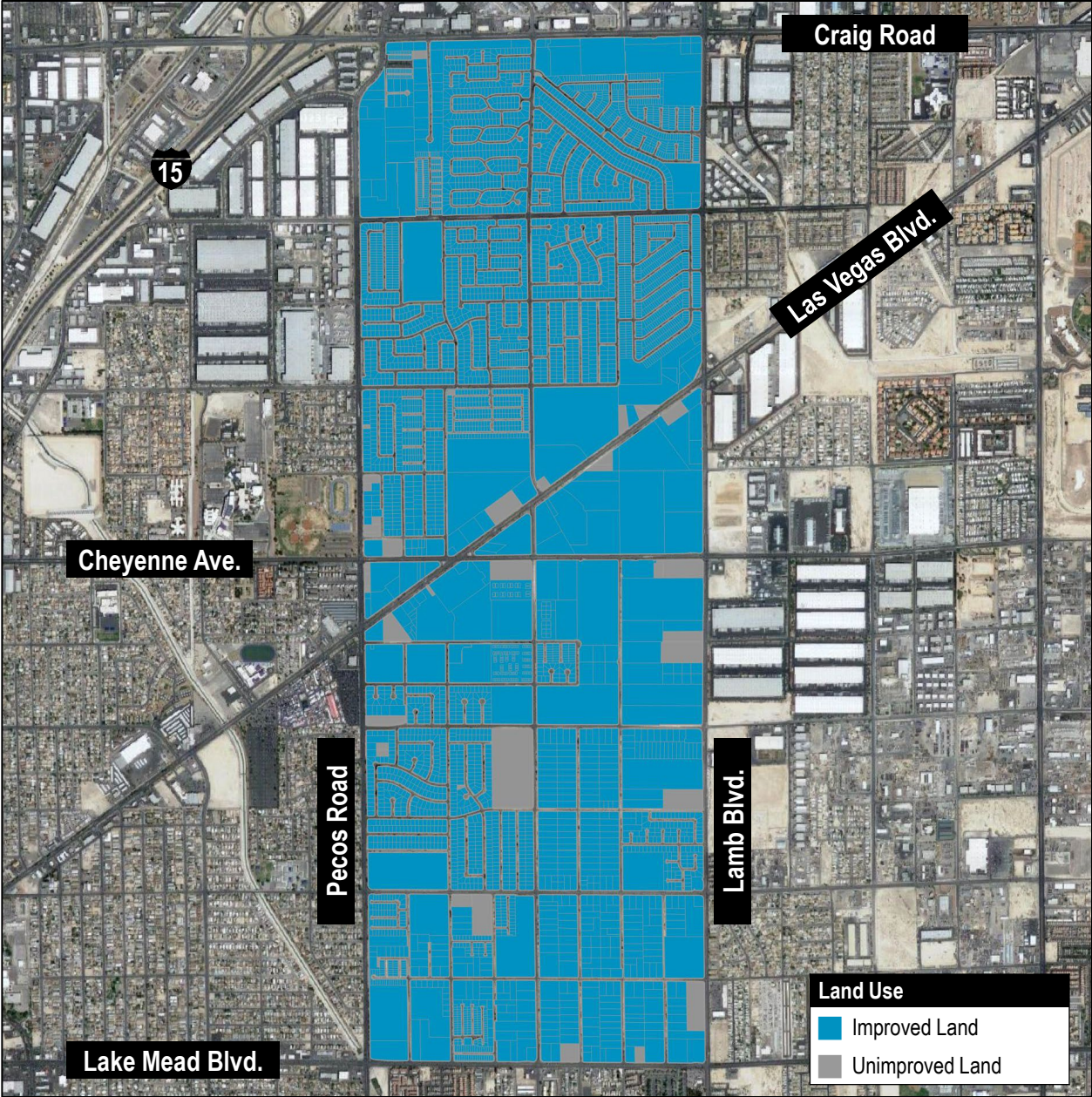
Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed Northeast study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	5,432	1,507.5	95.1%
Unimproved Land	42	76.9	4.9%
Total	5,474	1,584.4	100.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.

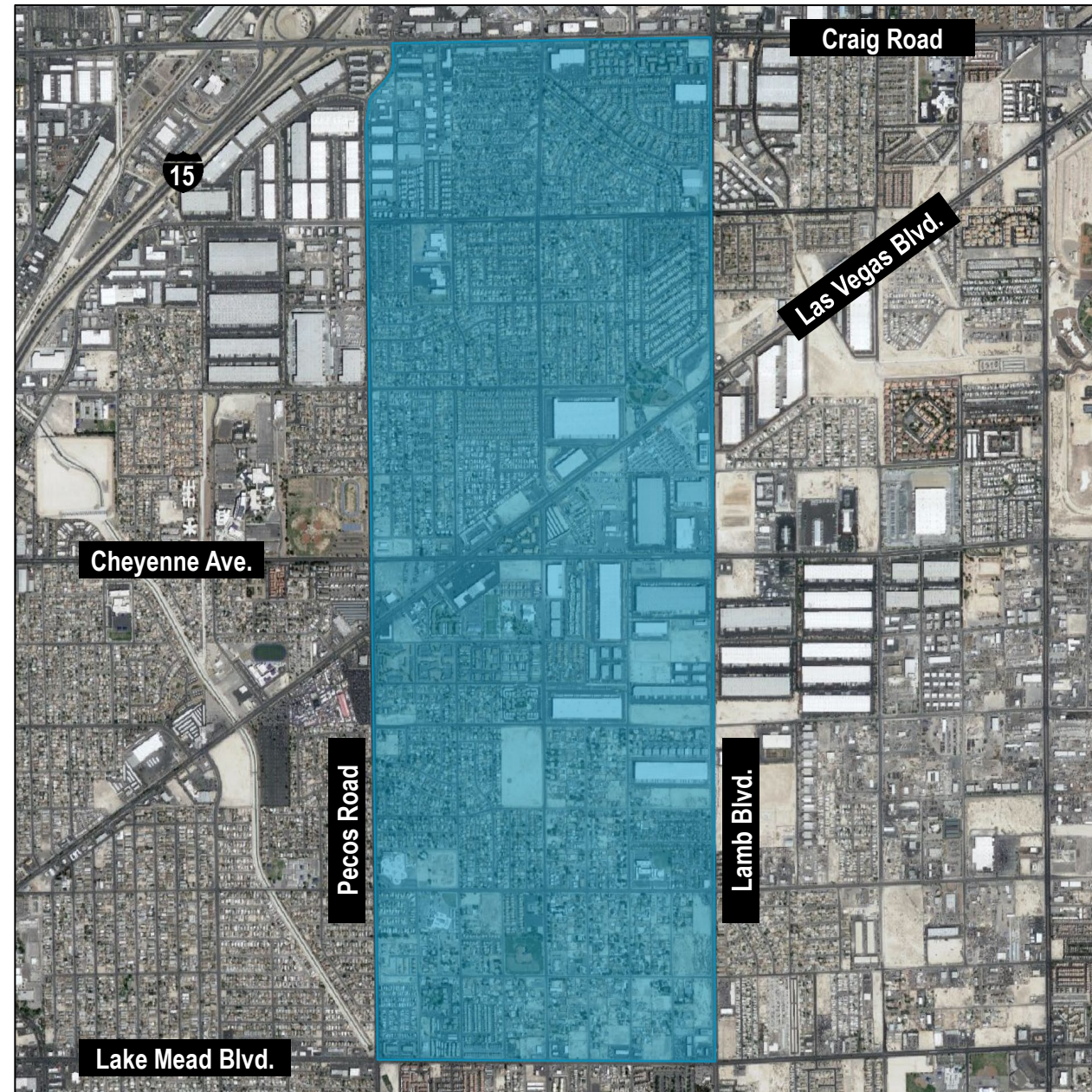


Northeast

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The Northeast study area appears to satisfy this requirement.

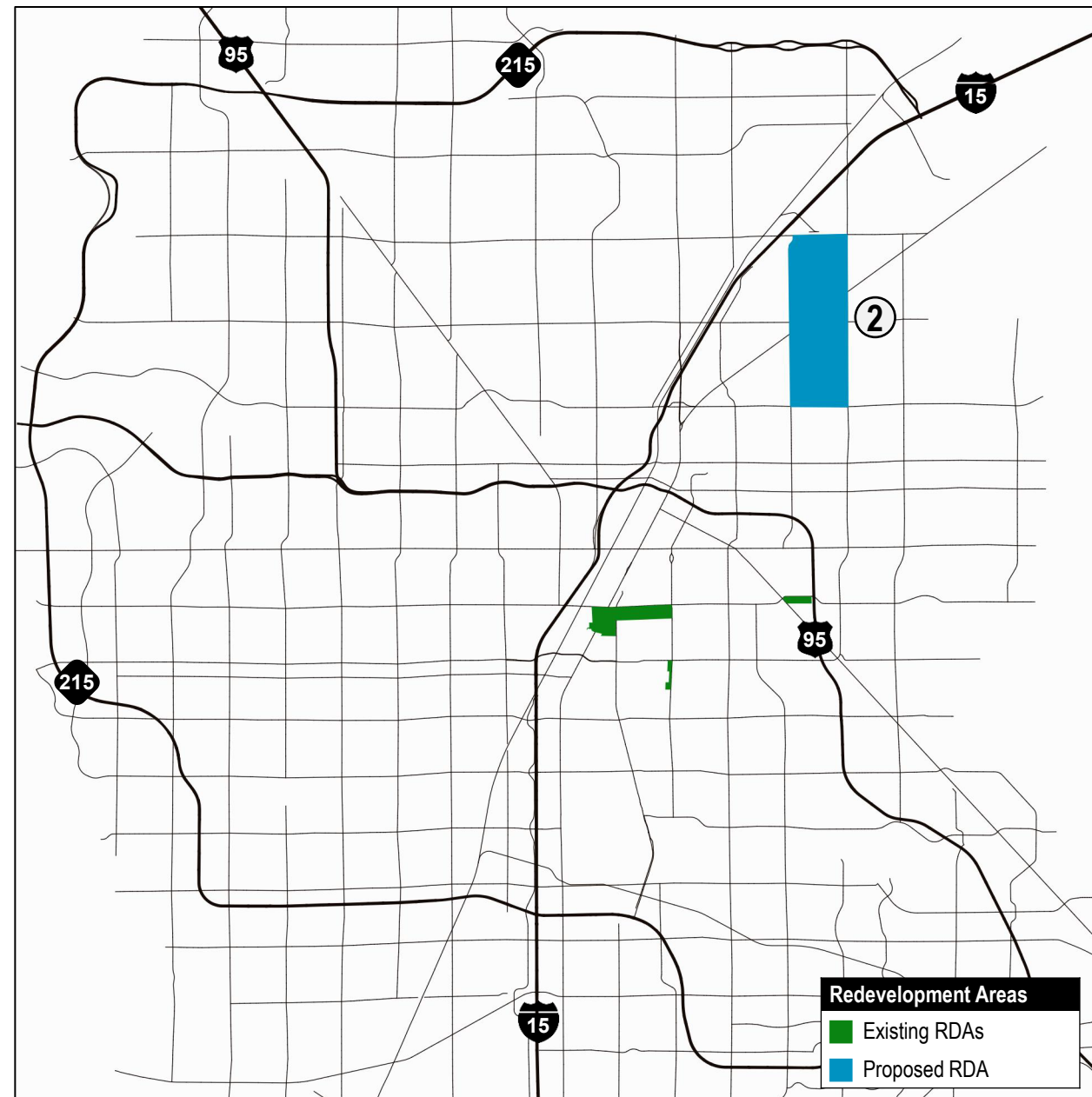


Northeast

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The Northeast study area does not include any property included in existing redevelopment areas, shown in yellow on the map to the right.



UNIVERSITY DISTRICT

BLIGHT STUDY AREA 3



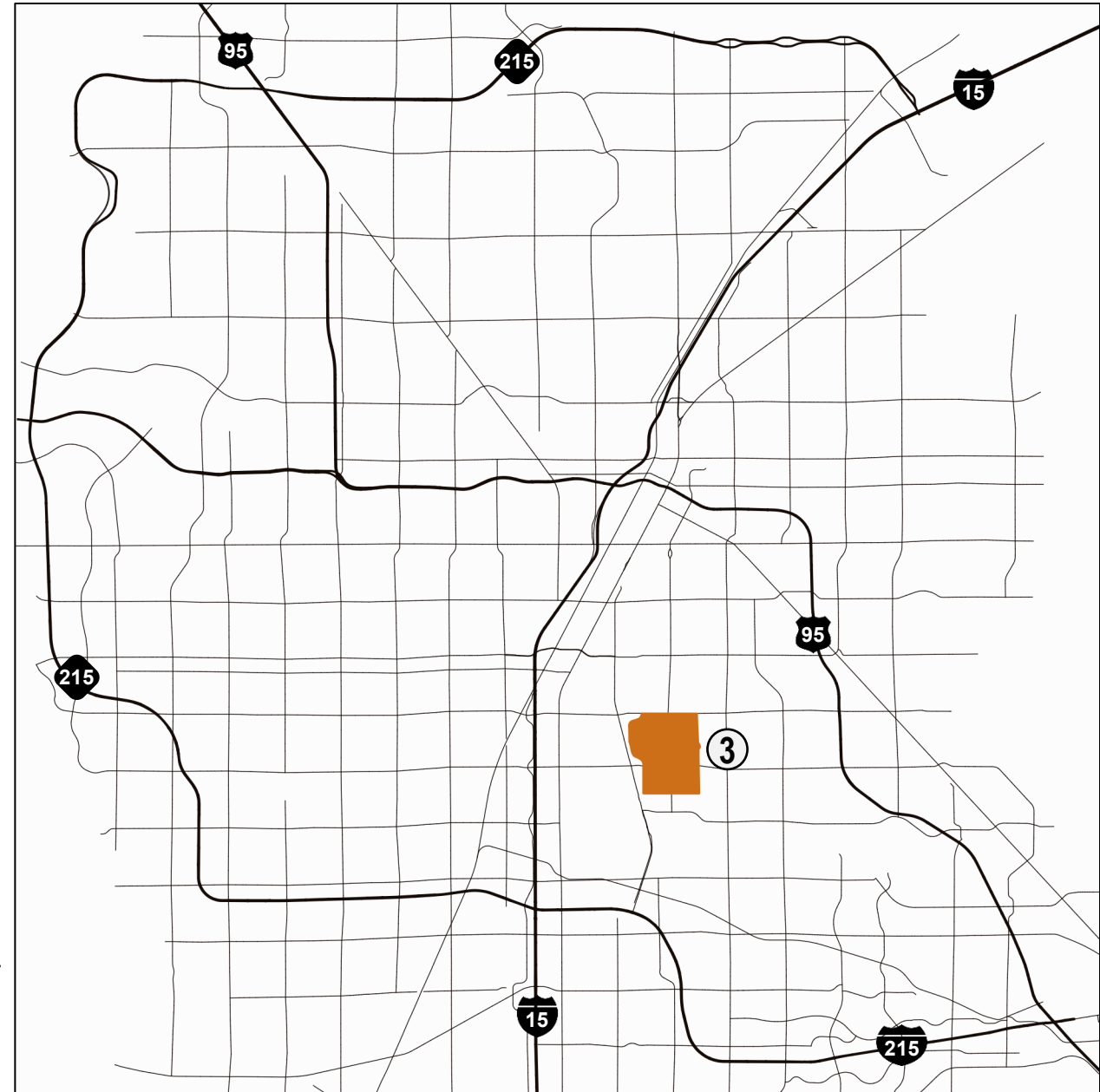
University District

Study Area 3

The University District study area comprises over 1 square mile of land northeast of Harry Reid International Airport. It includes the UNLV main campus and adjacent residential and commercial areas that support and serve the campus. Beyond the UNLV campus parcels, the bulk of the land is residential with supporting retail.

Study Area Overview

Parcels	801
Acres	799.1
Total Taxable Value	\$848,629,000
Taxable Value Per Acre	\$1,289,800
Commission Districts	G, E



Source: Clark County Assessor; Applied Analysis



University District

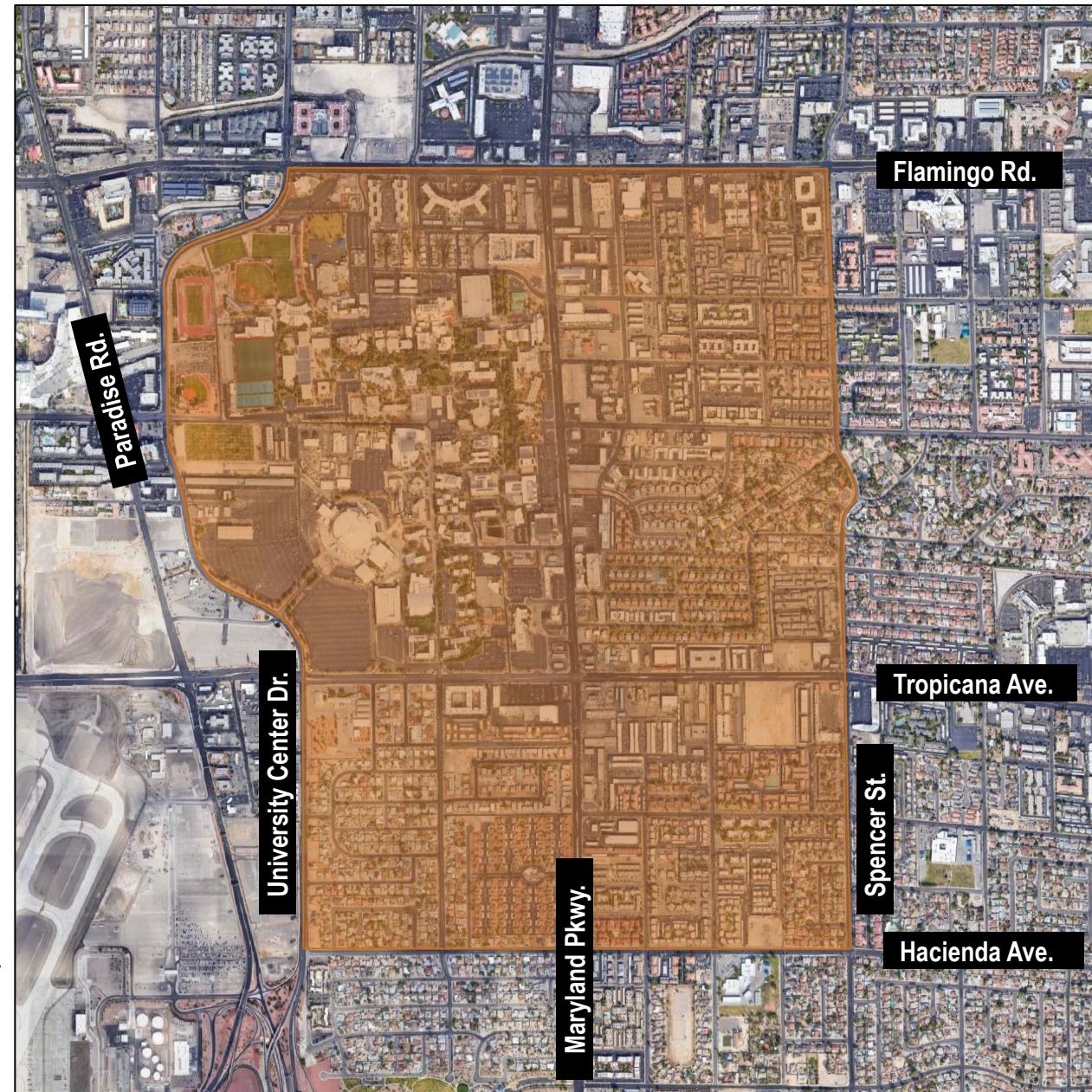
Study Area 3

The University District study area comprises over 1 square mile of land northeast of Harry Reid International Airport. It includes the UNLV main campus and adjacent residential and commercial areas that support and serve the campus. Beyond the UNLV campus parcels, the bulk of the land is residential with supporting retail.

Study Area Overview

Parcels	801
Acres	799.1
Total Taxable Value	\$848,629,000
Taxable Value Per Acre	\$1,289,800
Commission Districts	G, E





Source: Clark County Assessor; Applied Analysis

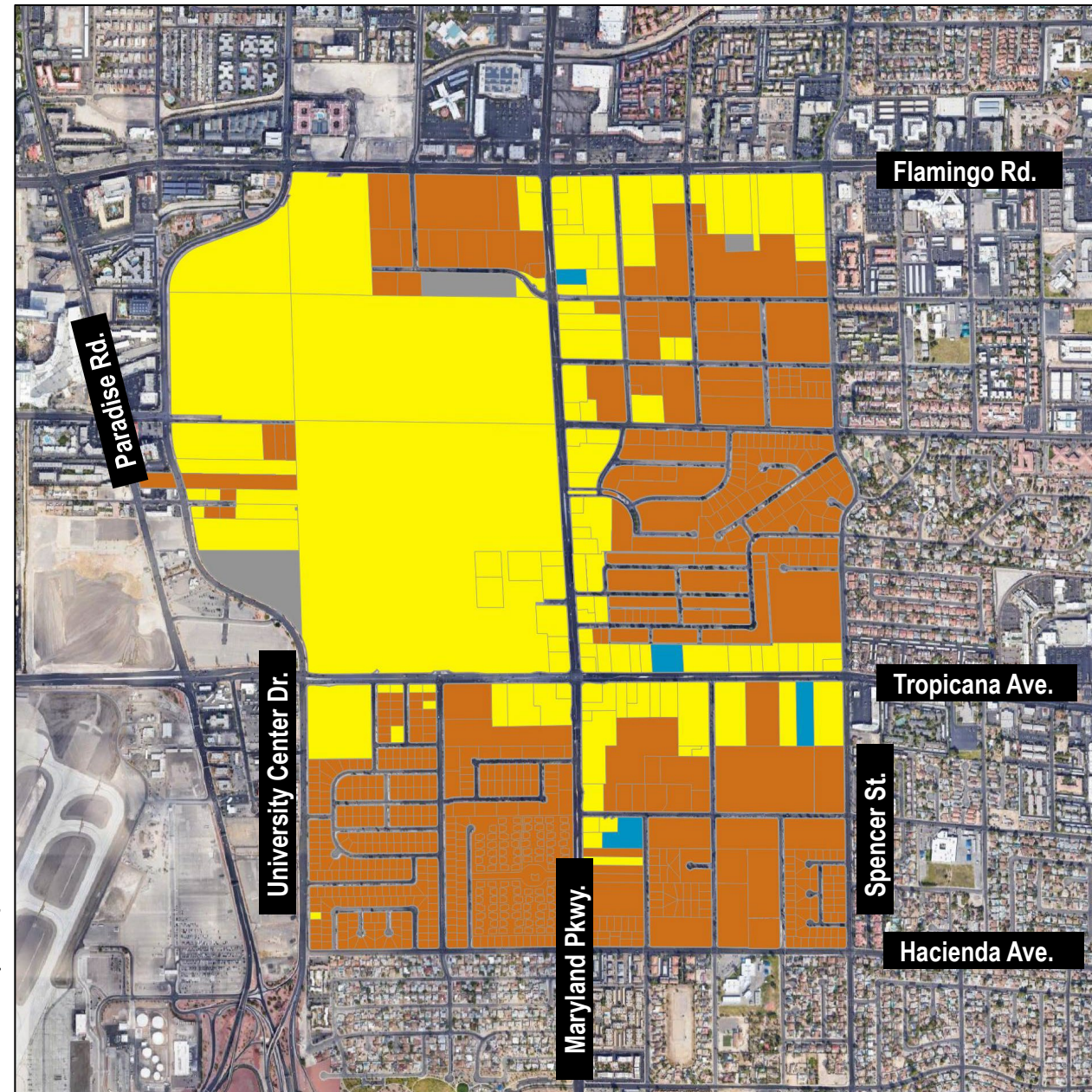


University District

Land Use

The University District study area comprises over 1 square mile of land northeast of Harry Reid International Airport. It includes the UNLV main campus and adjacent residential and commercial areas that support and serve the campus. Beyond the UNLV campus parcels, the bulk of the land is residential with supporting retail.

Land Use	Parcels	Acres	% of Area
 Residential	679	321.1	40.2%
 Industrial	4	7.7	1.0%
 Commercial	114	455.2	57.0%
 Other	4	15.1	1.9%
Total	801	799.1	100.0%



Source: Clark County Assessor; Applied Analysis



University District – Sample Properties



University District

Study Area 3 Assessment

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

University District

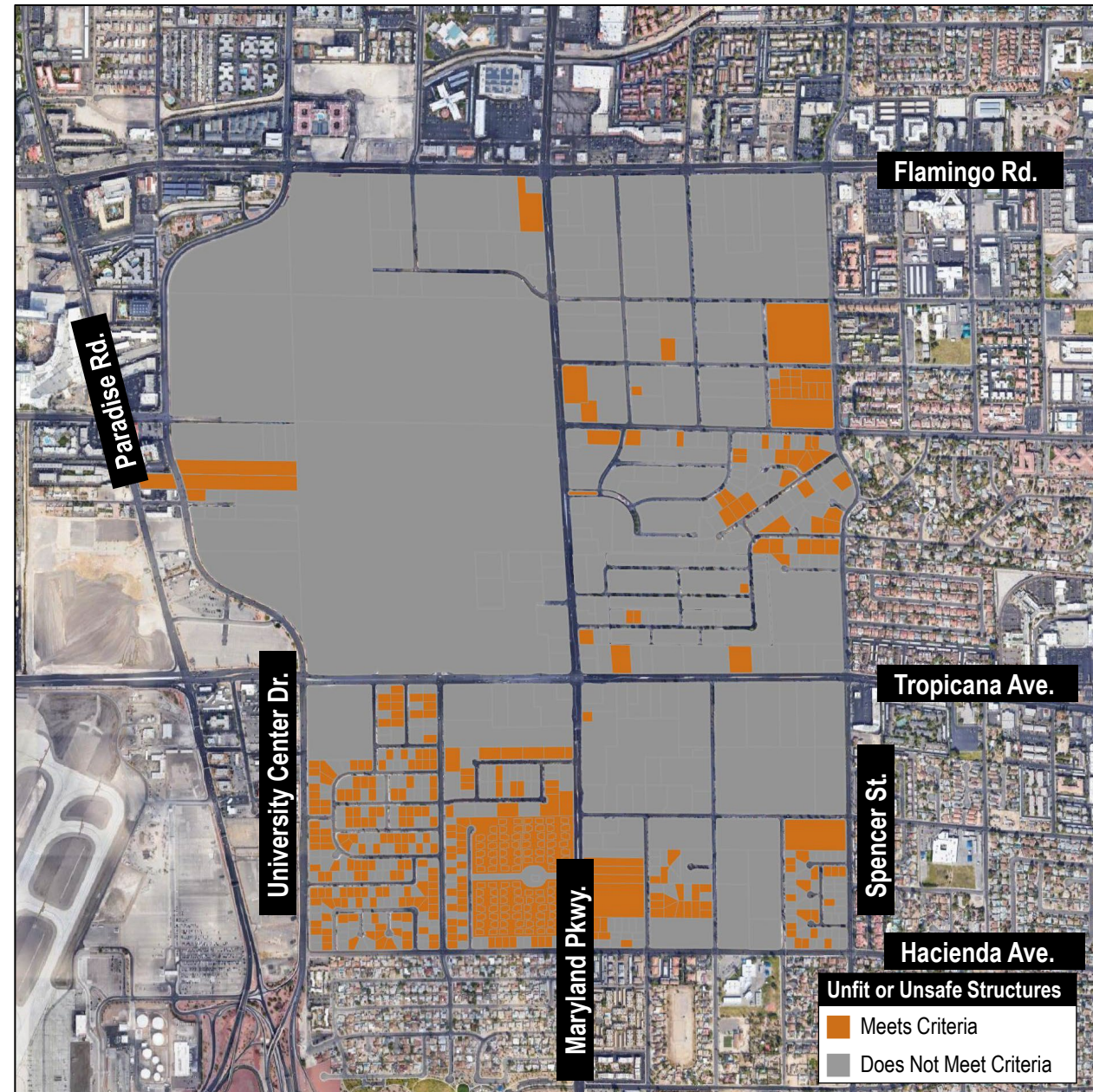
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	295	89.0	11.1%
Outdoor Storage	104	28.1	3.5%
Poor Ventilation, Light or Sanitation	16	5.1	0.6%
Unsafe Playground or Recreation Areas	0	0.0	0.0%
Inappropriate Building Materials or Structure	0	0.0	0.0%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	343	104.1	13.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



University District

Parcel-Level Blight Assessment

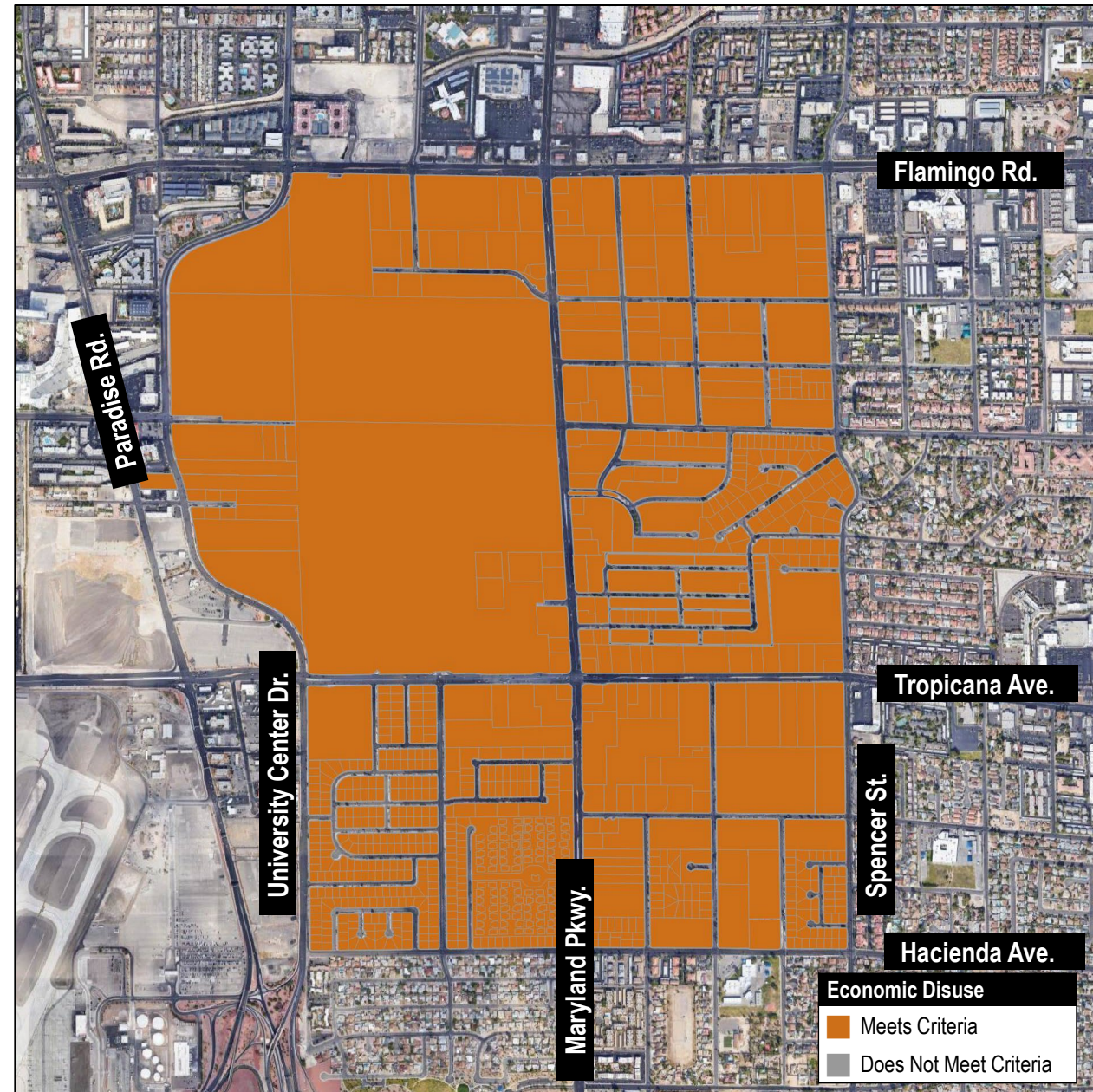
Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	665	663.9	83.1%
Population 25+ that Graduated High School ²	519	261.7	32.7%
Median Household Income ³	204	579.0	72.5%
Unemployment Rate ⁴	344	665.3	83.3%
Parcels Meeting at Least One Criteria	736	783.6	98.1%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



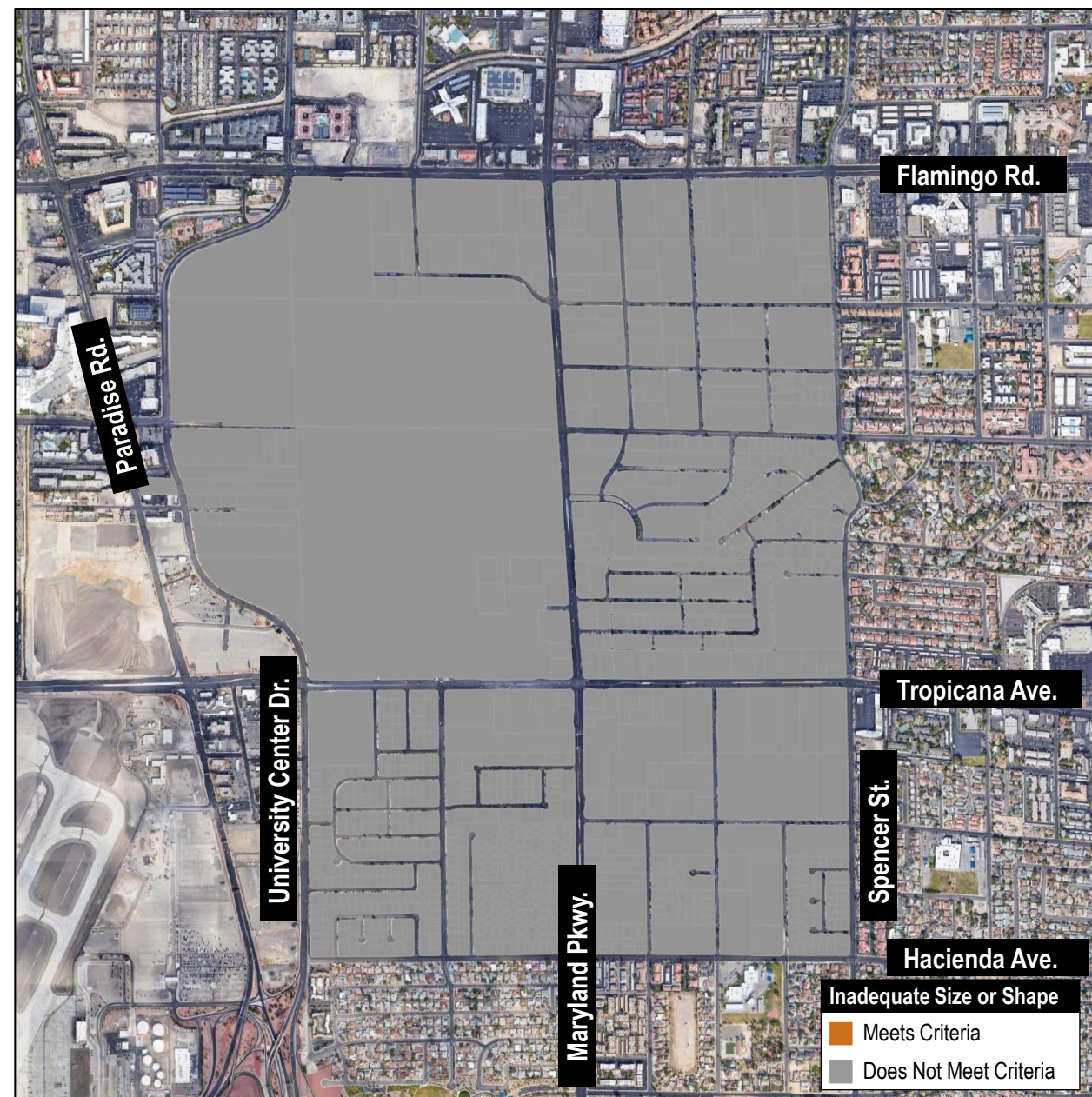
University District

Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation and geospatial analysis were used to assess whether parcels were of irregular form and shape or inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



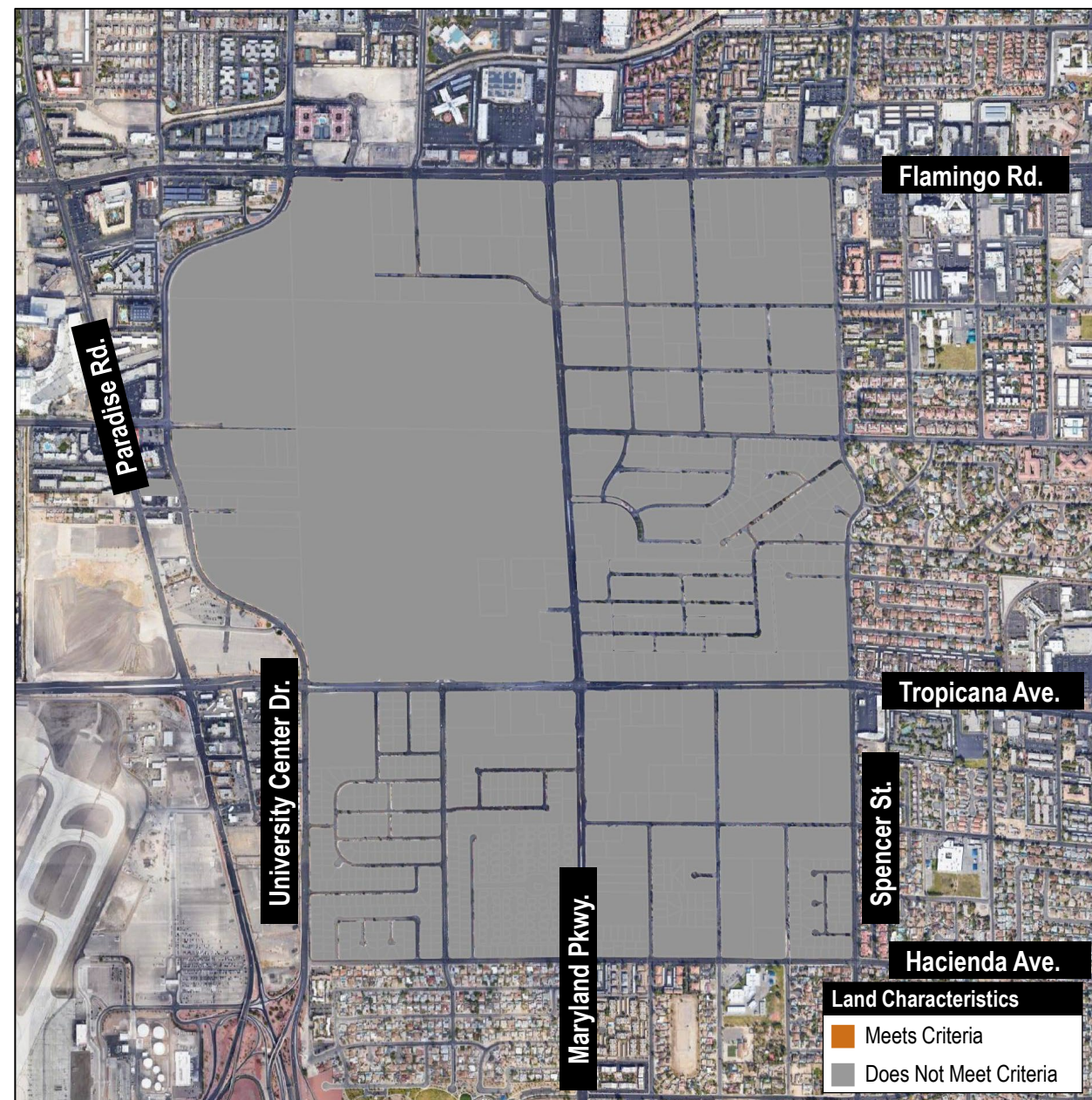
University District

Parcel-Level Blight Assessment

Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



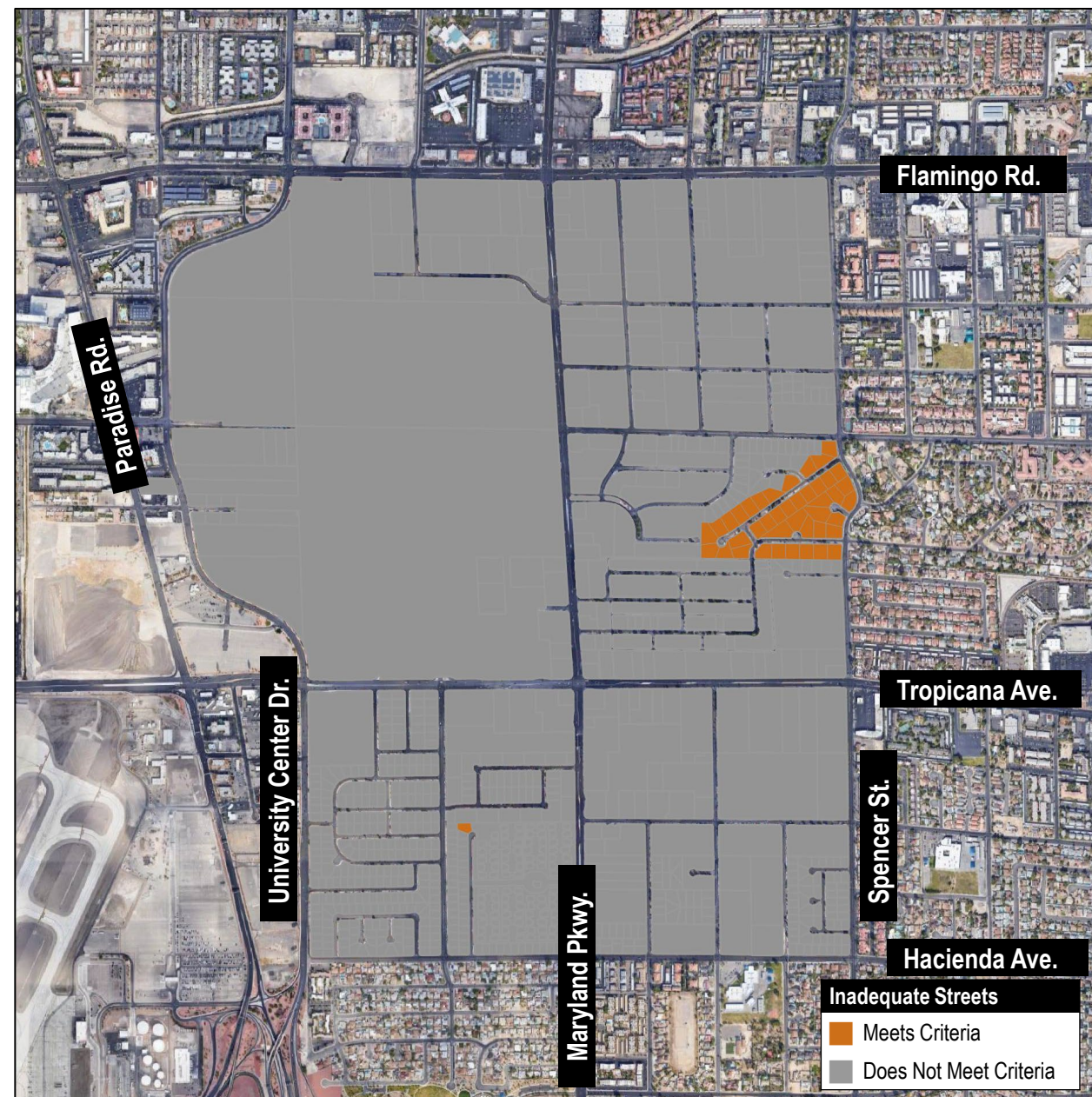
University District

Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	42	19.7	2.5%
Parcels Meeting Criteria	42	19.7	2.5%



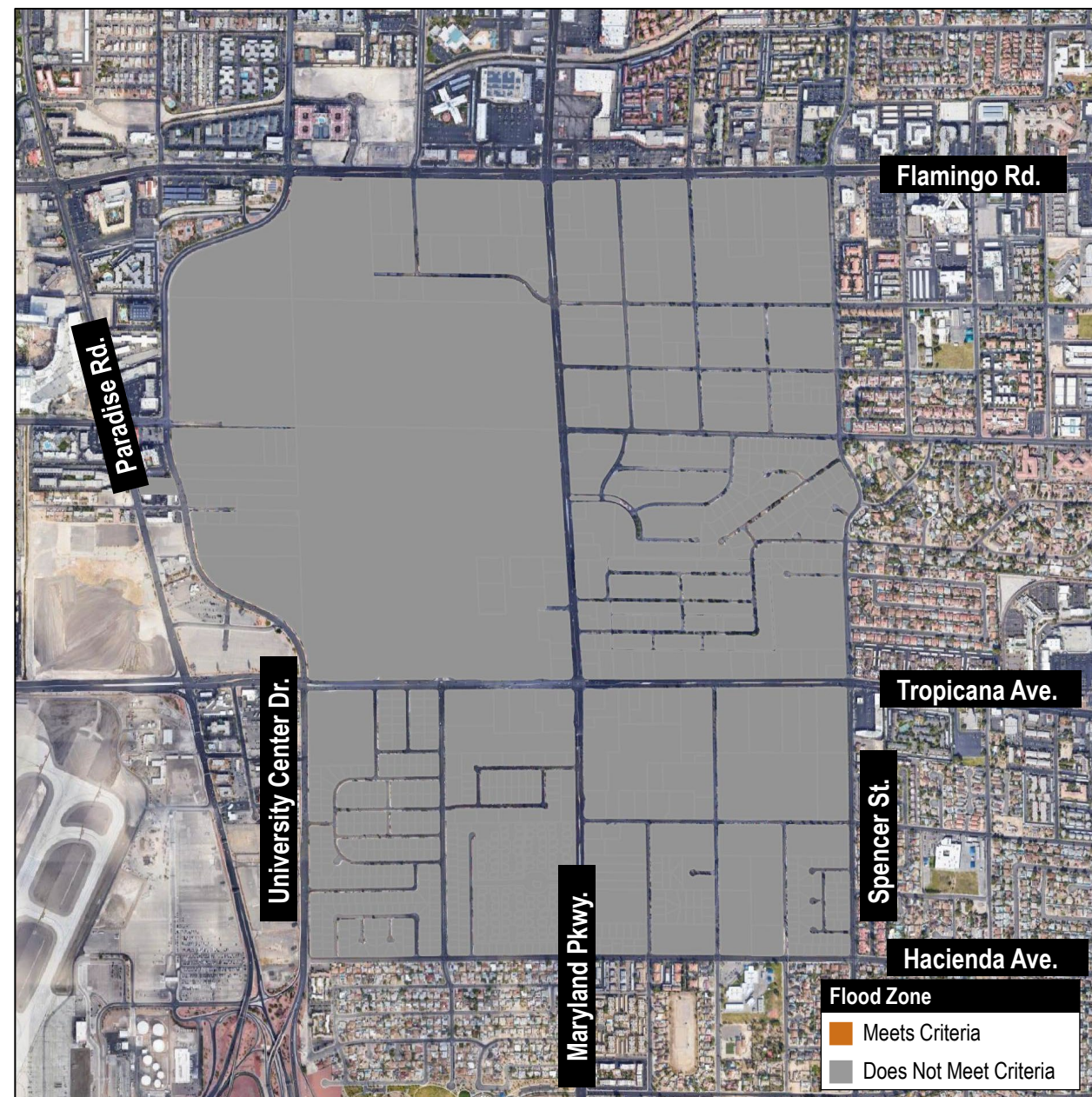
University District

Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



University District

Parcel-Level Blight Assessment

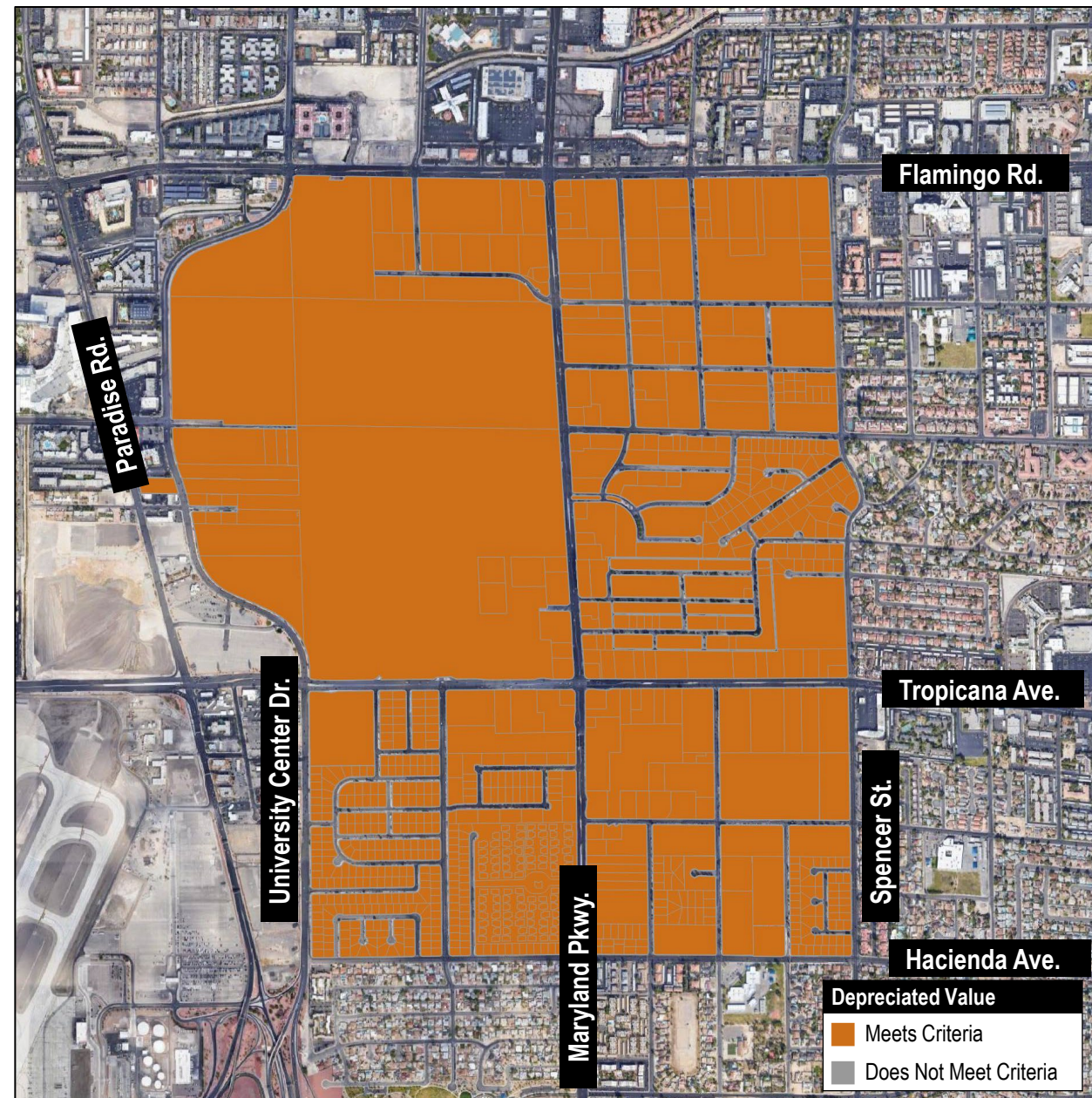
Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	801	799.1	100.0%
Number of Crimes per Capita in Past Year ²	801	799.1	100.0%
Percent of Total Valley Foreclosures ³	801	799.1	100.0%
Assessed Value per Acre ⁴	629	520.0	65.1%
Parcels Meeting at Least One Criteria	801	799.1	100.0%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



University District

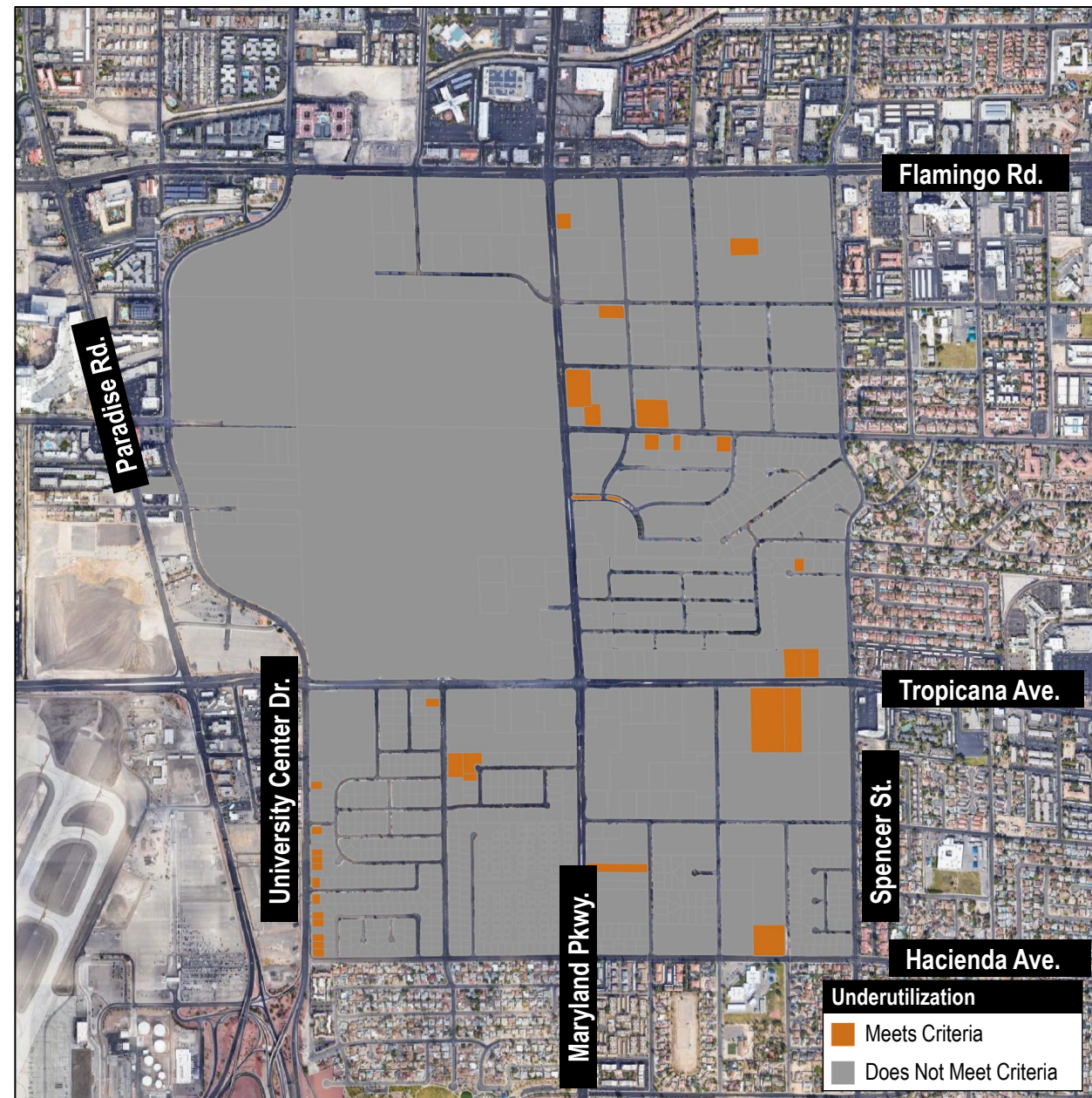
Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	30	23.7	3.0%
Residential Vacant	21	11.9	1.5%
Commercial Vacant	4	3.8	0.5%
Industrial Vacant	0	0.0	0.0%
Parcels Meeting at Least One Criteria	34	25.0	3.1%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



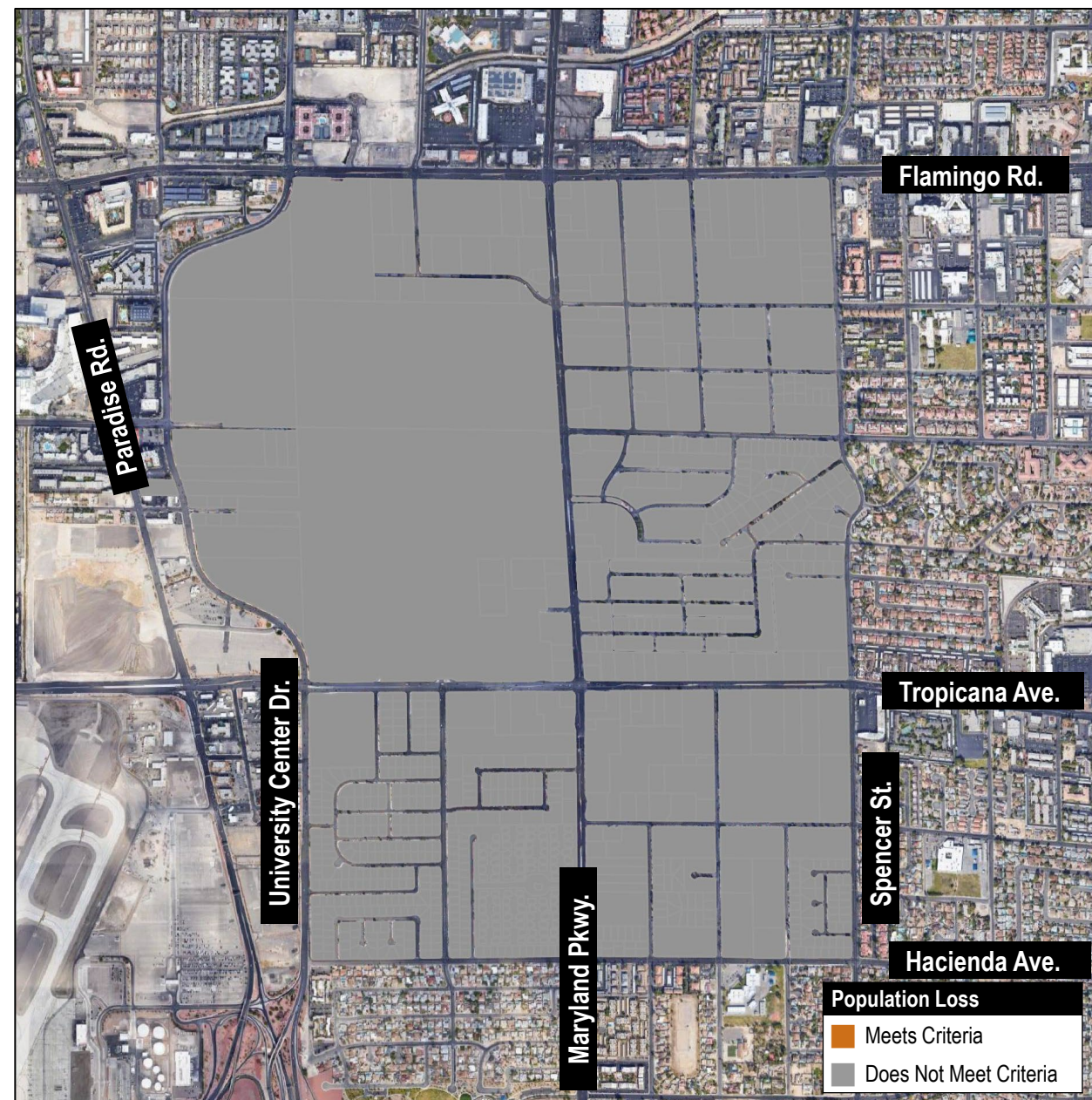
University District

Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



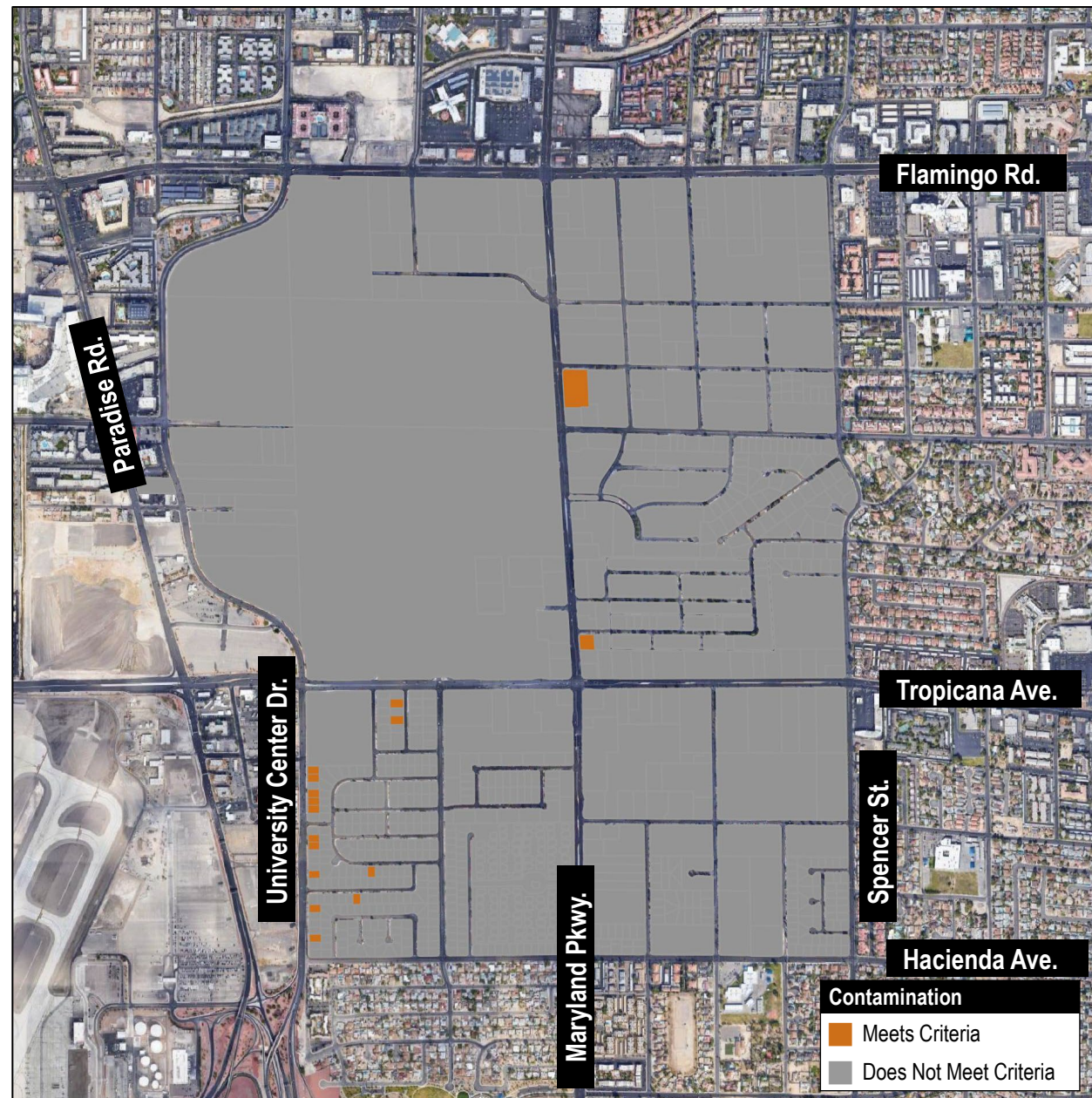
University District

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	16	5.1	0.6%
Parcels Meeting Criteria	16	5.1	0.6%



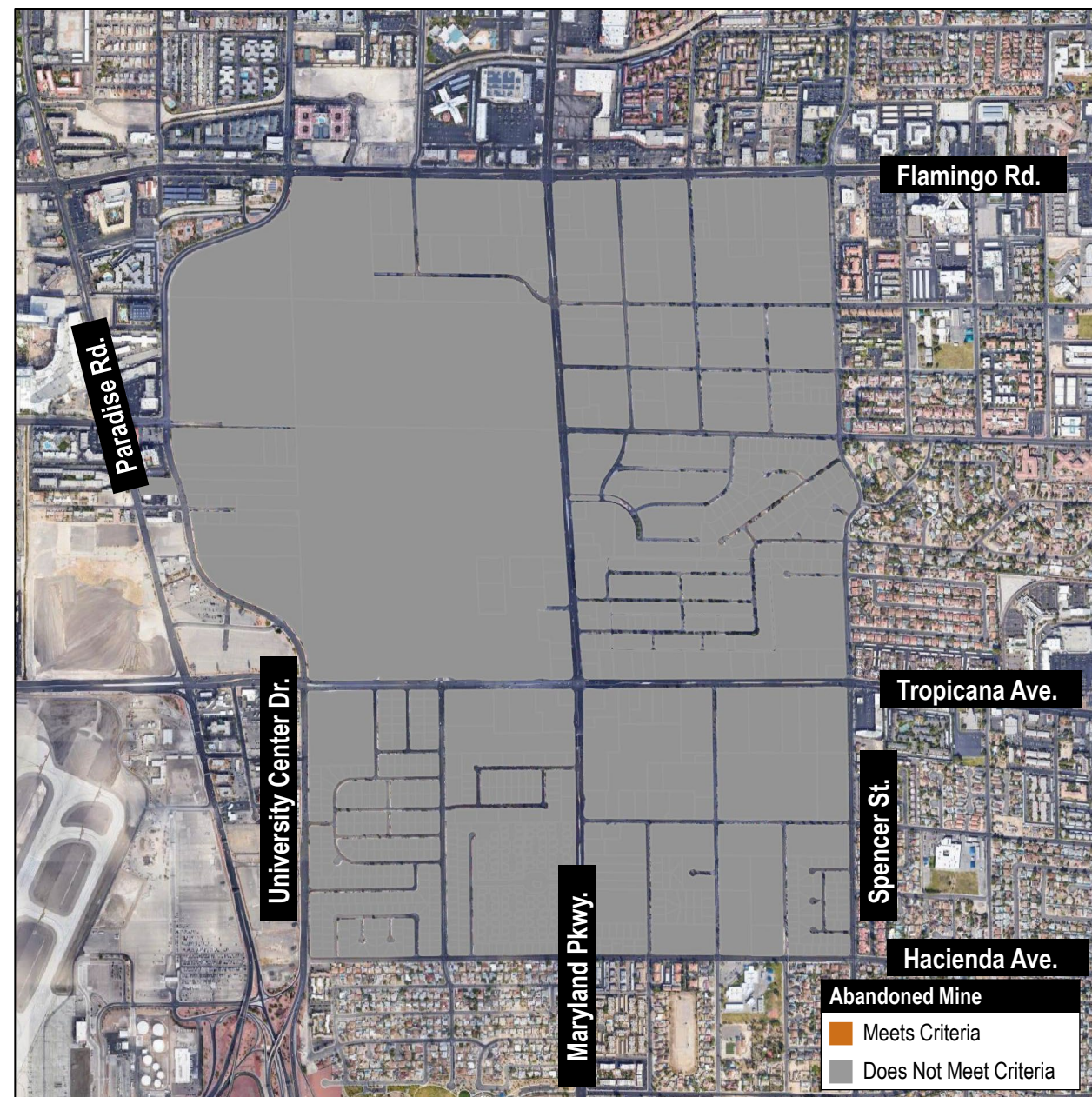
University District

Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



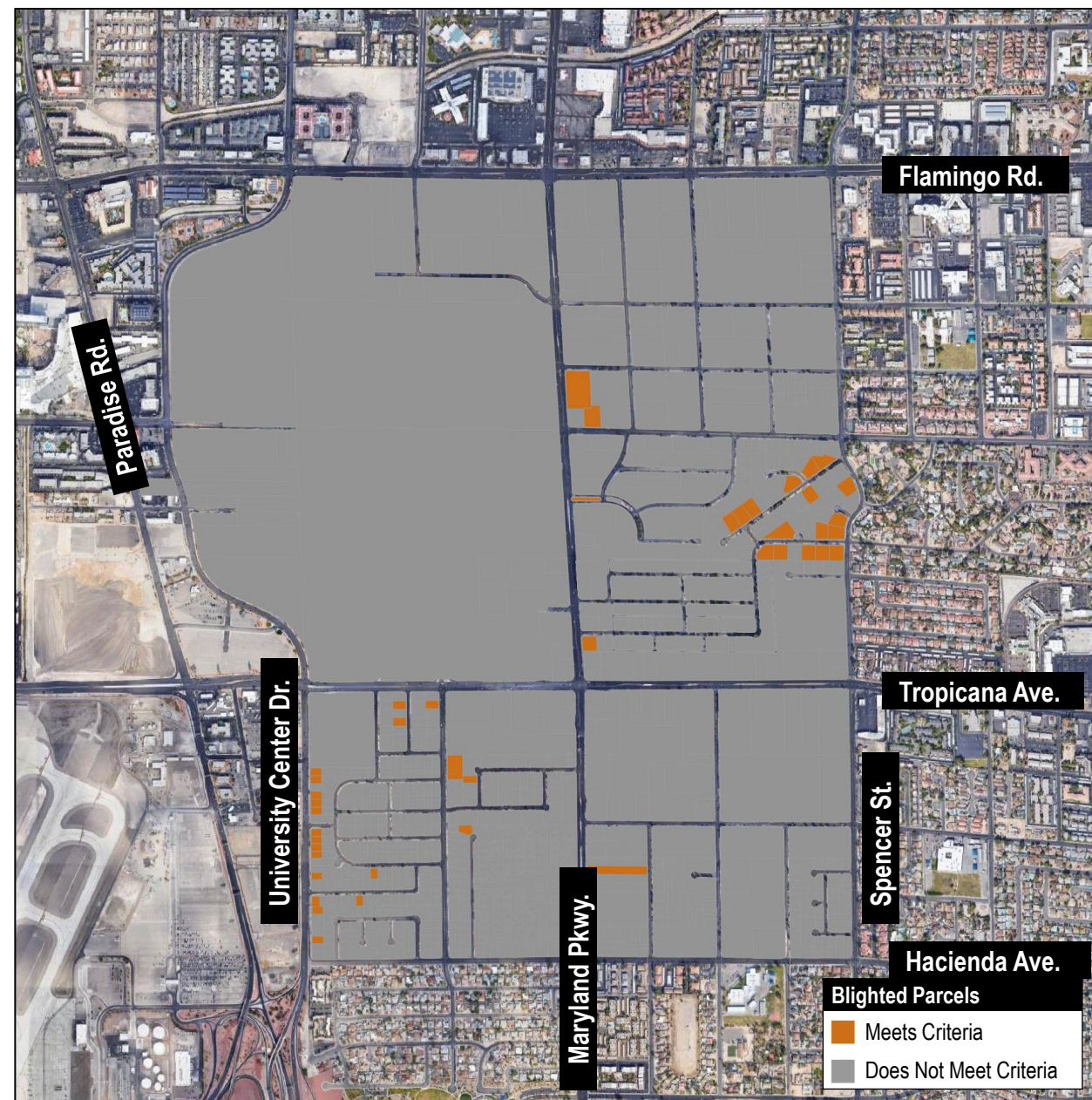
University District

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the University District study area, just over 2 percent of acreage meets the “blighted area” criteria.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	0	0.0	0.0%	2.4% of Area Meets Blight Criteria
	5	3	2.4	0.3%	
	4	41	14.8	1.9%	
Not Blighted	3	327	111.9	14.0%	96.6% of Area Does Not Meet Blight Criteria
	2	385	660.0	82.6%	
	1	45	9.9	1.2%	
	0	0	0.0	0.0%	



University District

Study Area 3 Assessment

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

University District

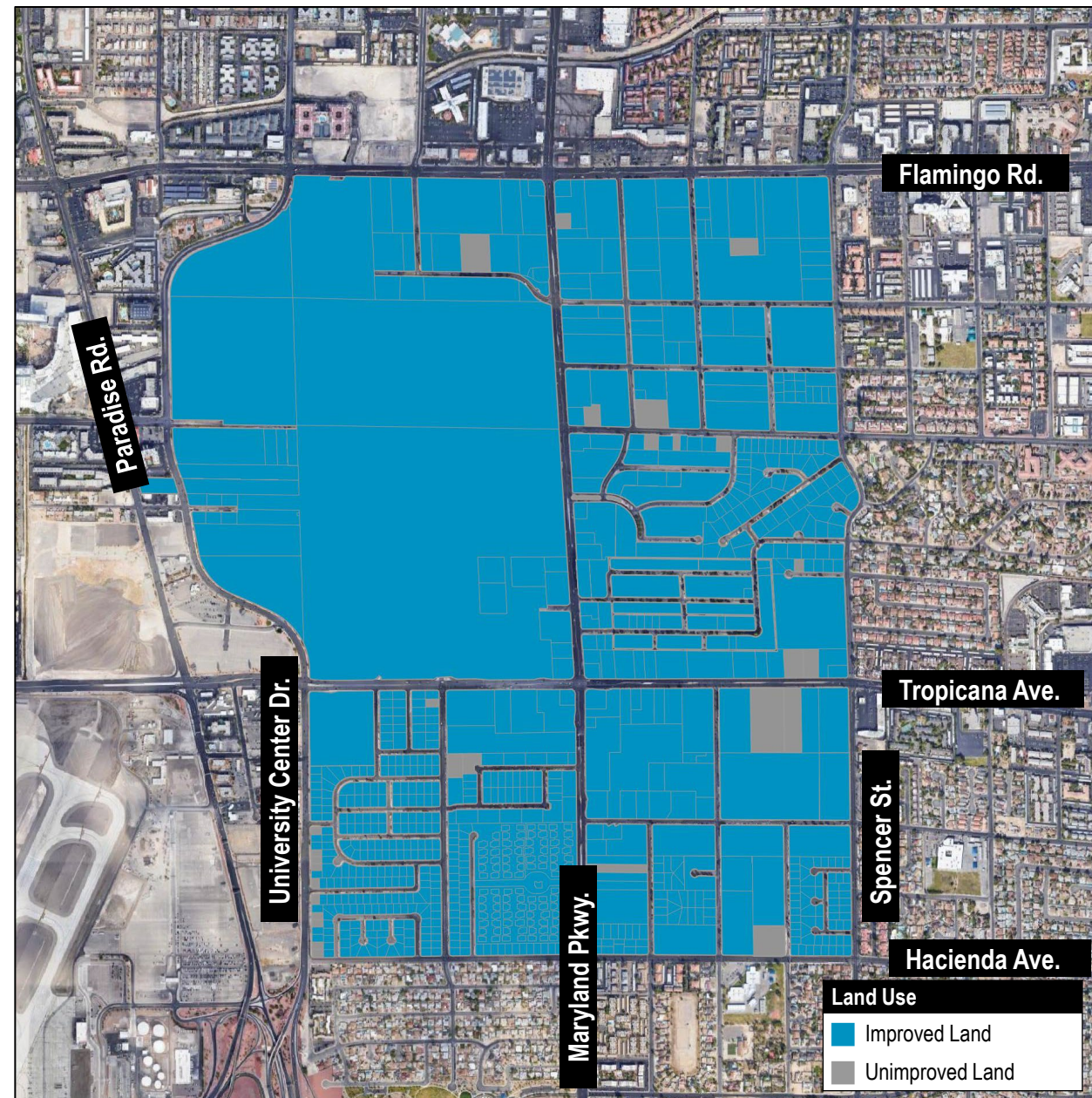
Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed University District study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	771	775.0	97.0%
Unimproved Land	30	24.1	3.0%
Total	801	799.1	100.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.

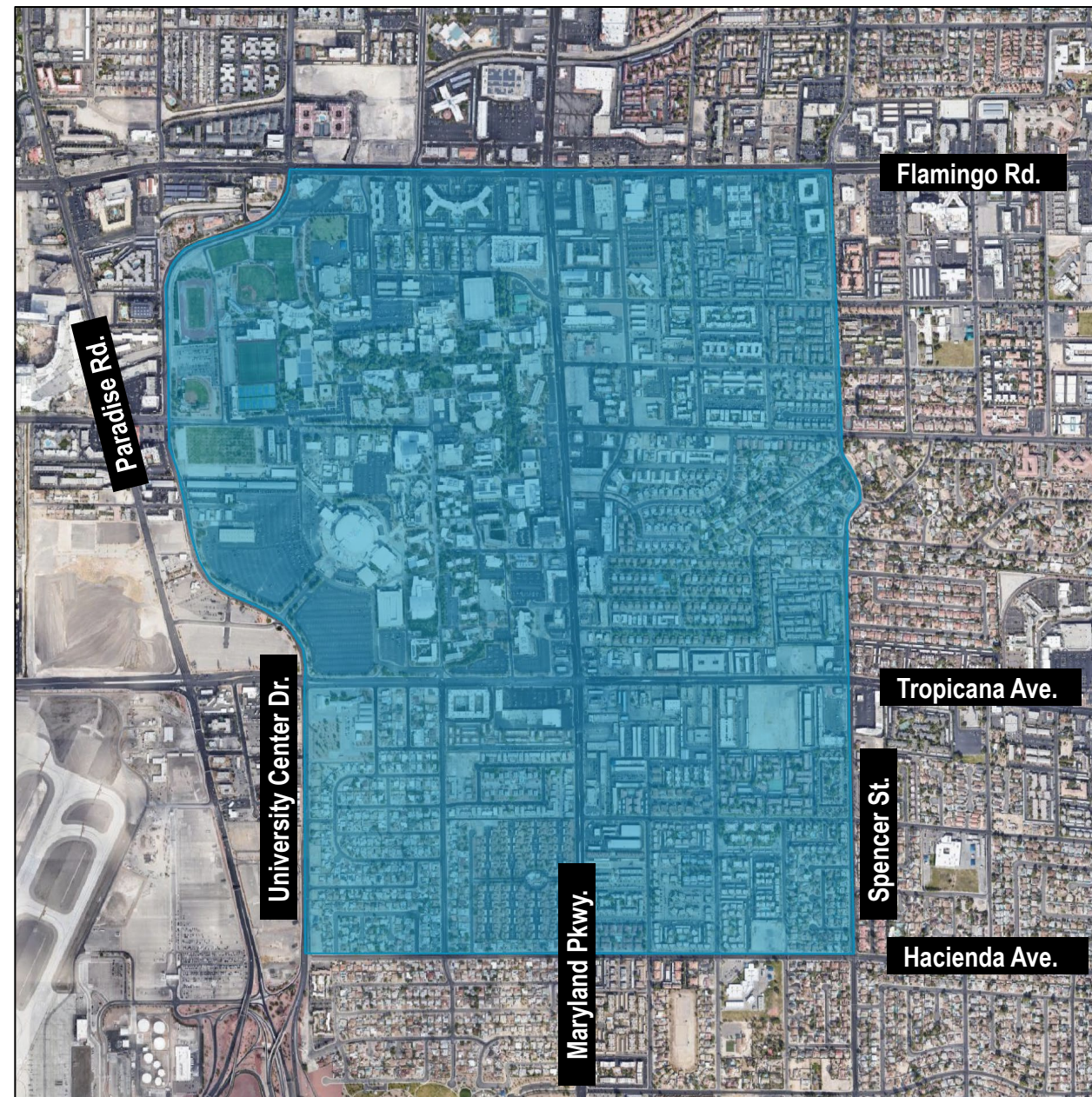


University District

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The University District study area appears to satisfy this requirement.

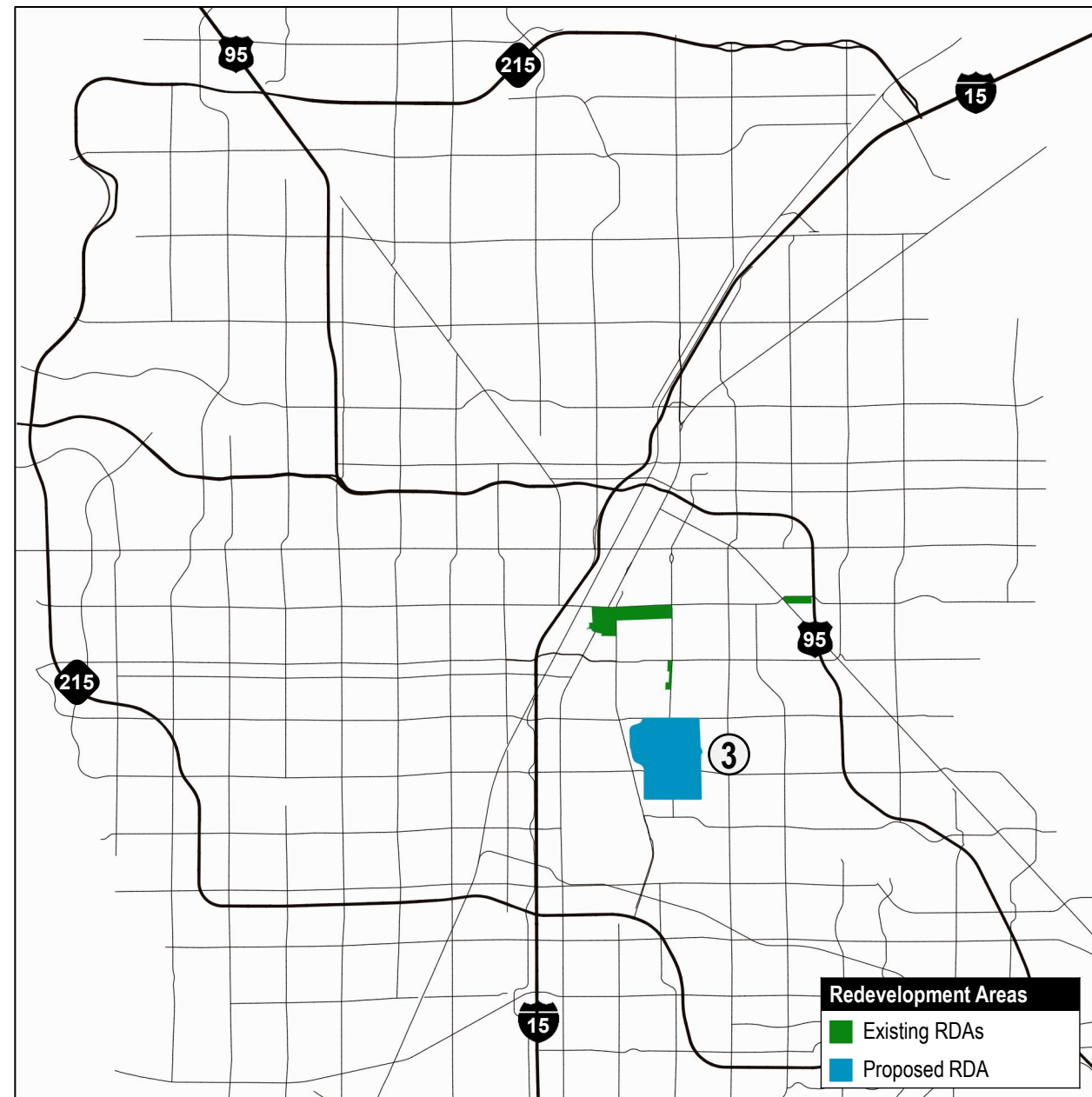


University District

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The University District study area does not include any property included in existing redevelopment areas, shown in yellow on the map to the right.



SPRING MOUNTAIN

BLIGHT STUDY AREA 4



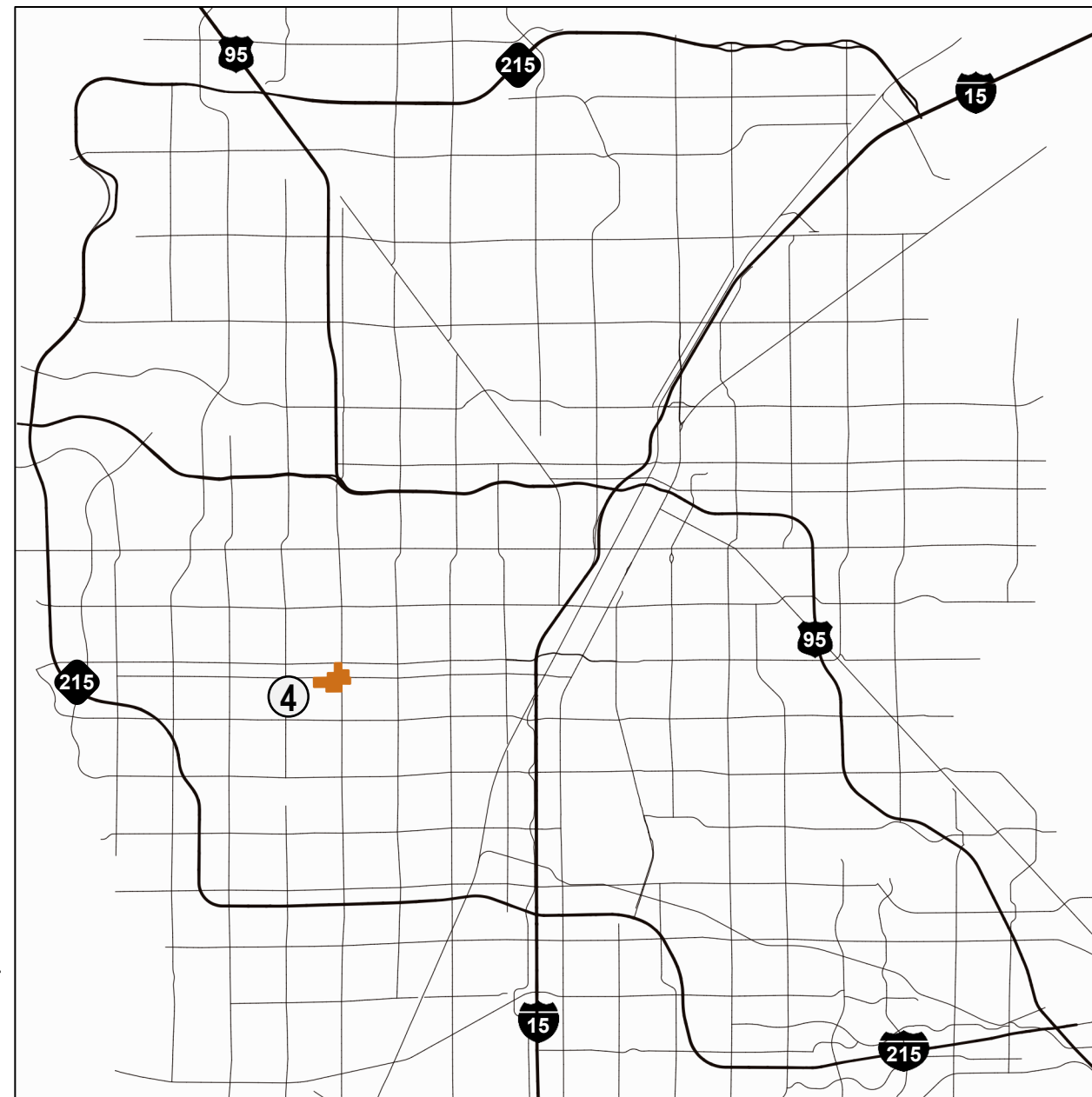
Spring Mountain

Study Area 4

The Spring Mountain study area is the smallest of the six, comprising under one-fifth of a square mile of land. It is similar in size to the existing redevelopment areas. This area consists of parcels immediately surrounding the intersection of Spring Mountain Road and Rainbow Boulevard. The area is almost entirely commercial, with one industrial parcel and no residential land.

Study Area Overview

Parcels	25
Acres	104.8
Total Taxable Value	\$592,984,000
Taxable Value Per Acre	\$901,200
Commission District	F



Spring Mountain

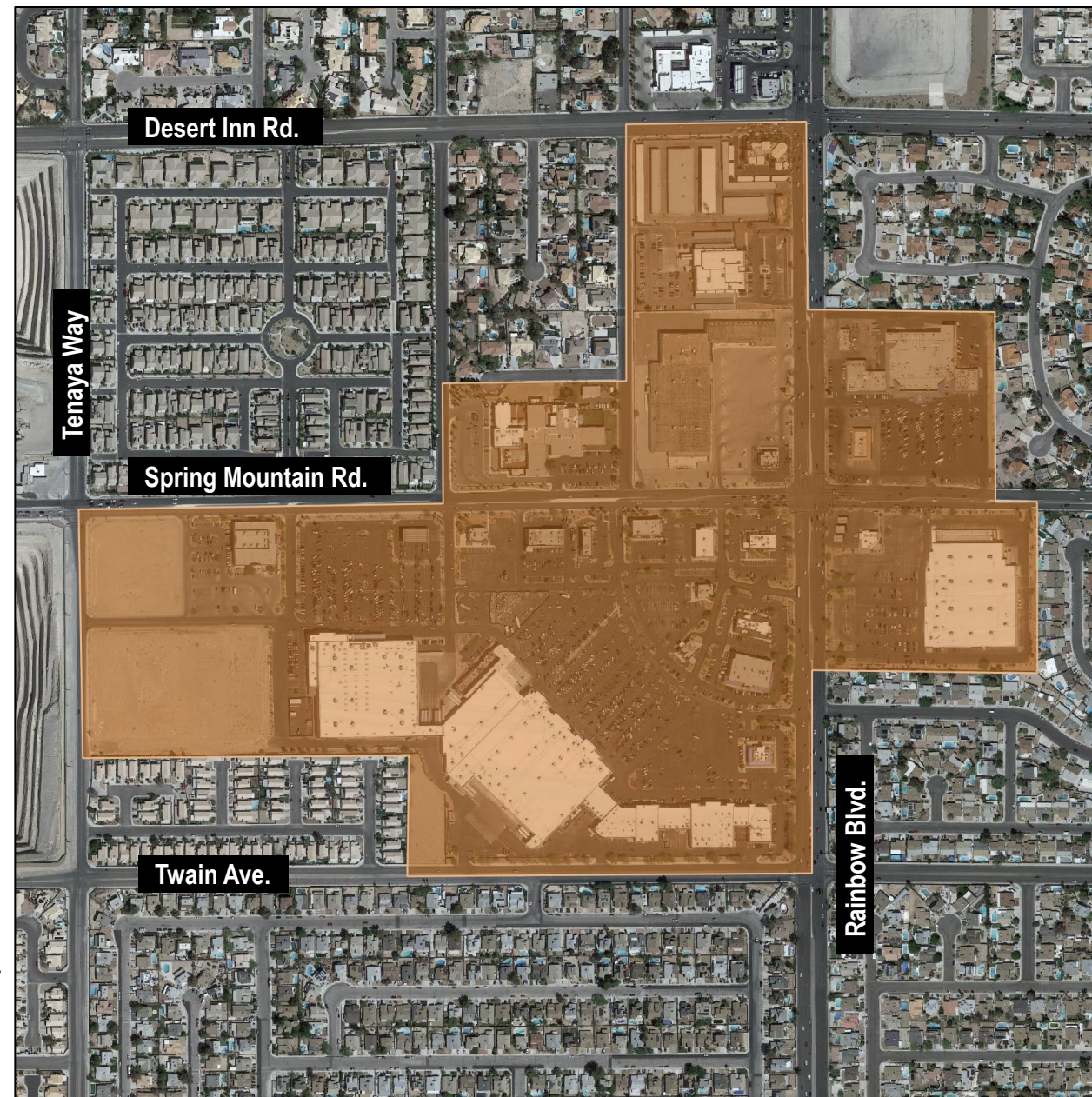
Study Area 4

The Spring Mountain study area is the smallest of the six, comprising under one-fifth of a square mile of land. It is similar in size to the existing redevelopment areas. This area consists of parcels immediately surrounding the intersection of Spring Mountain Road and Rainbow Boulevard. The area is almost entirely commercial, with one industrial parcel and no residential land.

Study Area Overview

Parcels	25
Acres	104.8
Total Taxable Value	\$592,984,000
Taxable Value Per Acre	\$901,200
Commission District	F





Source: Clark County Assessor; Applied Analysis

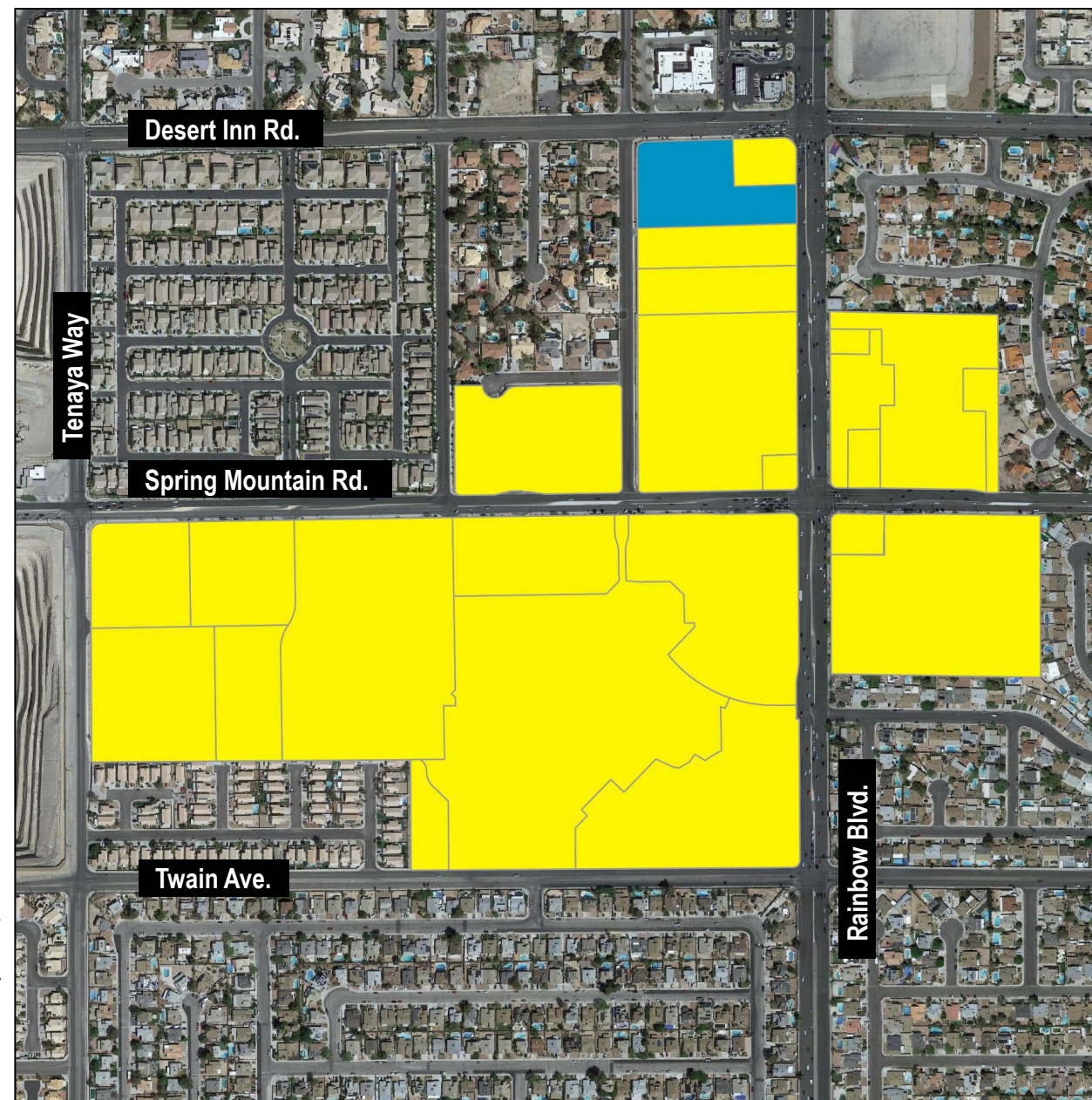


Spring Mountain

Land Use

The Spring Mountain study area is the smallest of the six, comprising under one-fifth of a square mile of land. It is similar in size to the existing redevelopment areas. This area consists of parcels immediately surrounding the intersection of Spring Mountain Road and Rainbow Boulevard. The area is almost entirely commercial, with one industrial parcel and no residential land.

Land Use	Parcels	Acres	% of Area
 Residential	0	0.0	0%
 Industrial	1	3.3	3.1%
 Commercial	24	101.6	96.9%
 Other	0	0.0	0%
Total	25	104.8	100.0%



Source: Clark County Assessor; Applied Analysis



Spring Mountain – Sample Properties



Spring Mountain – Sample Properties



Spring Mountain

Study Area 4 Assessment

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

Spring Mountain

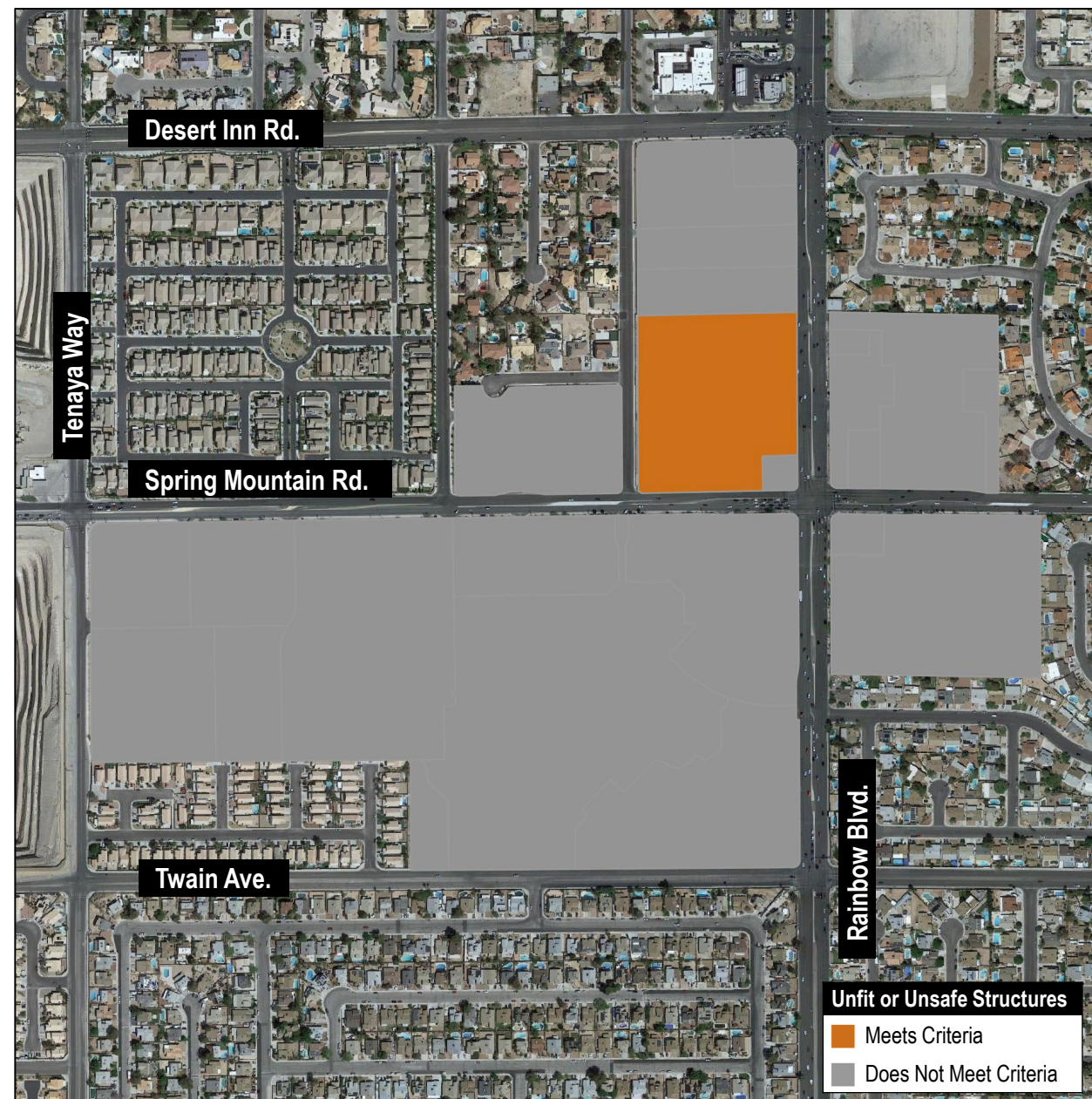
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	1	7.6	7.3%
Outdoor Storage	0	0.0	0.0%
Poor Ventilation, Light or Sanitation	1	7.6	7.3%
Unsafe Playground or Recreation Areas	0	0.0	0.0%
Inappropriate Building Materials or Structure	1	7.6	7.3%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	1	7.6	7.3%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Spring Mountain

Parcel-Level Blight Assessment

Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	0	0.0	0.0%
Population 25+ that Graduated High School ²	0	0.0	0.0%
Median Household Income ³	0	0.0	0.0%
Unemployment Rate ⁴	0	0.0	0.0%
Parcels Meeting at Least One Criteria	0	0.0	0.0%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



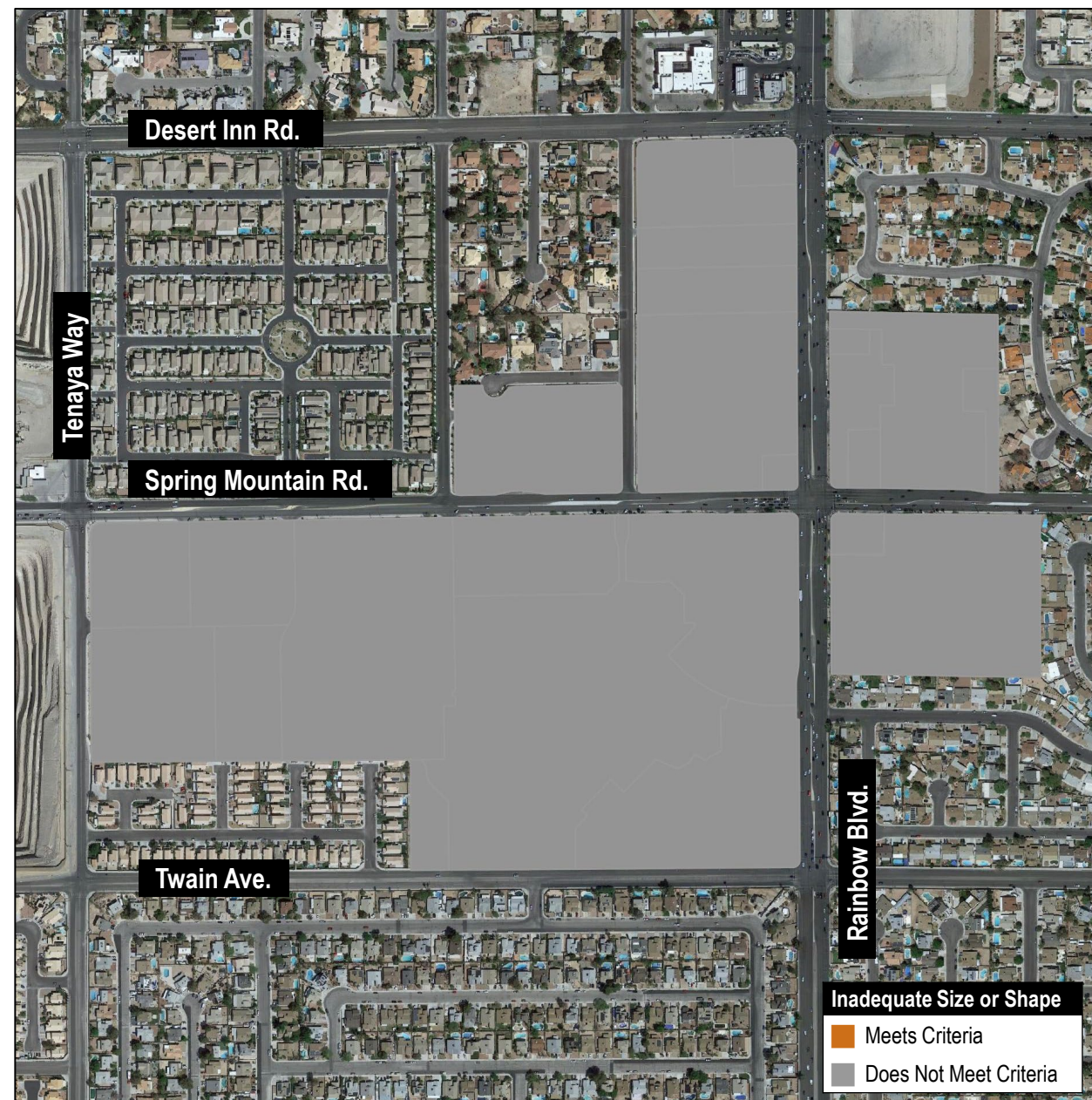
Spring Mountain

Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation was used to assess whether parcels were of irregular form and shape and inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



Spring Mountain

Parcel-Level Blight Assessment

Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



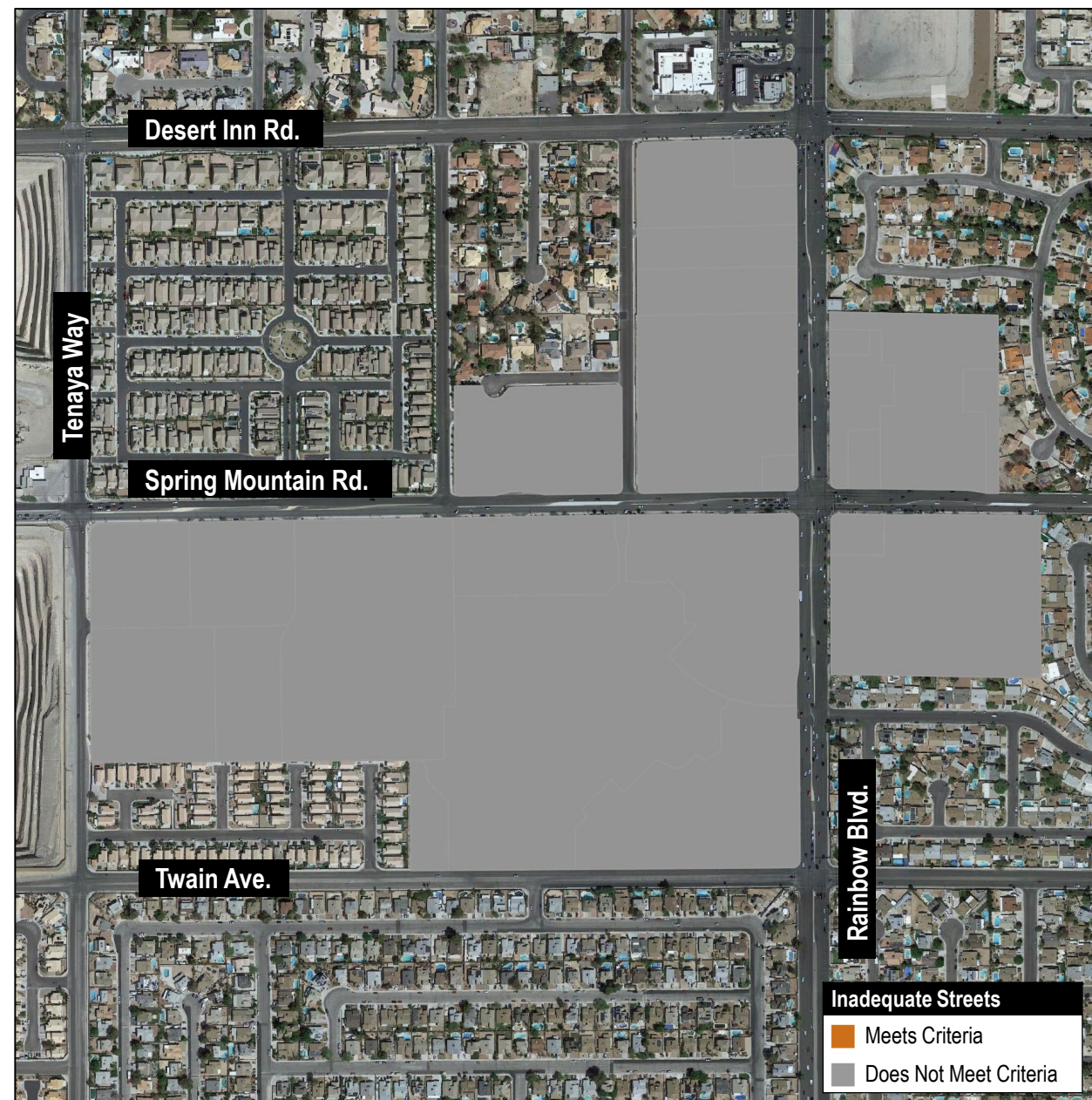
Spring Mountain

Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



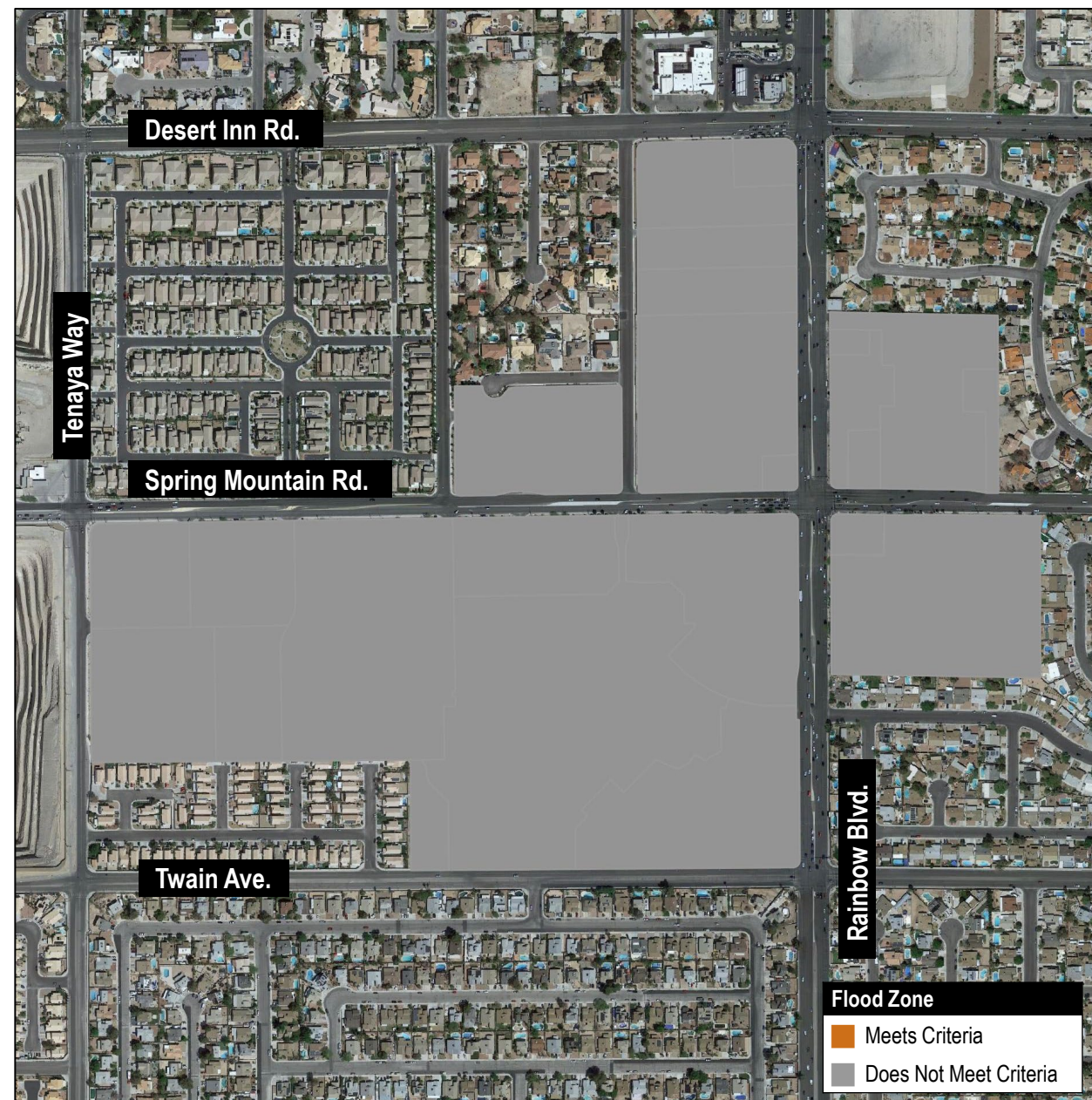
Spring Mountain

Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



Spring Mountain

Parcel-Level Blight Assessment

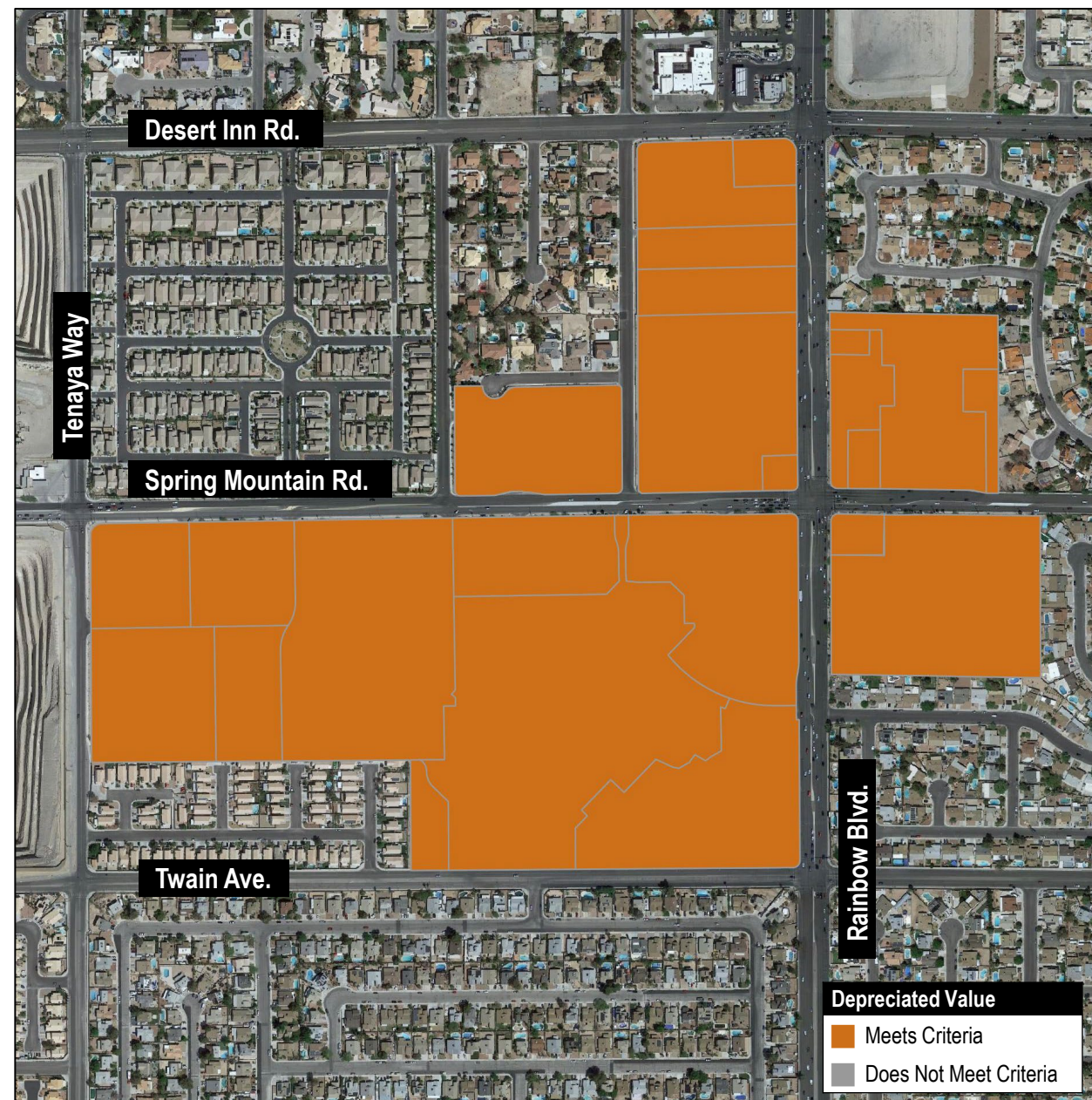
Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	3	10.1	9.6%
Number of Crimes per Capita in Past Year ²	3	10.1	9.6%
Percent of Total Valley Foreclosures ³	20	96.1	91.7%
Assessed Value per Acre ⁴	17	86.9	82.9%
Parcels Meeting at Least One Criteria	23	104.0	99.2%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Spring Mountain

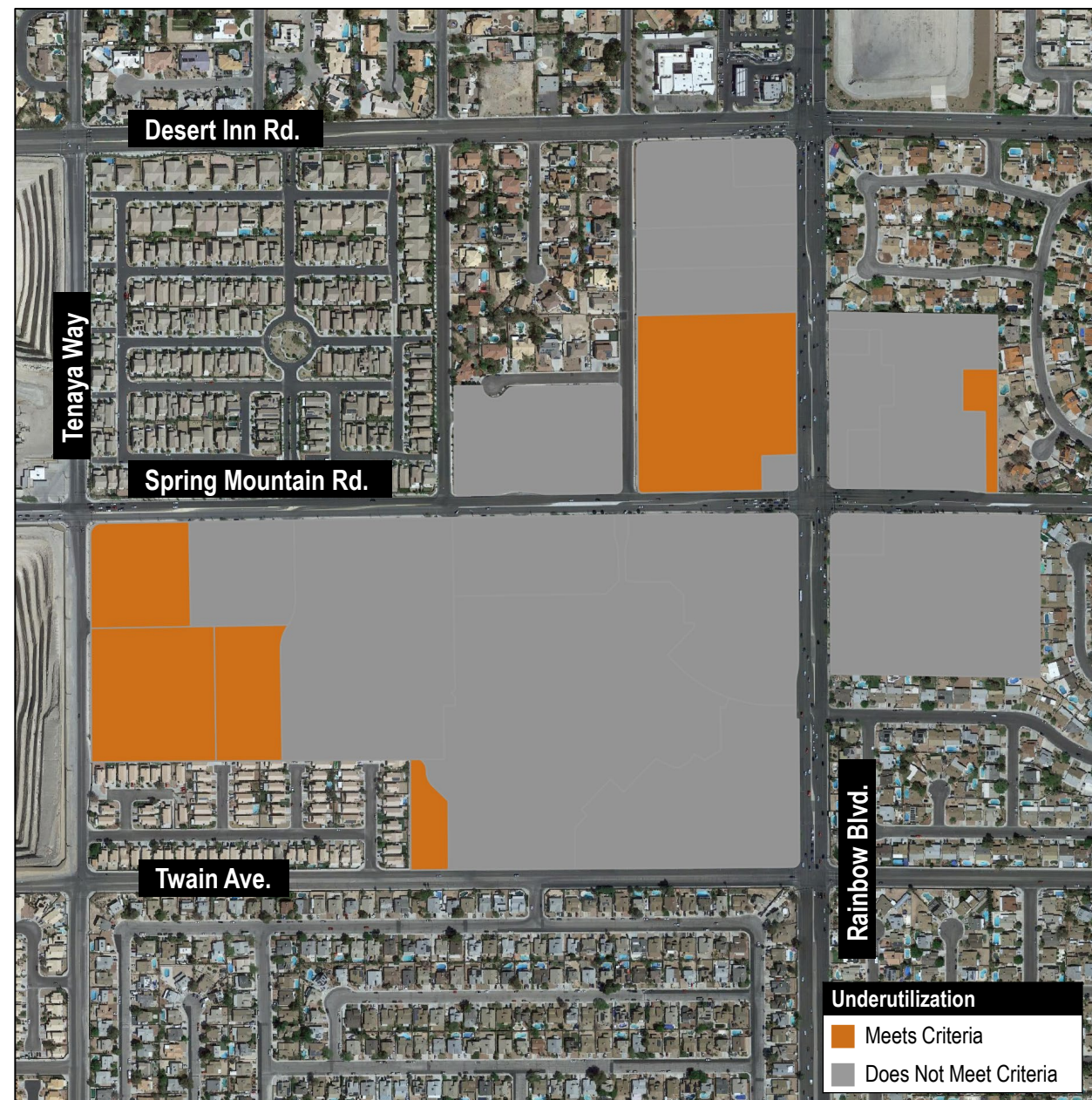
Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	6	20.3	19.4%
Residential Vacant	0	0	0.0%
Commercial Vacant	6	20.3	19.4%
Industrial Vacant	0	0	0.0%
Parcels Meeting at Least One Criteria	6	20.3	19.4%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



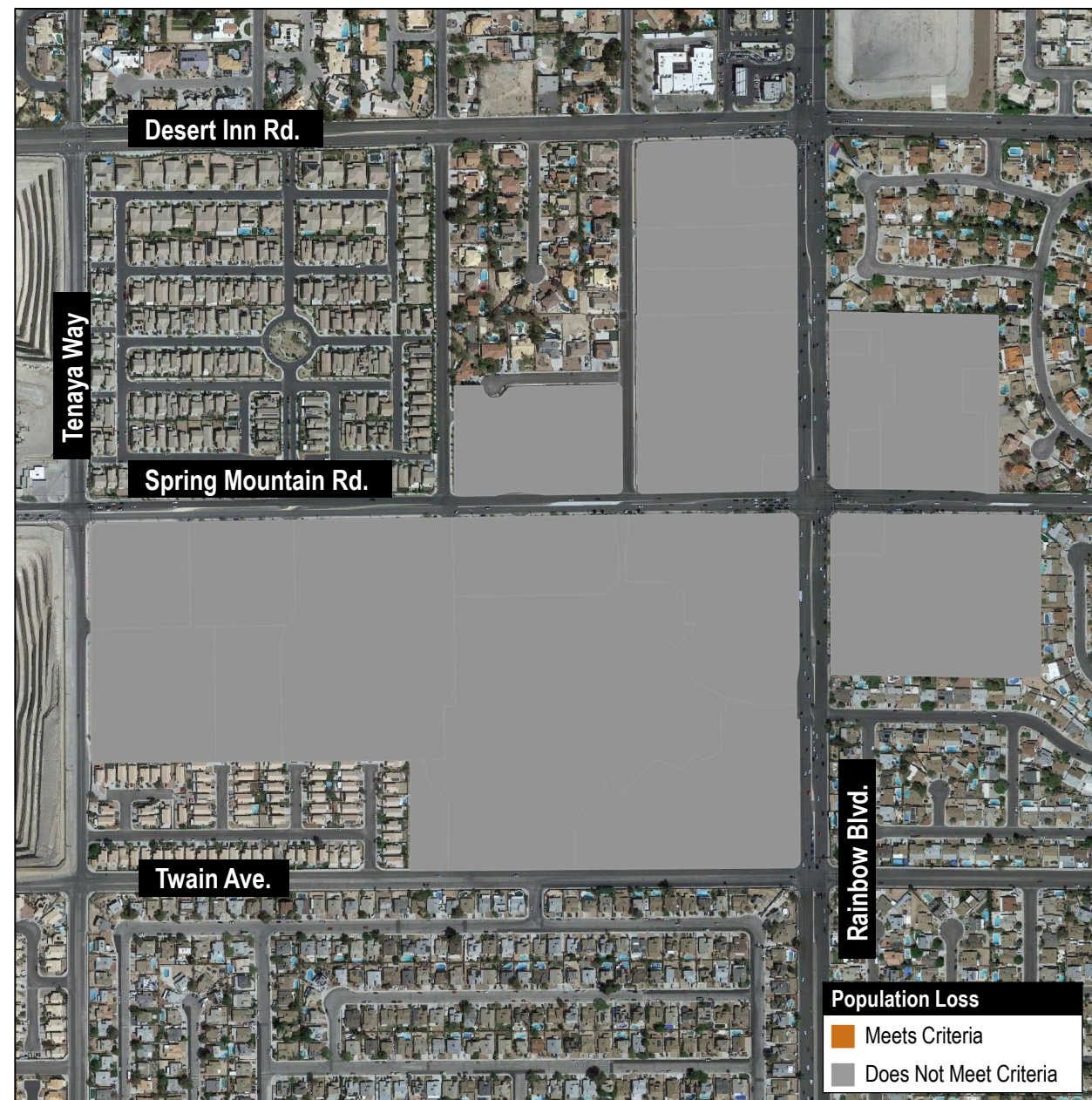
Spring Mountain

Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



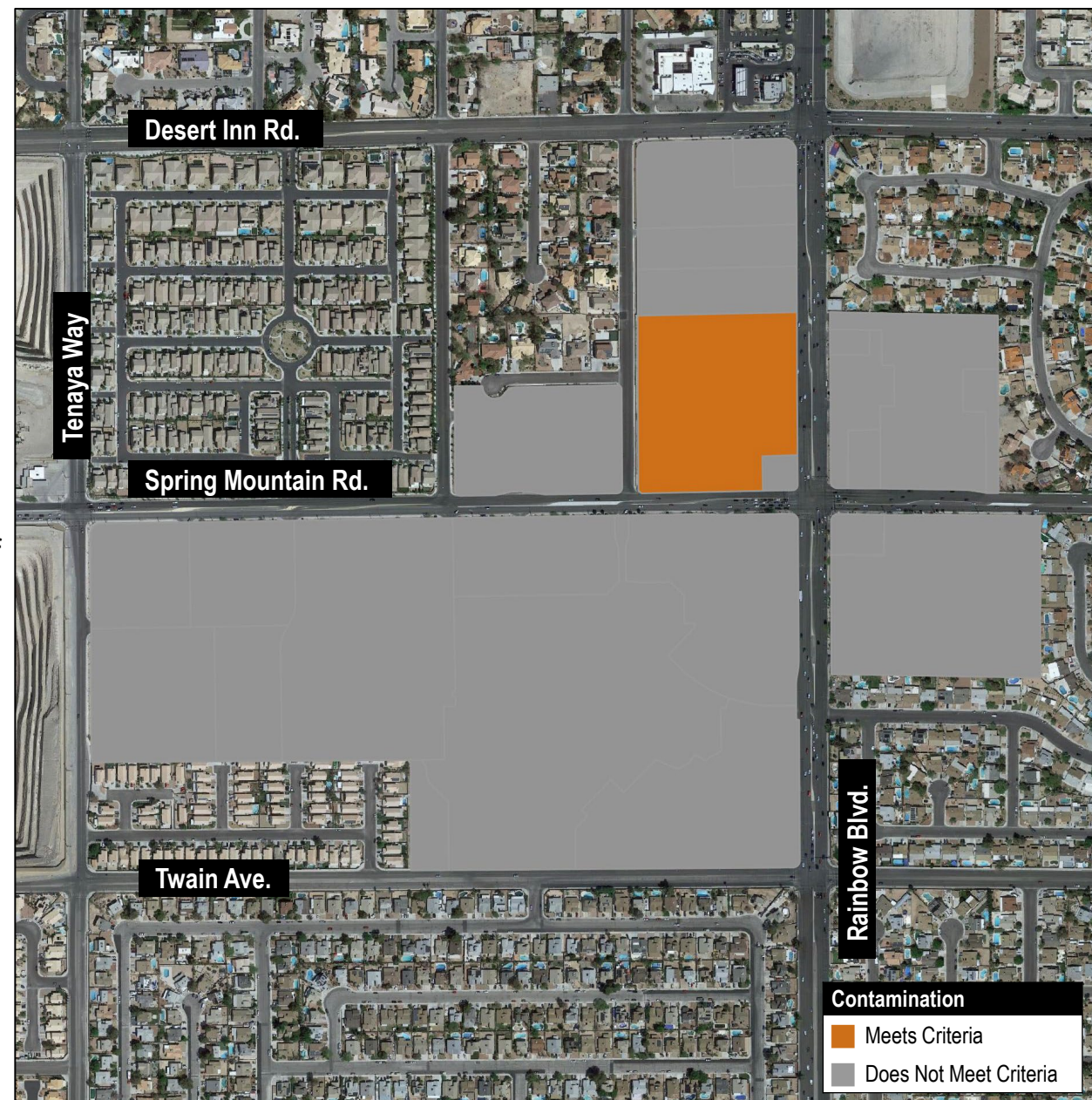
Spring Mountain

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	1	7.6	7.3%
Parcels Meeting Criteria	1	7.6	7.3%



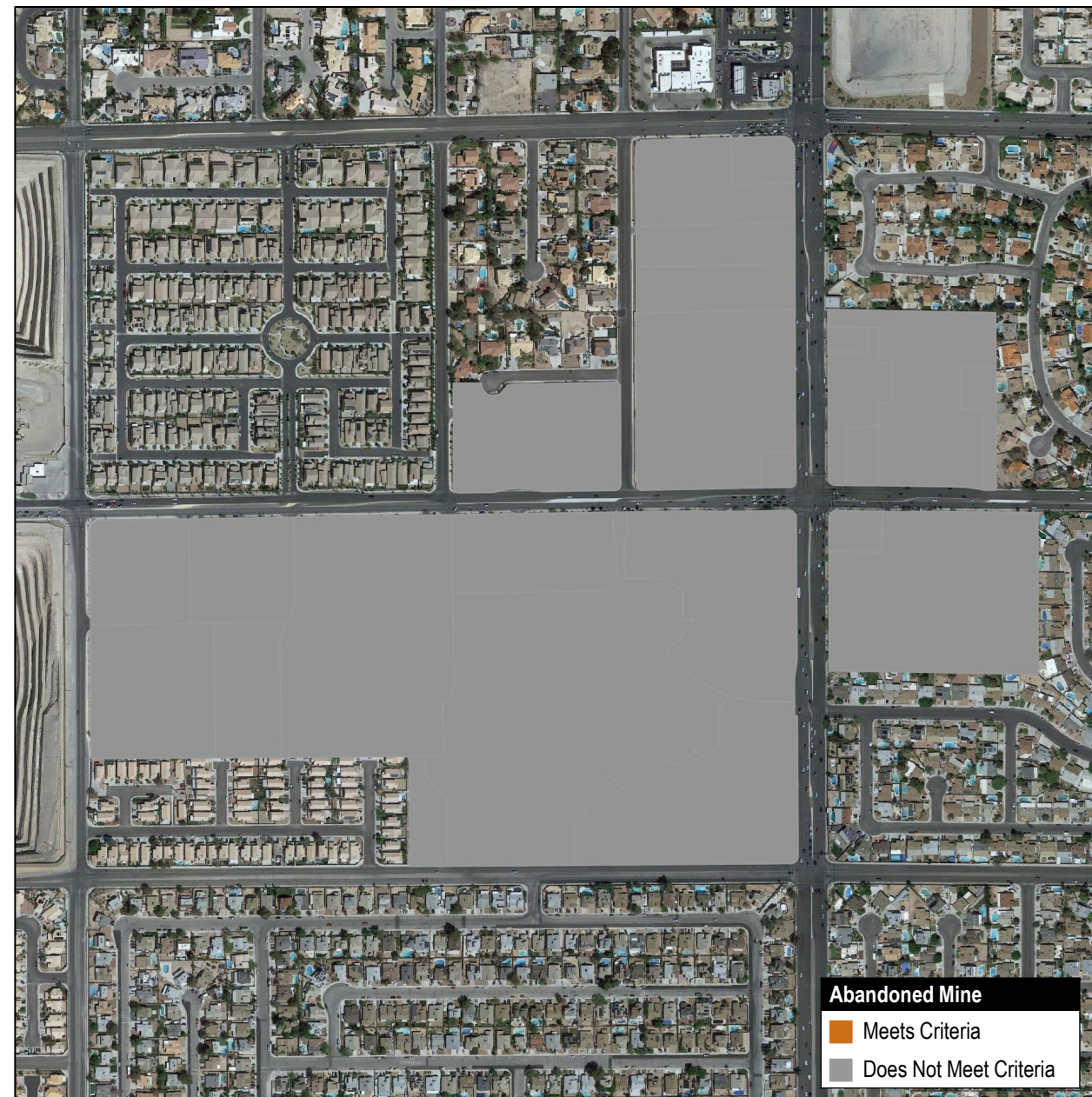
Spring Mountain

Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



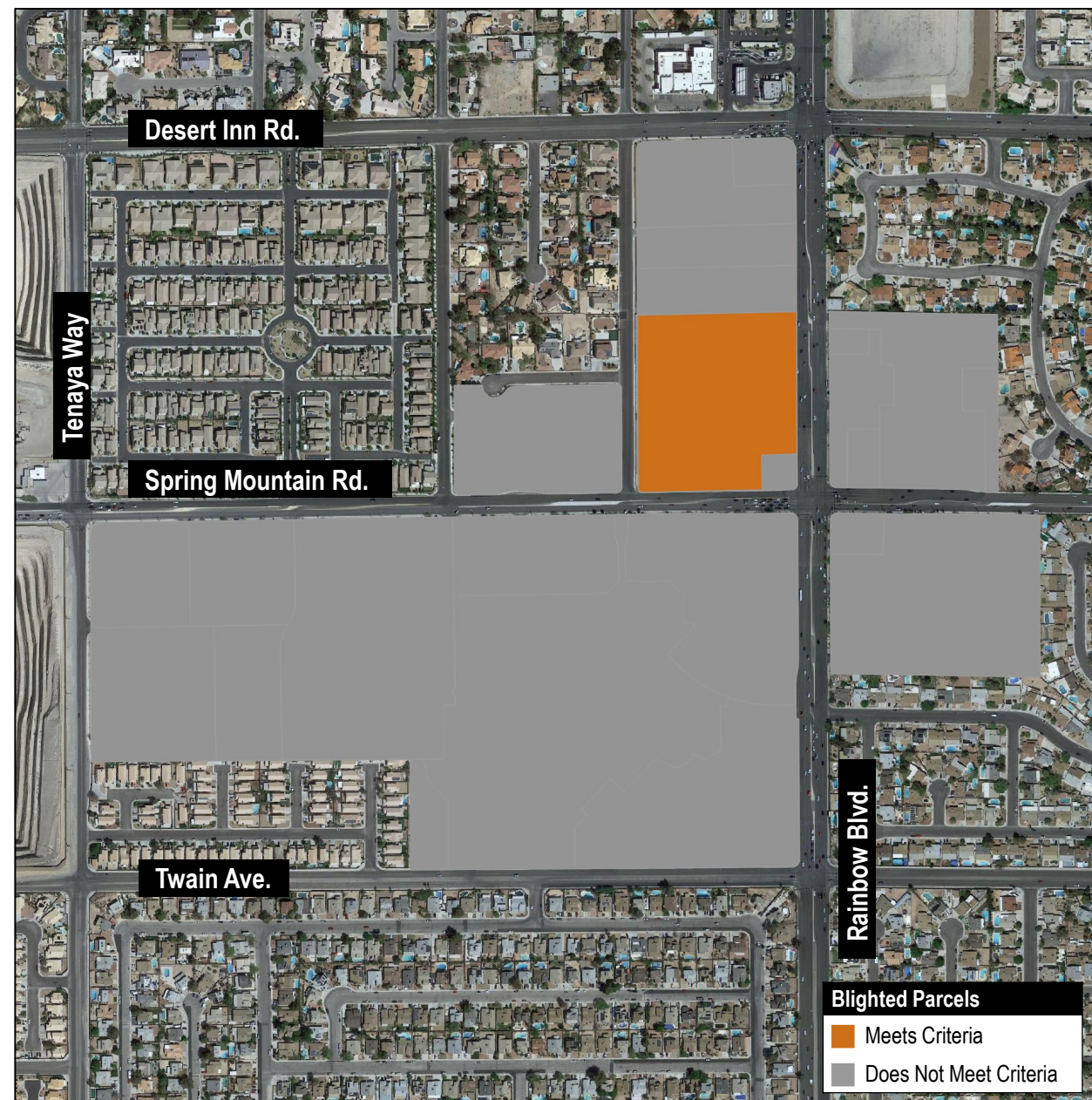
Spring Mountain

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the Spring Mountain study area, just over 7 percent of acreage meets the “blighted area” criteria.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	0	0.0	0.0%	7.2% of Area Meets Blight Criteria
	5	0	0.0	0.0%	
	4	1	7.6	7.2%	
Not Blighted	3	1	0.1	0.1%	92.8% of Area Does Not Meet Blight Criteria
	2	7	22.8	21.7%	
	1	16	74.4	71.0%	
	0	0	0.0	0.0%	



Spring Mountain

Study Area 4 Assessment

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

Spring Mountain

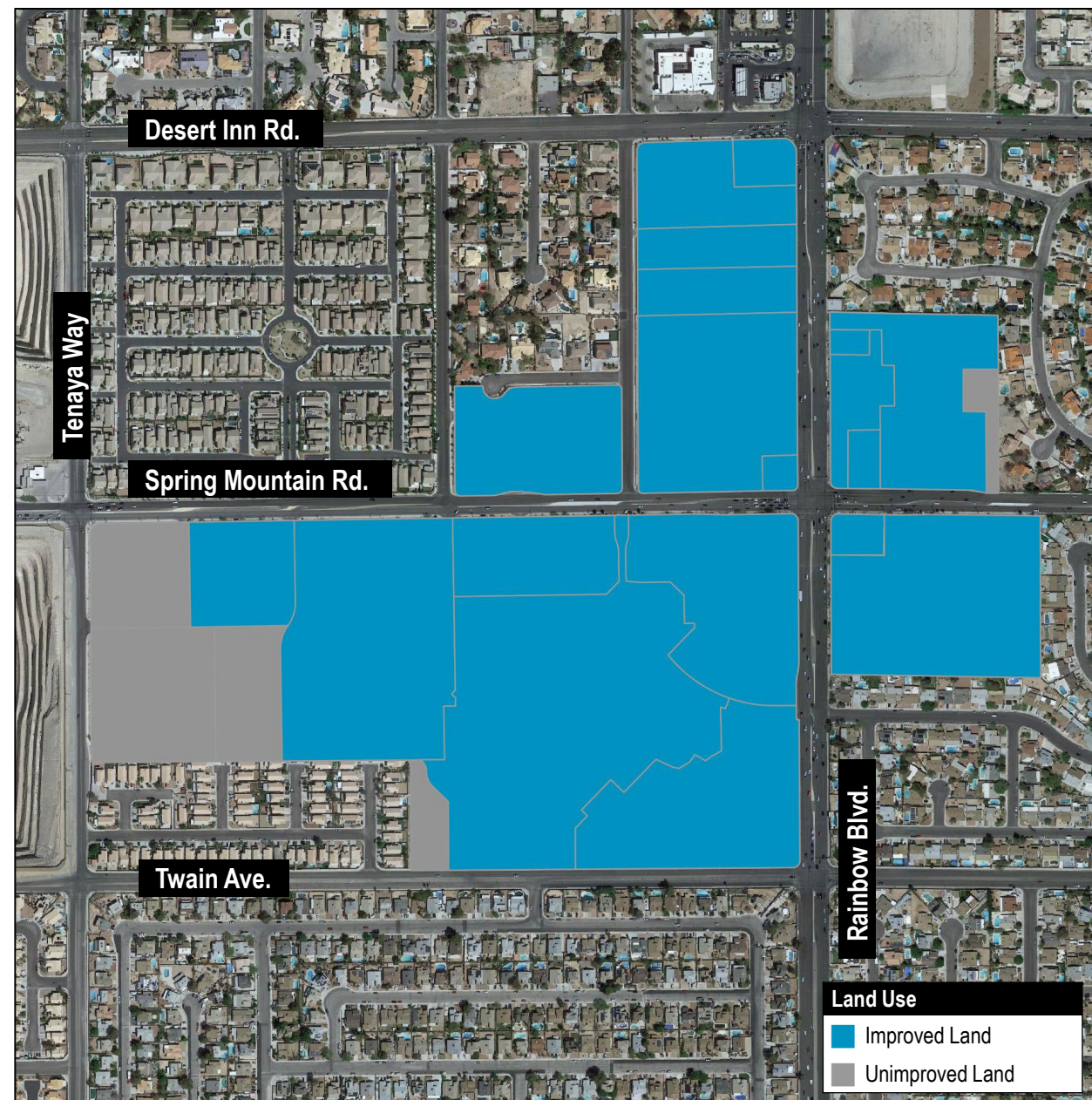
Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed Spring Mountain study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	20	92.1	87.9%
Unimproved Land	5	12.7	12.1%
Total	25	104.8	100.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.

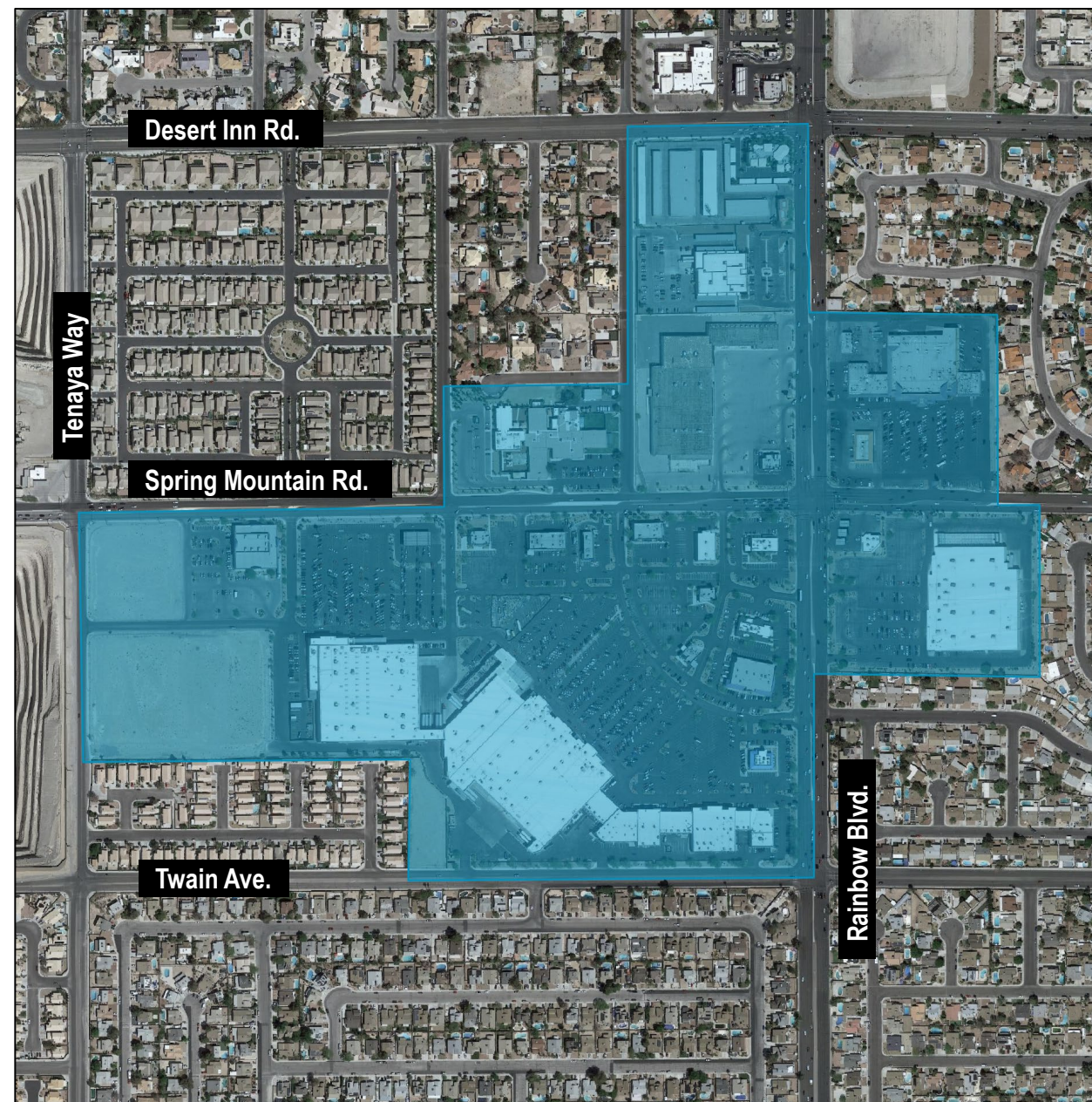


Spring Mountain

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The Spring Mountain study area appears to satisfy this requirement.

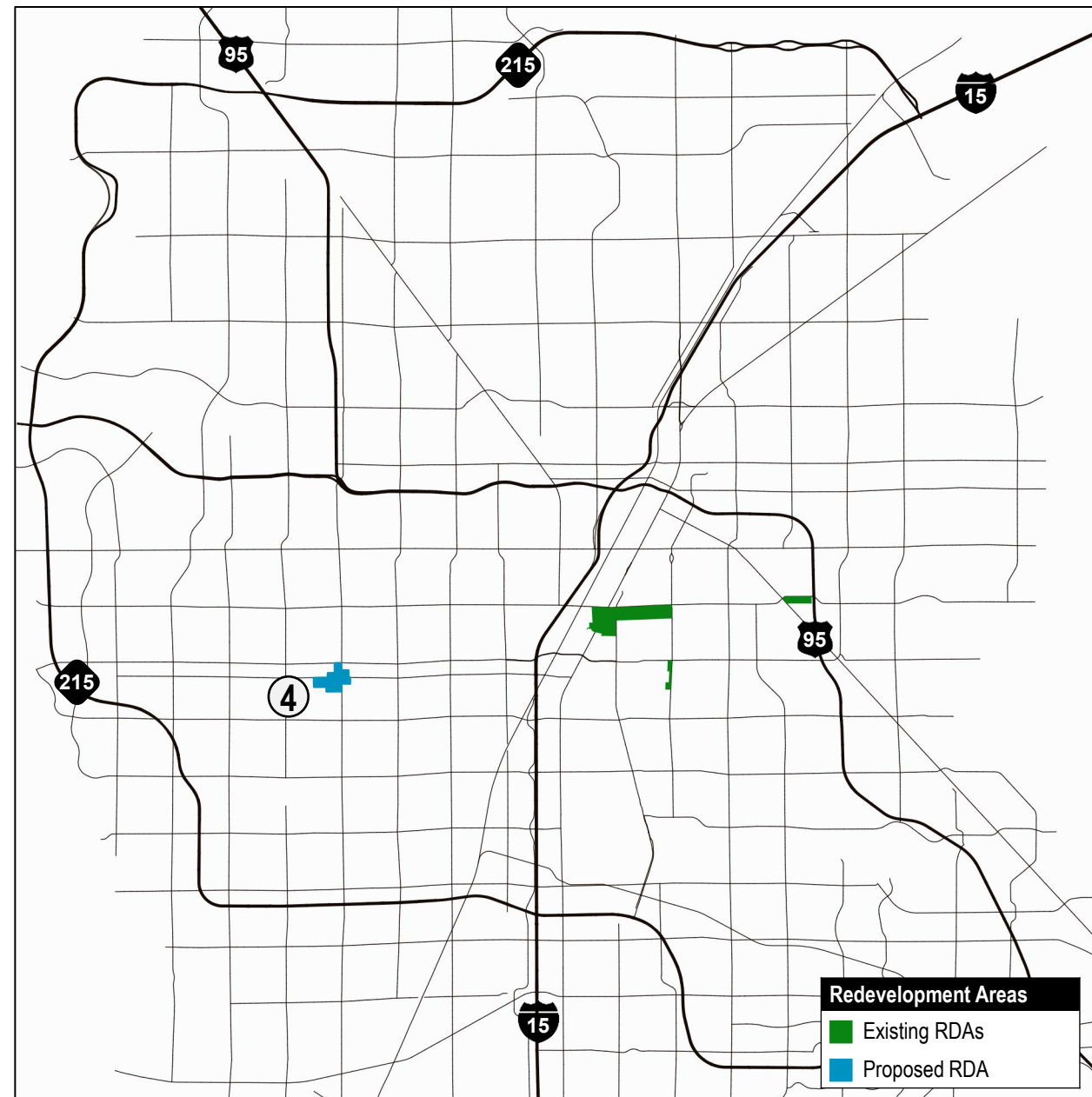


Spring Mountain

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The Spring Mountain study area does not include any property included in existing redevelopment areas, shown in yellow on the map to the right.



CHINATOWN

BLIGHT STUDY AREA 5



Chinatown

Study Area 5

The Chinatown study area comprises nearly 2 square miles of land stretching west from Interstate 15 along the Spring Mountain Road corridor. It includes a significant portion of the Chinatown area along with commercial areas near the interstate and residential neighborhoods west of Valley View Boulevard. This study area is the second-largest with a nearly even mix of residential and non-residential land.

Study Area Overview

Parcels	1,353
Acres	1,210.7
Total Taxable Value	\$687,863,500
Taxable Value Per Acre	\$1,045,400
Commission District	F



Chinatown

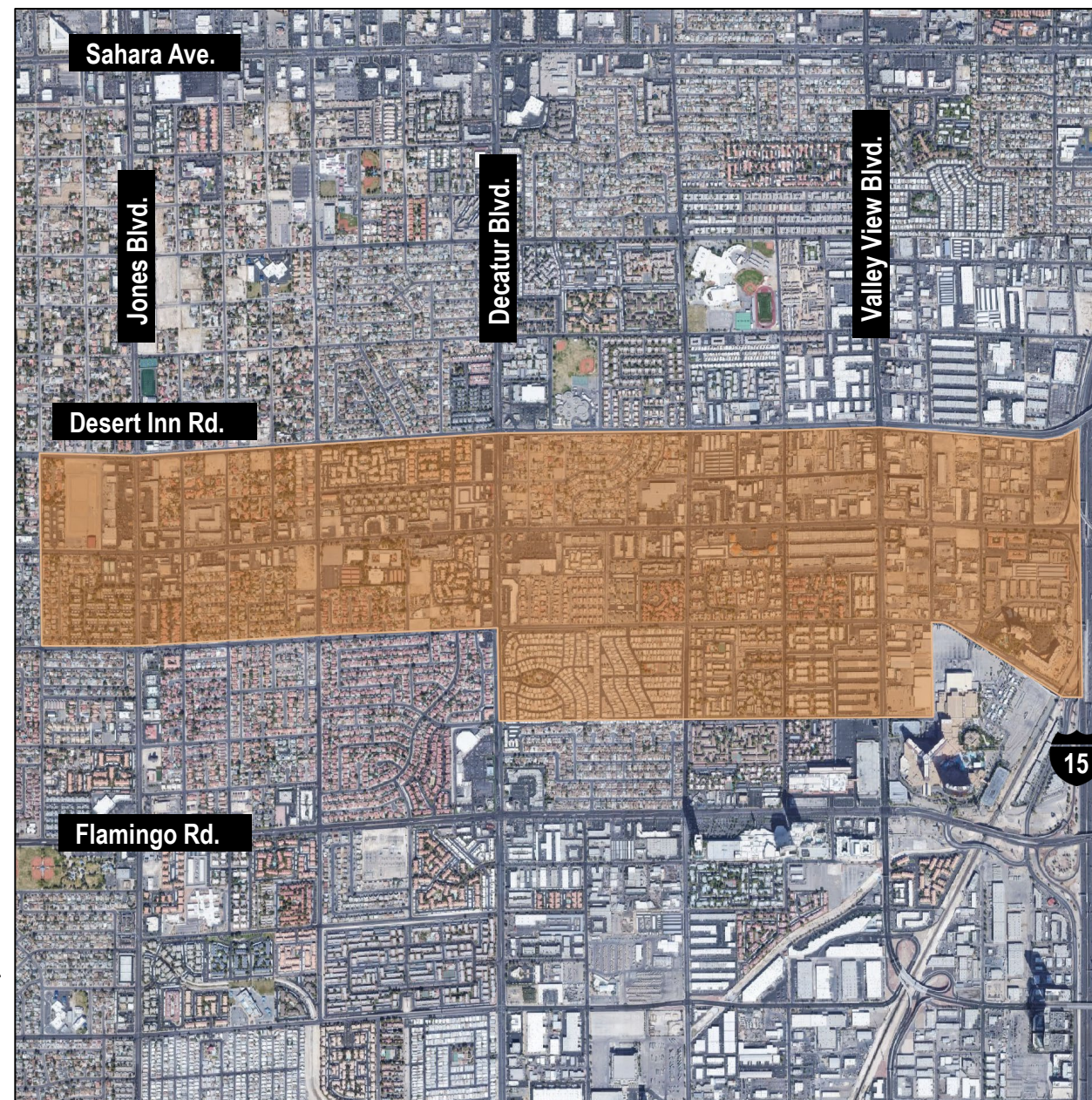
Study Area 5

The Chinatown study area comprises nearly 2 square miles of land stretching west from Interstate 15 along the Spring Mountain Road corridor. It includes a significant portion of the Chinatown area along with commercial areas near the interstate and residential neighborhoods west of Valley View Boulevard. This study area is the second-largest with a nearly even mix of residential and non-residential land.

Study Area Overview

Parcels	1,353
Acres	1,210.7
Total Taxable Value	\$687,863,500
Taxable Value Per Acre	\$1,045,400
Commission District	F





Source: Clark County Assessor; Applied Analysis

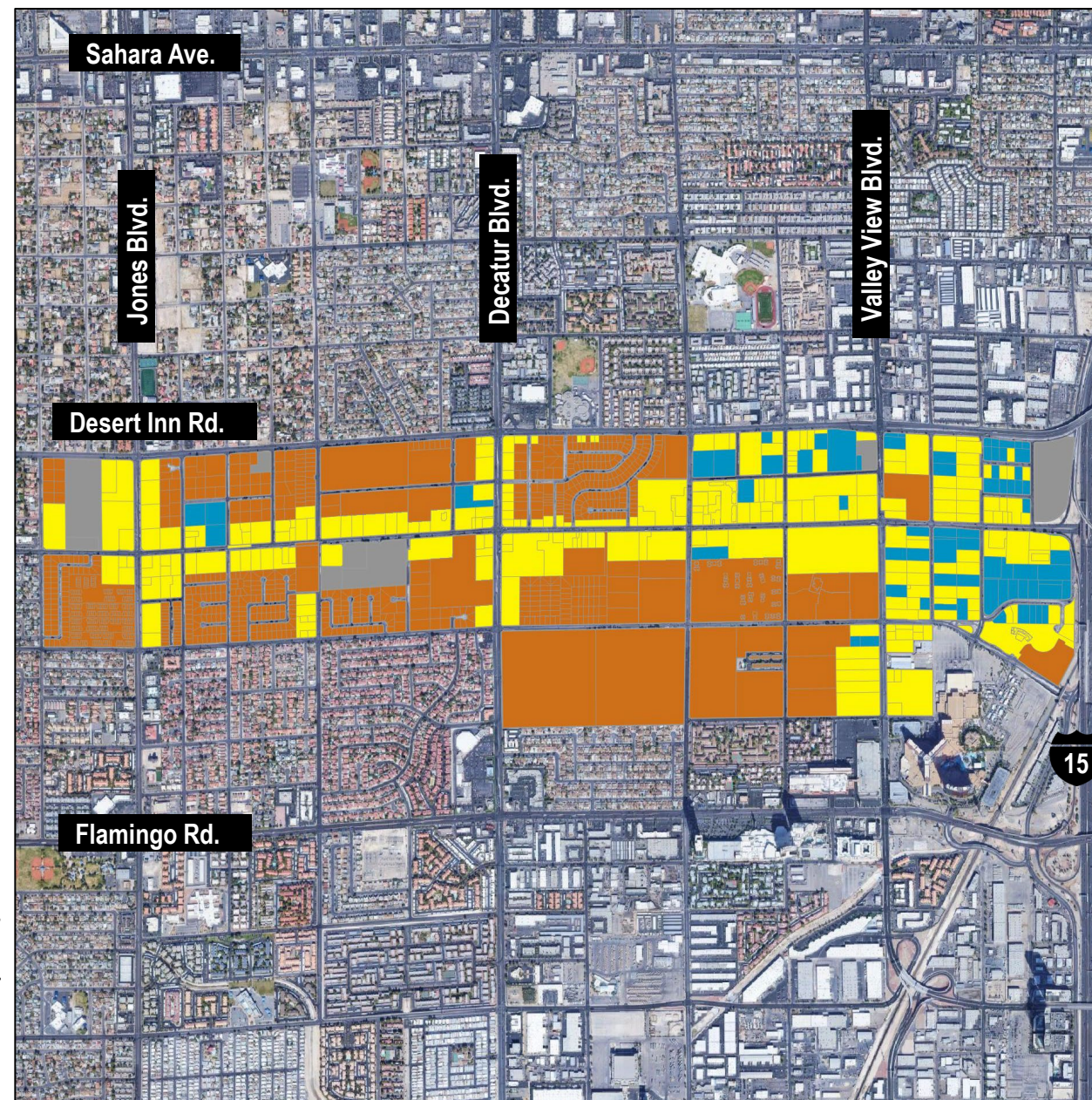


Chinatown

Land Use

The Chinatown study area comprises nearly 2 square miles of land stretching west from Interstate 15 along the Spring Mountain Road corridor. It includes a significant portion of the Chinatown area along with commercial areas near the interstate and residential neighborhoods west of Valley View Boulevard. This study area is the second-largest with a nearly even mix of residential and non-residential land.

Land Use	Parcels	Acres	% of Area
 Residential	1,008	361.9	29.9%
 Industrial	73	74.7	6.2%
 Commercial	264	729.3	60.2%
 Other	8	44.7	3.7%
Total	1,353	1,210.7	100.0%



Source: Clark County Assessor; Applied Analysis



Chinatown – Sample Properties



Chinatown – Sample Properties



Chinatown – Sample Properties



Chinatown

Study Area 5 Assessment

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

Chinatown

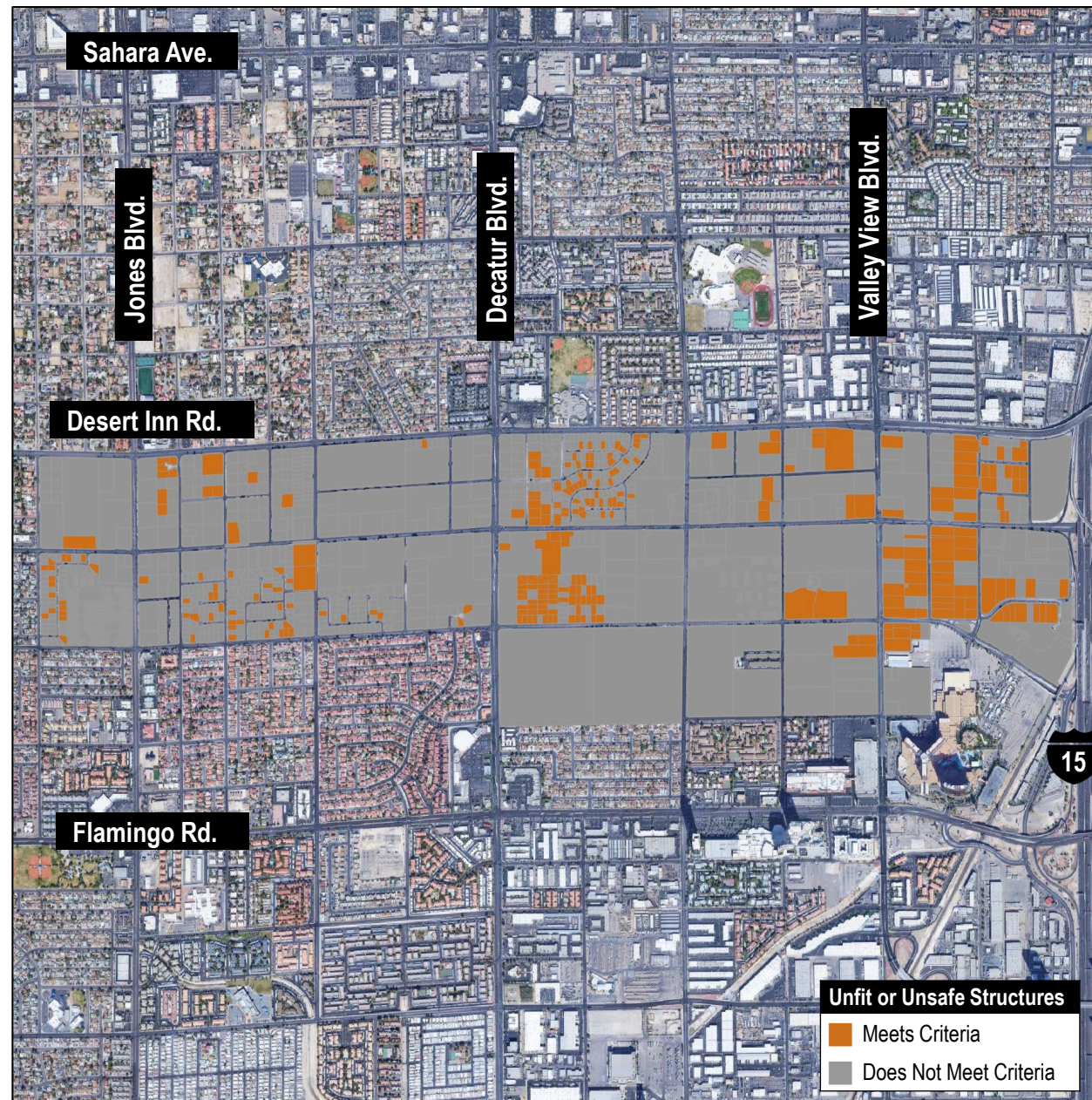
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	232	112.2	9.3%
Outdoor Storage	104	47.4	3.9%
Poor Ventilation, Light or Sanitation	1	5.1	0.4%
Unsafe Playground or Recreation Areas	0	0.0	0.0%
Inappropriate Building Materials or Structure	0	0.0	0.0%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	284	135.1	11.2%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Chinatown

Parcel-Level Blight Assessment

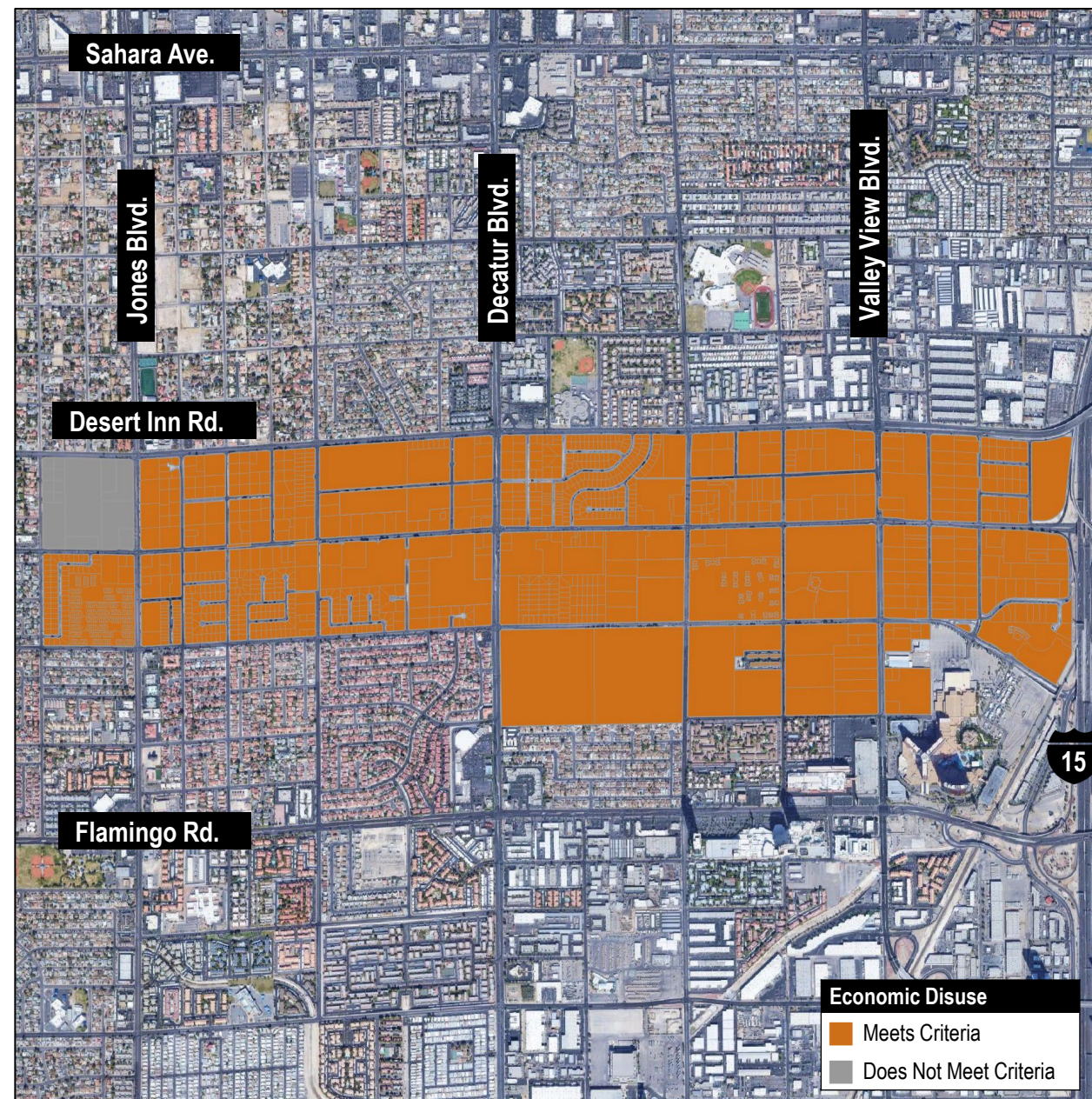
Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	548	402.7	33.3%
Population 25+ that Graduated High School ²	760	937.9	77.5%
Median Household Income ³	321	802.7	66.3%
Unemployment Rate ⁴	147	163.1	13.5%
Parcels Meeting at Least One Criteria	858	1,023.4	84.5%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Chinatown

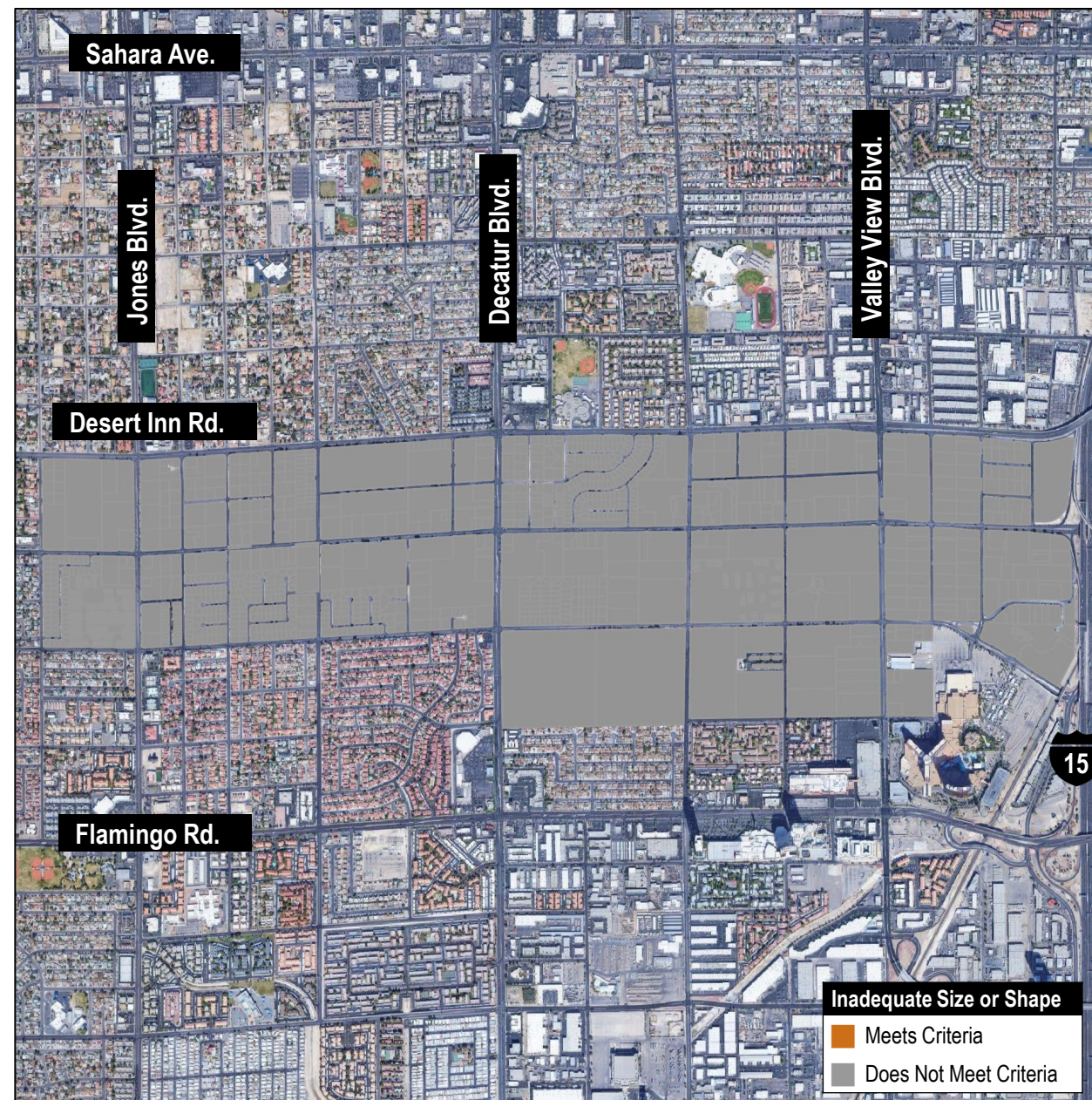
Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation and geospatial analysis were used to assess whether parcels were of irregular form and shape or inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



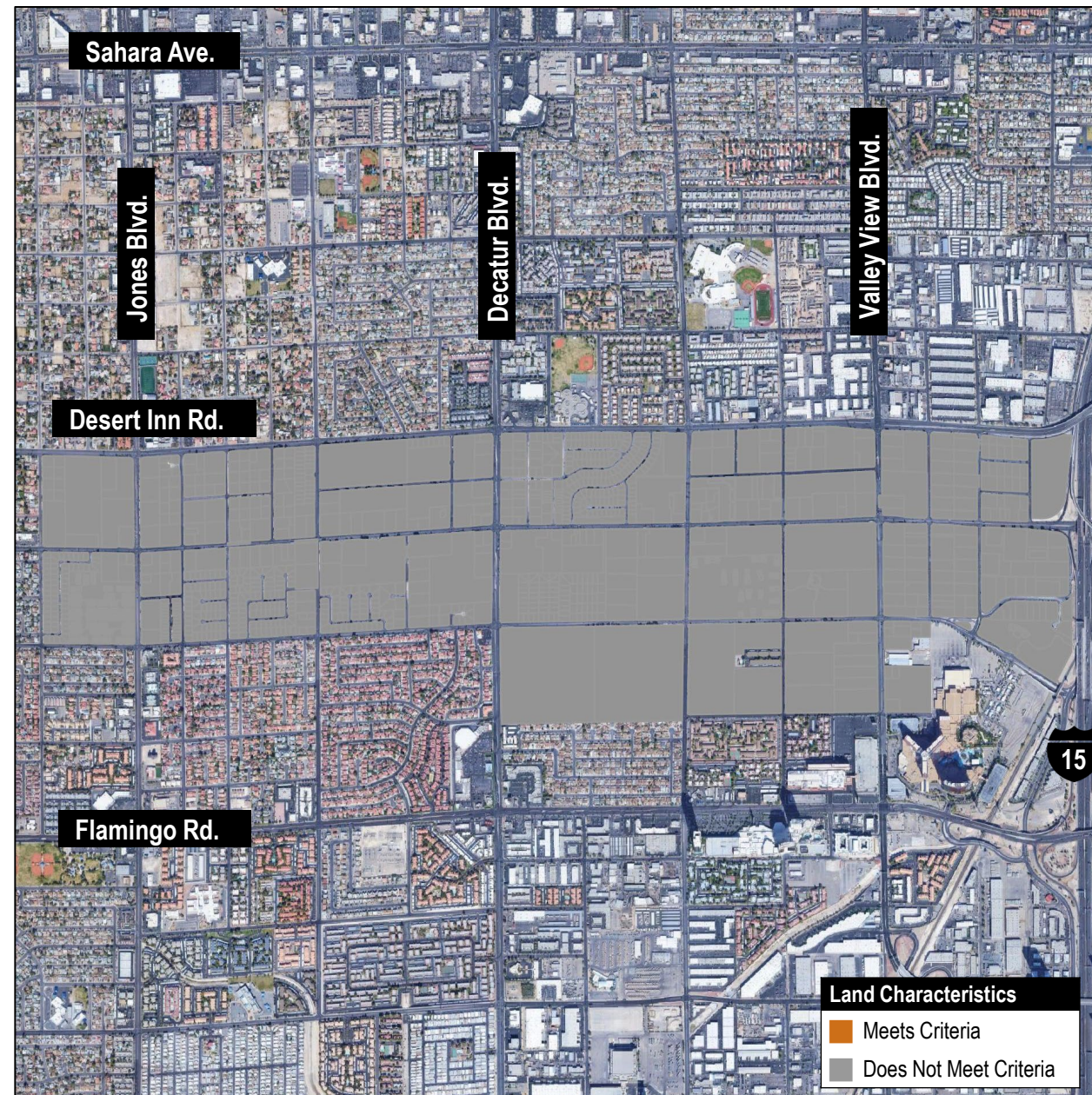
Chinatown

Parcel-Level Blight Assessment Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Chinatown

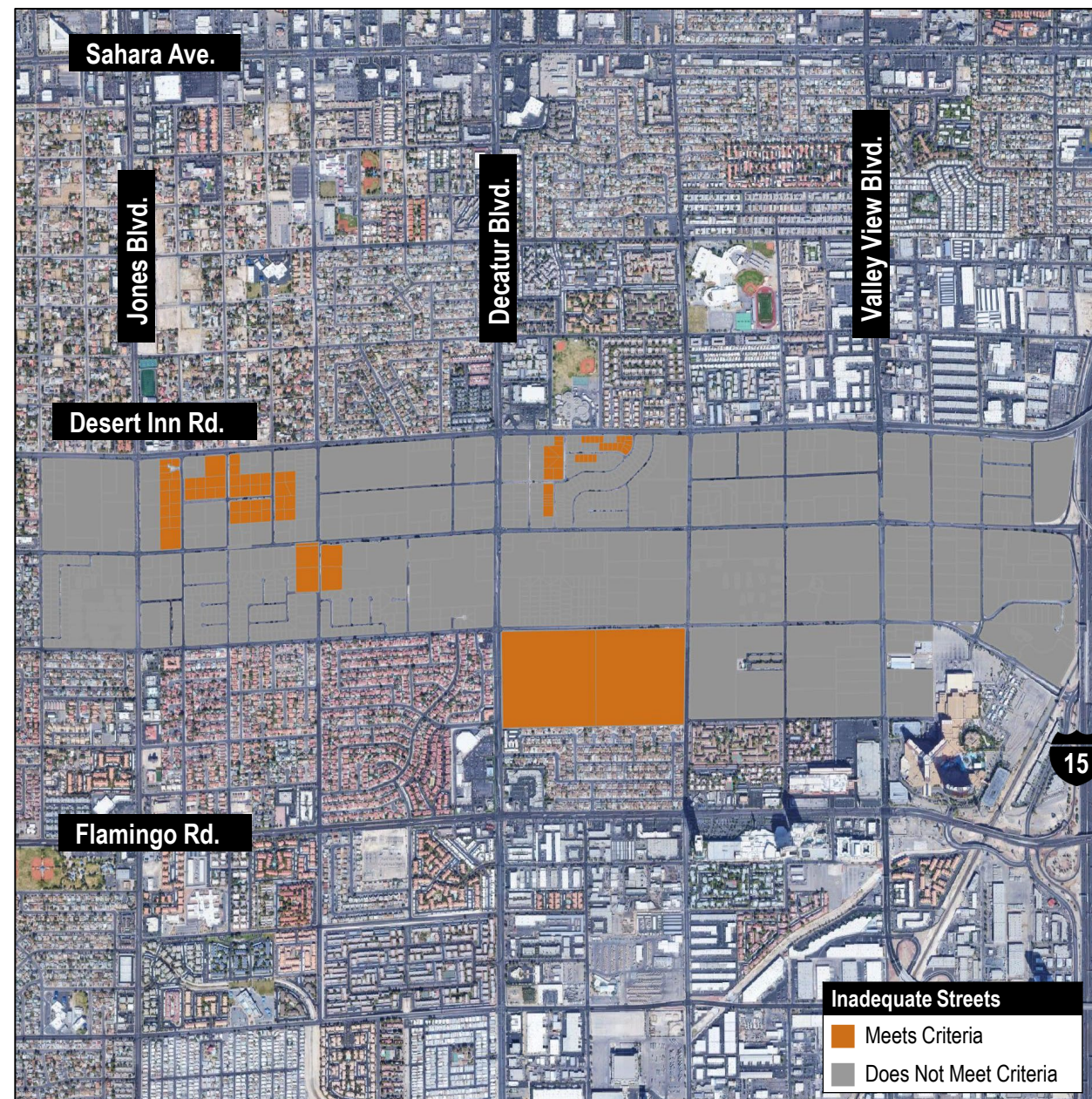
Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	90	119.8	9.9%
Parcels Meeting Criteria	90	119.8	9.9%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Chinatown

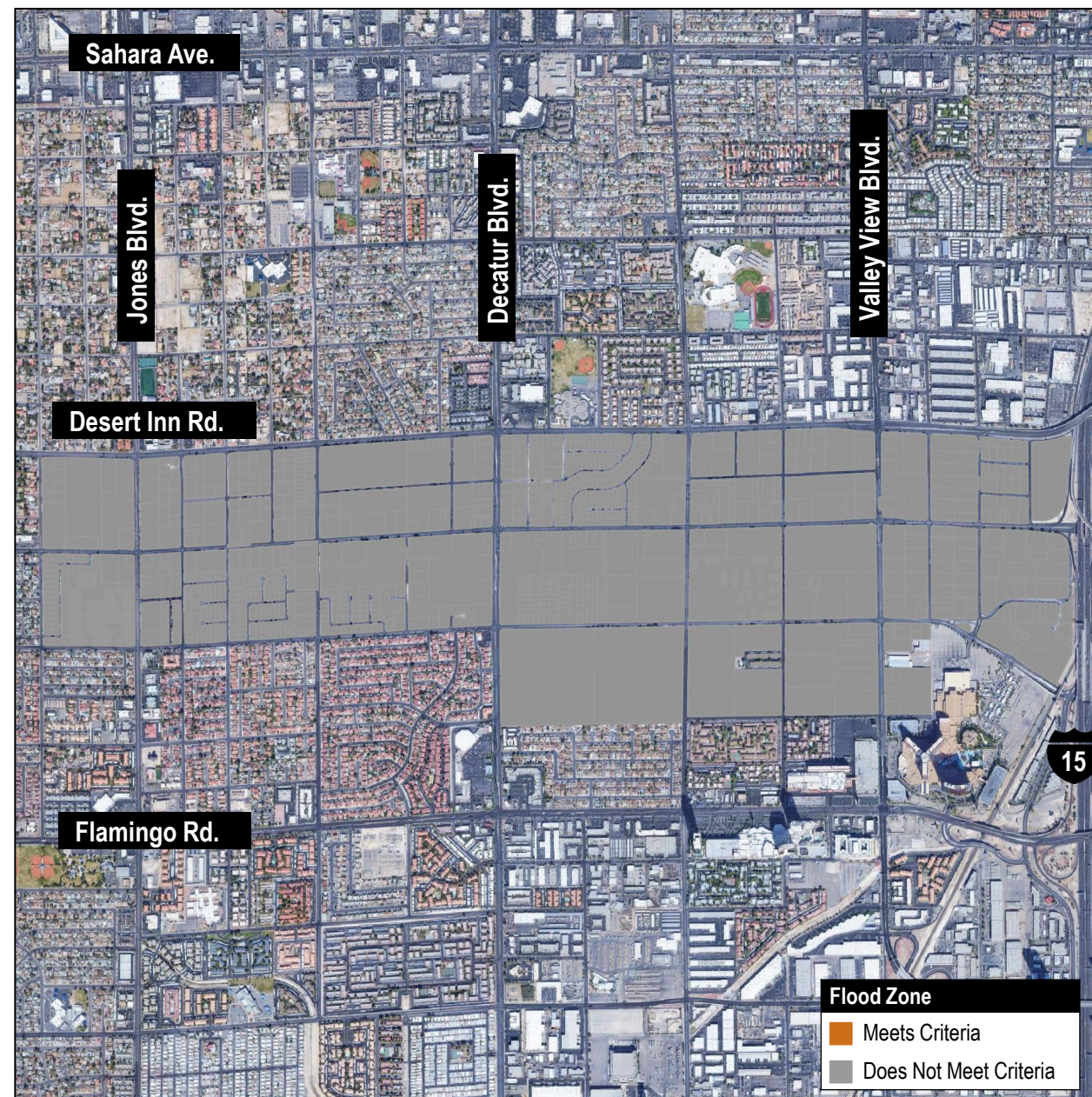
Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Chinatown

Parcel-Level Blight Assessment

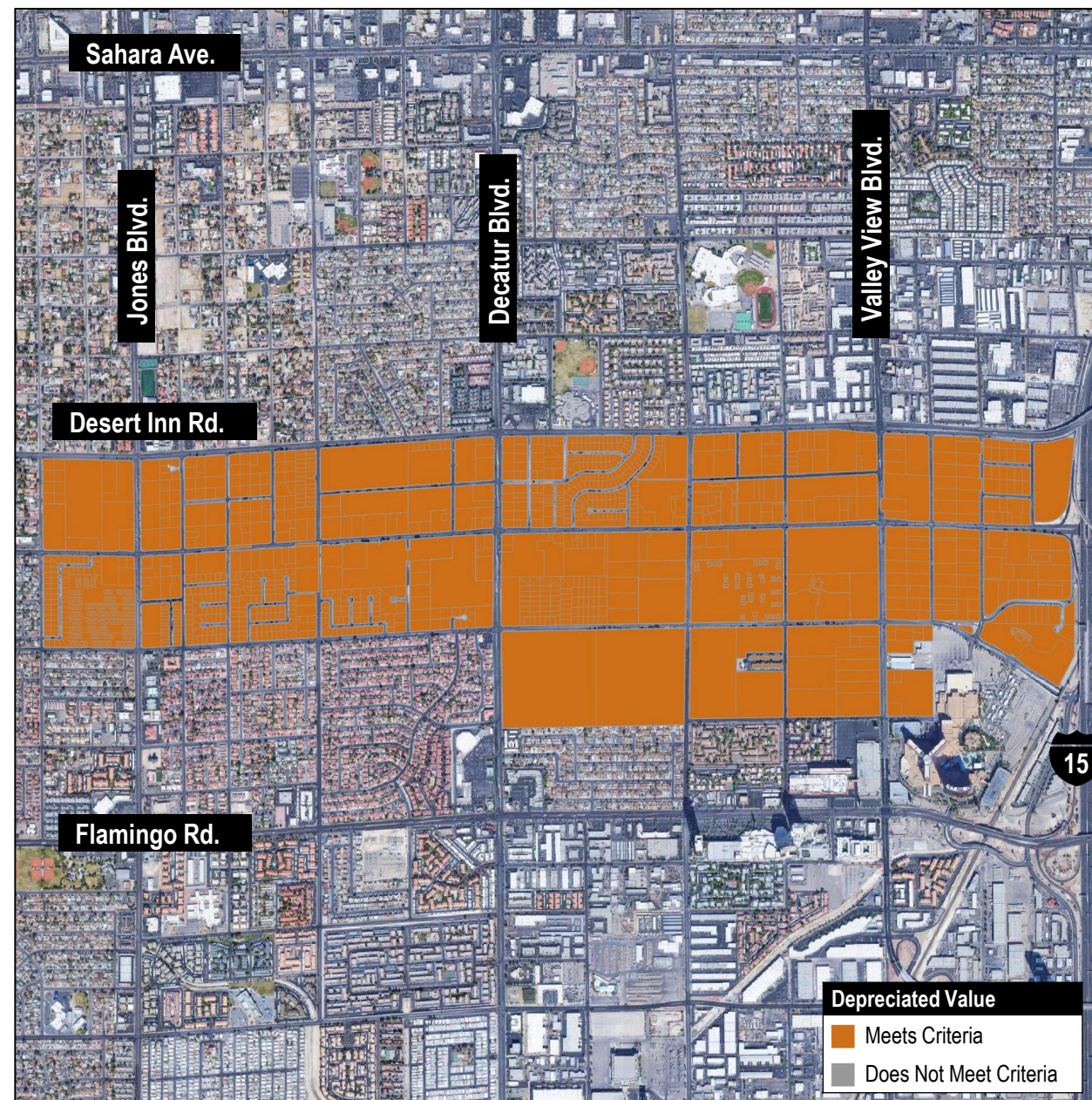
Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	846	887.3	73.3%
Number of Crimes per Capita in Past Year ²	1,188	1,082.0	89.4%
Percent of Total Valley Foreclosures ³	846	887.3	73.3%
Assessed Value per Acre ⁴	760	888.1	73.4%
Parcels Meeting at Least One Criteria	1,282	1,150.0	95.0%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



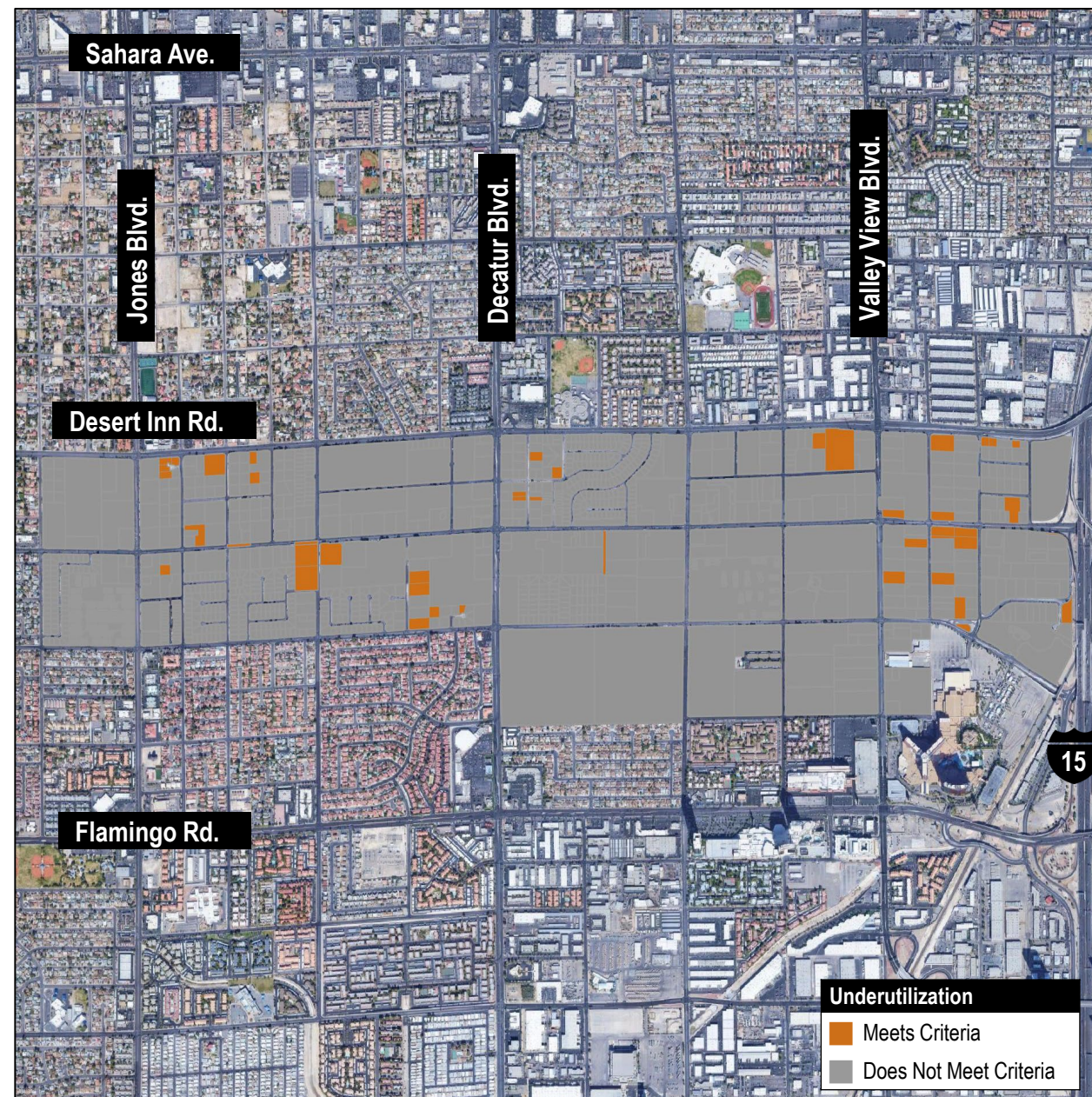
Chinatown

Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	30	30.8	2.5%
Residential Vacant	19	14.0	1.1%
Commercial Vacant	6	4.9	0.4%
Industrial Vacant	12	7.2	0.6%
Parcels Meeting at Least One Criteria	46	38.7	3.2%



Chinatown

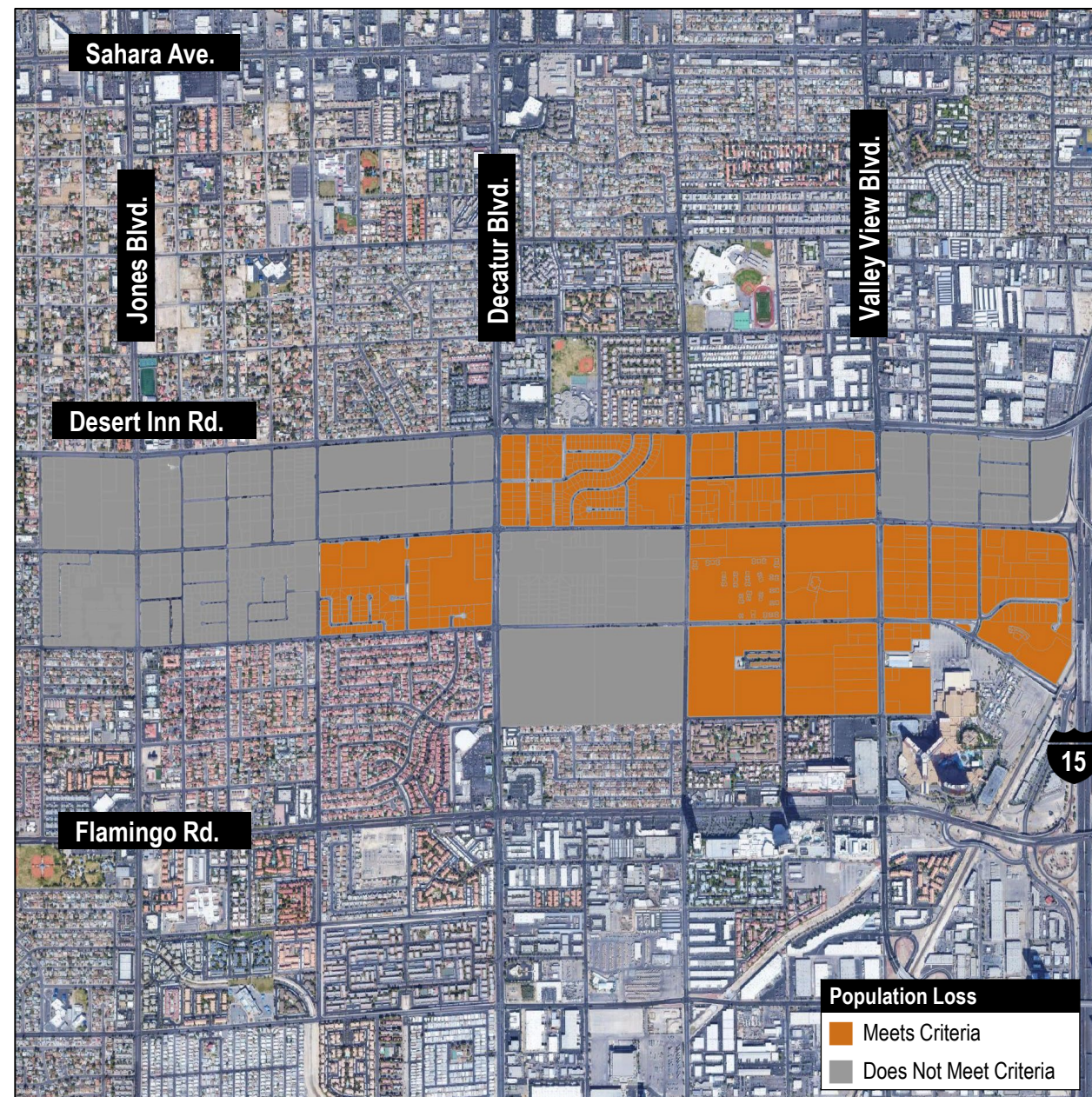
Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss ¹	536	790.6	65.3%
Parcels Meeting Criteria	536	790.6	65.3%

1. Four census tracts in this study area lost a combined 1,447 residents (-10.6 percent) between the 2010 and 2020 decennial censuses.



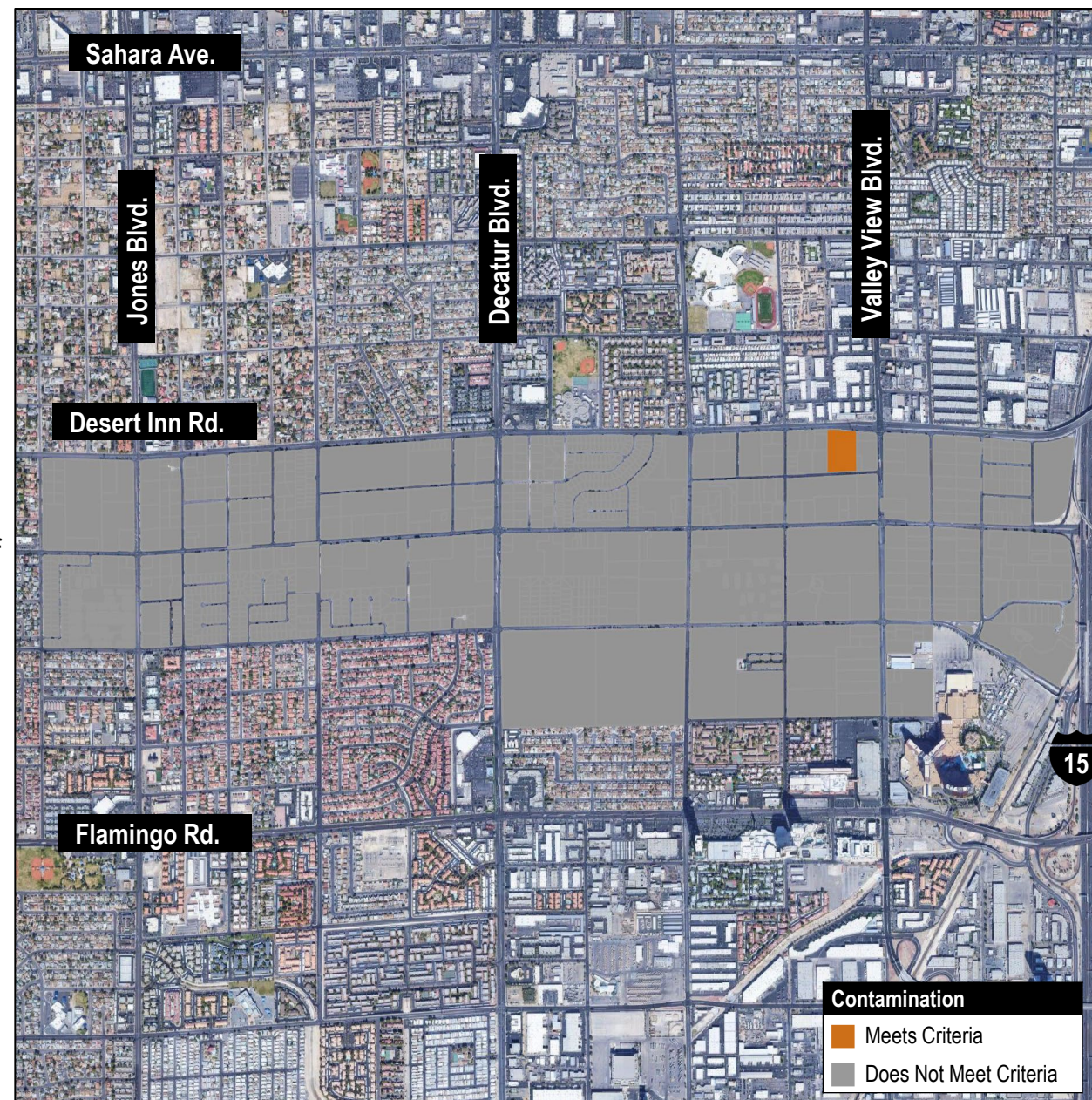
Chinatown

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	1	5.1	0.4%
Parcels Meeting Criteria	1	5.1	0.4%



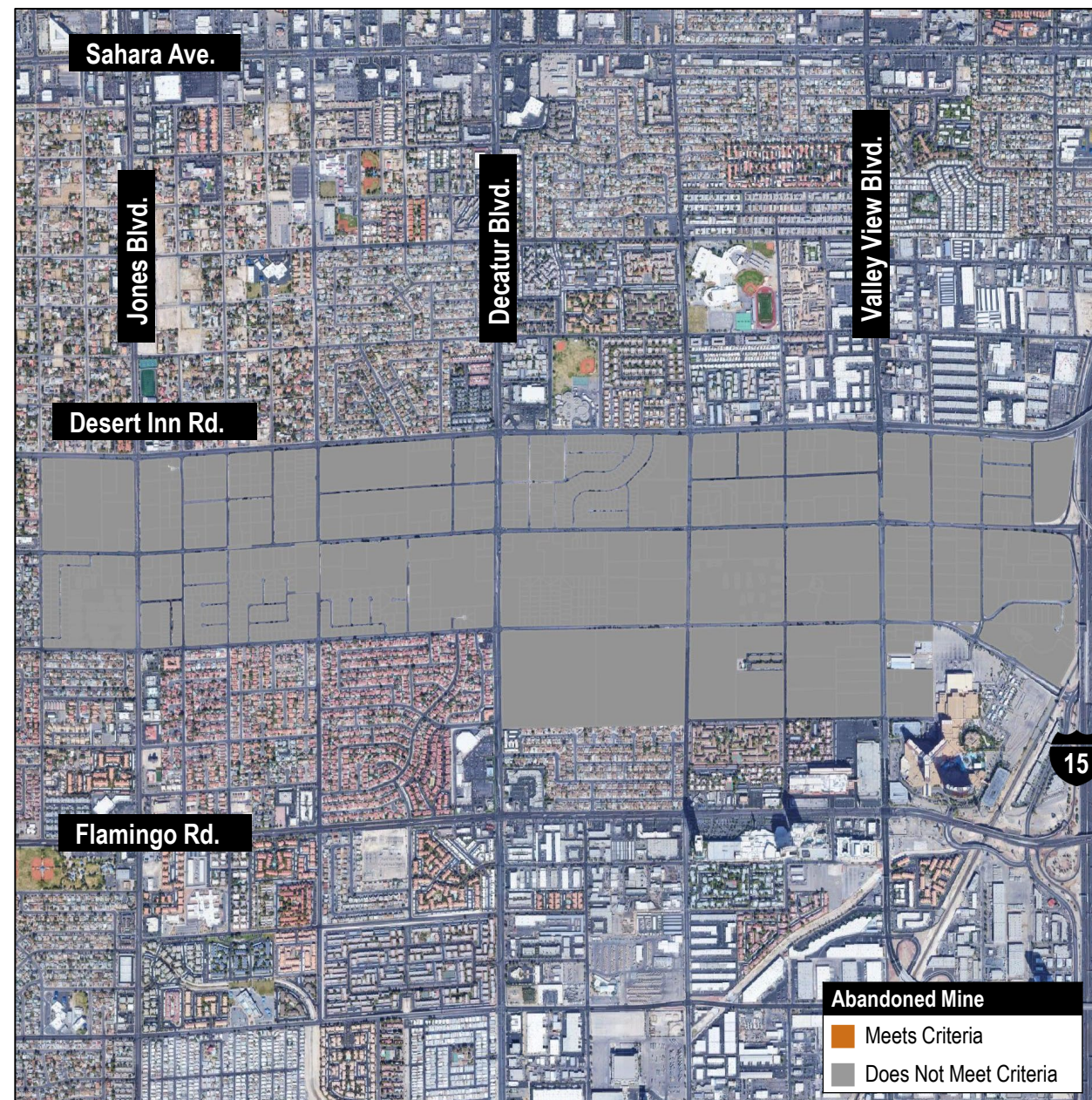
Chinatown

Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



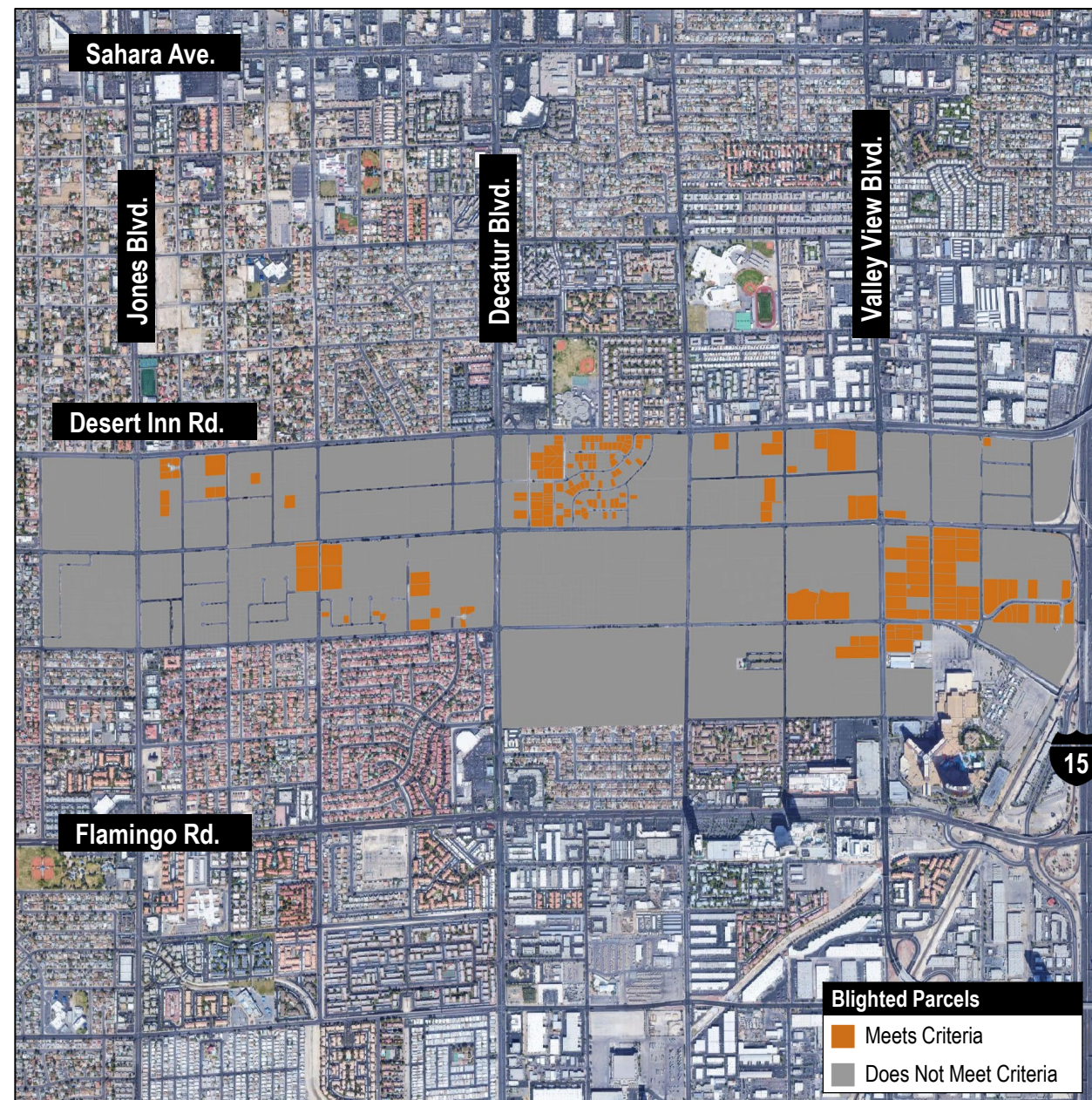
Chinatown

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the Chinatown study area, 8 percent of acreage meets the “blighted area” criteria.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	2	5.3	0.4%	8.0% of Area Meets Blight Criteria
	5	22	14.2	1.2%	
	4	153	77.2	6.4%	
Not Blighted	3	432	786.6	65.0%	92.0% of Area Does Not Meet Blight Criteria
	2	386	206.9	17.1%	
	1	310	78.8	6.5%	
	0	48	41.6	3.4%	



Chinatown

Study Area 5 Assessment

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

Chinatown

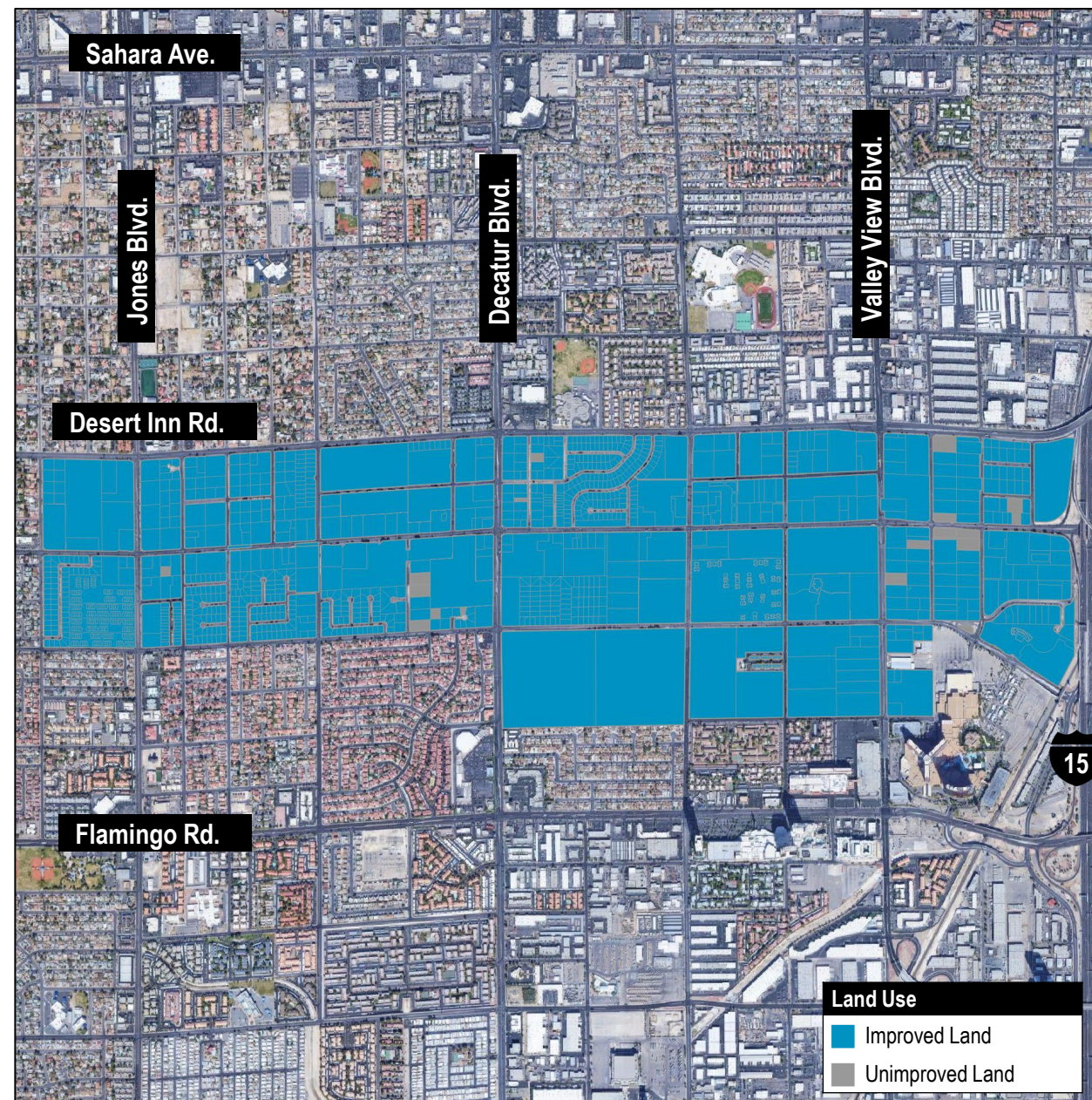
Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed Chinatown study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	1,335	1,196.5	98.8%
Unimproved Land	18	14.2	1.2%
Total	1,353	1,210.7	100.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.

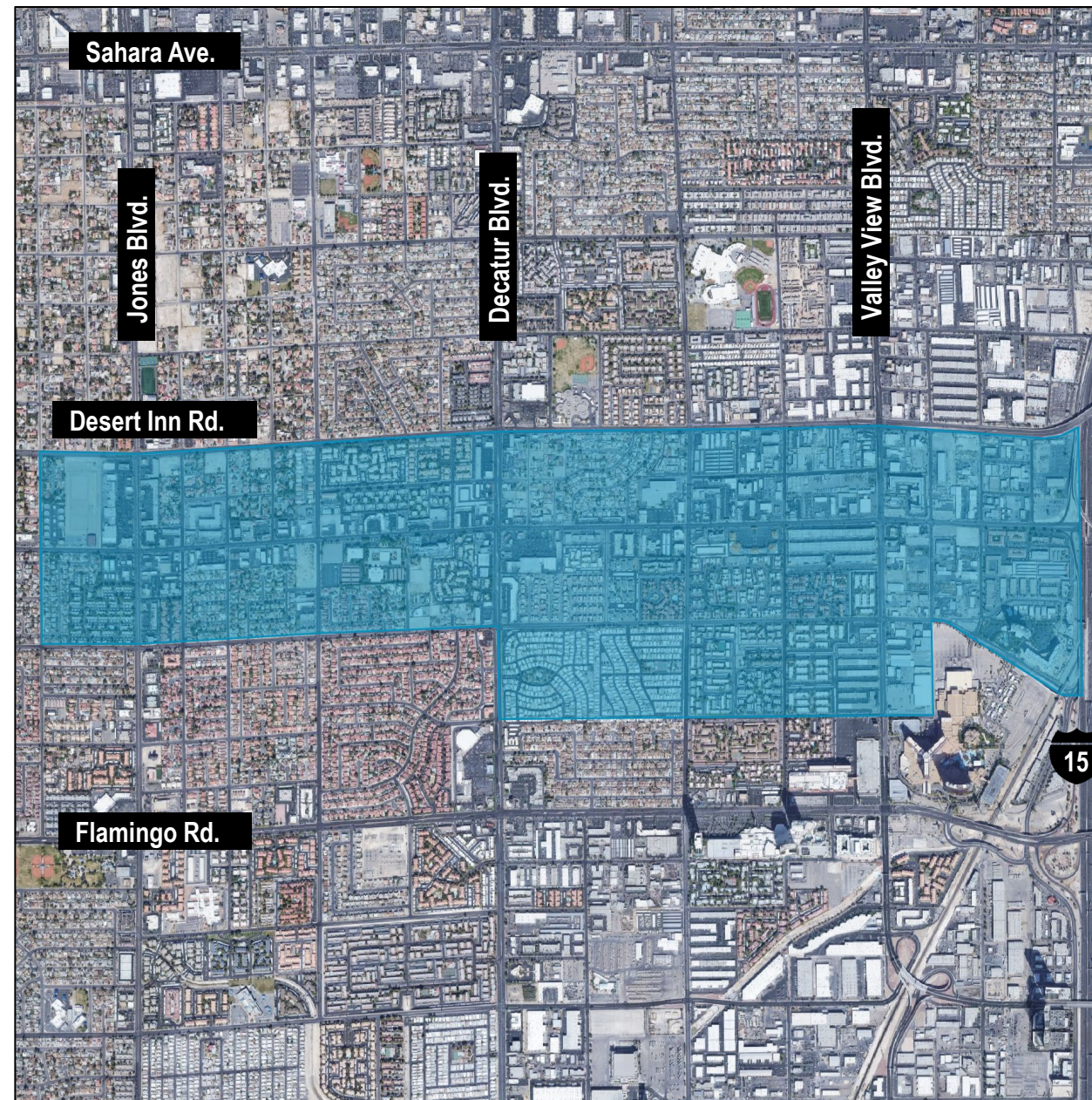


Chinatown

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The Chinatown study area appears to satisfy this requirement.

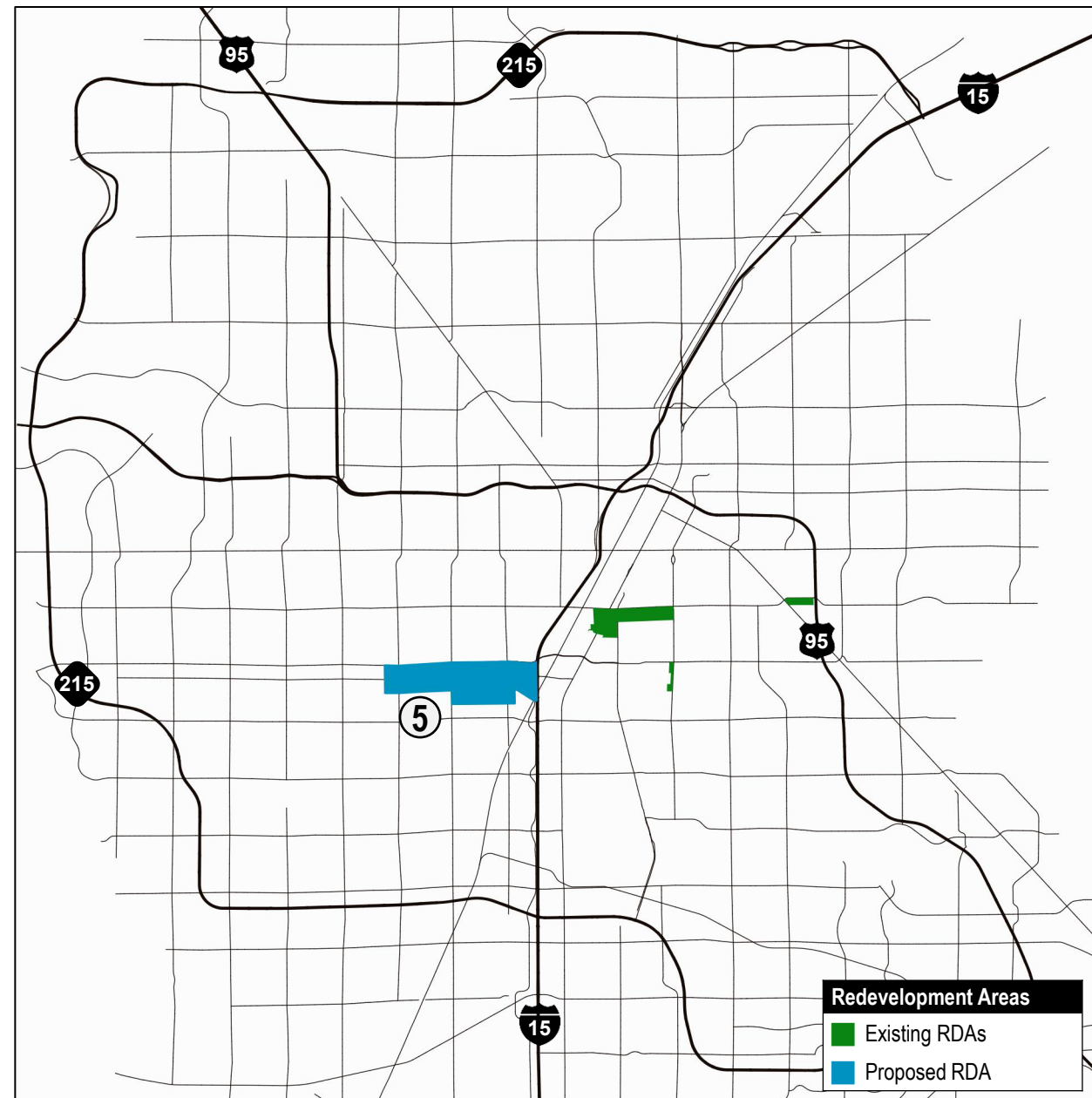


Chinatown

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The Chinatown study area does not include any property included in existing redevelopment areas, shown in yellow on the map to the right.



WHITNEY

BLIGHT STUDY AREA 6



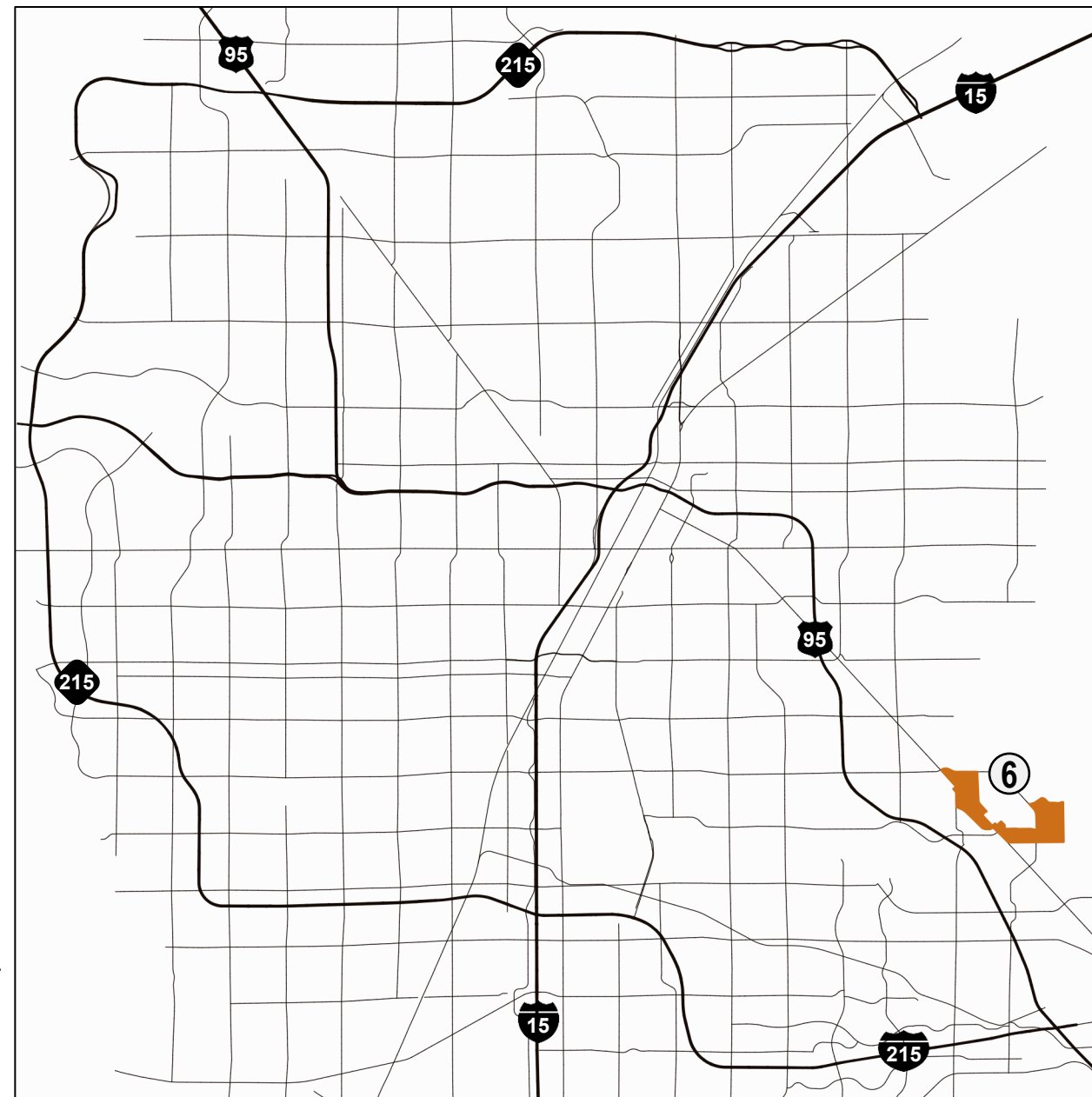
Whitney

Study Area 6

The Whitney study area comprises under 1 square mile of land generally bordering Boulder Highway near Russell Road. It includes Sam Boyd Stadium and a significant portion of parcels immediately surrounding the stadium. Over half of the land consists of park land, Sam Boyd Stadium or supporting areas for the stadium. The other half is a nearly even mix of residential and commercial parcels.

Study Area Overview

Parcels	611
Acres	509.7
Total Taxable Value	\$354,365,500
Taxable Value Per Acre	\$538,600
Commission District	G



Source: Clark County Assessor; Applied Analysis



Whitney

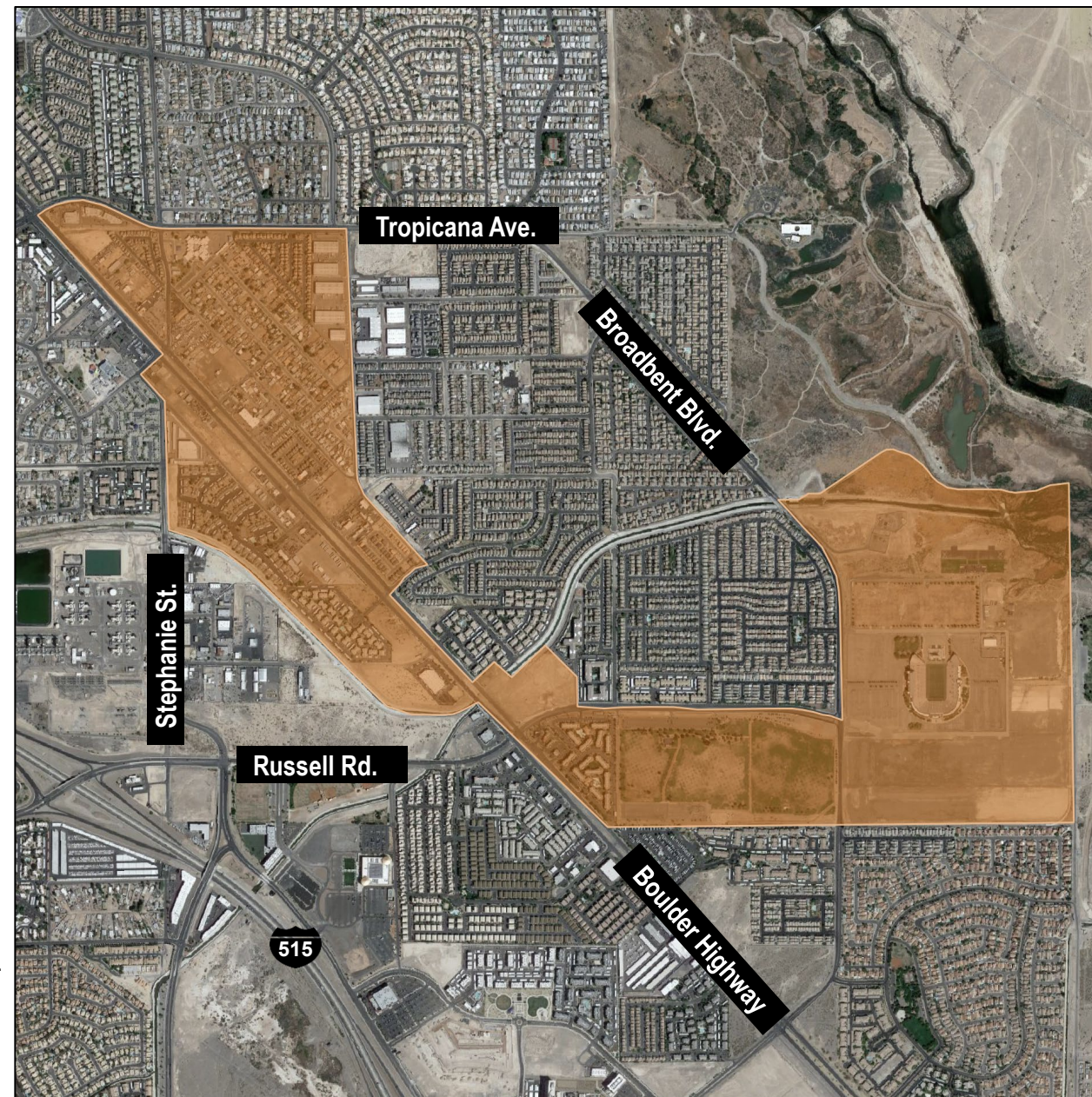
Study Area 6

The Whitney study area comprises under 1 square mile of land generally bordering Boulder Highway near Russell Road. It includes Sam Boyd Stadium and a significant portion of parcels immediately surrounding the stadium. Over half of the land consists of park land, Sam Boyd Stadium or supporting areas for the stadium. The other half is a nearly even mix of residential and commercial parcels.

Study Area Overview

Parcels	611
Acres	509.7
Total Taxable Value	\$354,365,500
Taxable Value Per Acre	\$538,600
Commission District	G





Source: Clark County Assessor; Applied Analysis

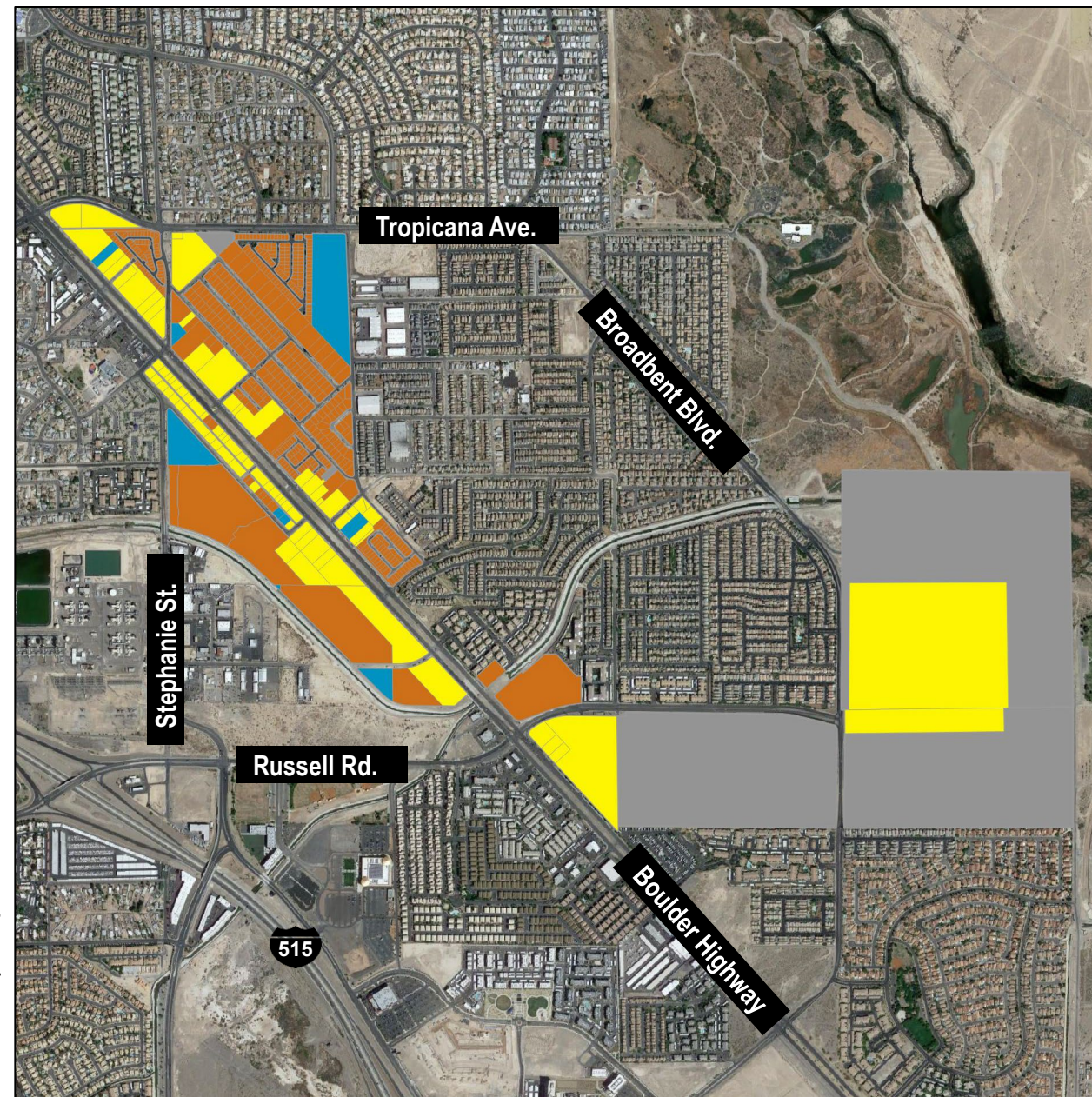


Whitney

Land Use

The Whitney study area comprises under 1 square mile of land generally bordering Boulder Highway near Russell Road. It includes Sam Boyd Stadium and a significant portion of parcels immediately surrounding the stadium. Over half of the land consists of park land, Sam Boyd Stadium or supporting areas for the stadium. The other half is a nearly even mix of residential and commercial parcels.

Land Use	Parcels	Acres	% of Area
 Residential	516	99.1	19.4%
 Industrial	9	20.8	4.1%
 Commercial	81	147.6	29.0%
 Other	5	242.1	47.5%
Total	611	509.7	100.0%



Source: Clark County Assessor; Applied Analysis



Whitney – Sample Properties



Whitney – Sample Properties



Whitney

Study Area 6 Assessment

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

Whitney

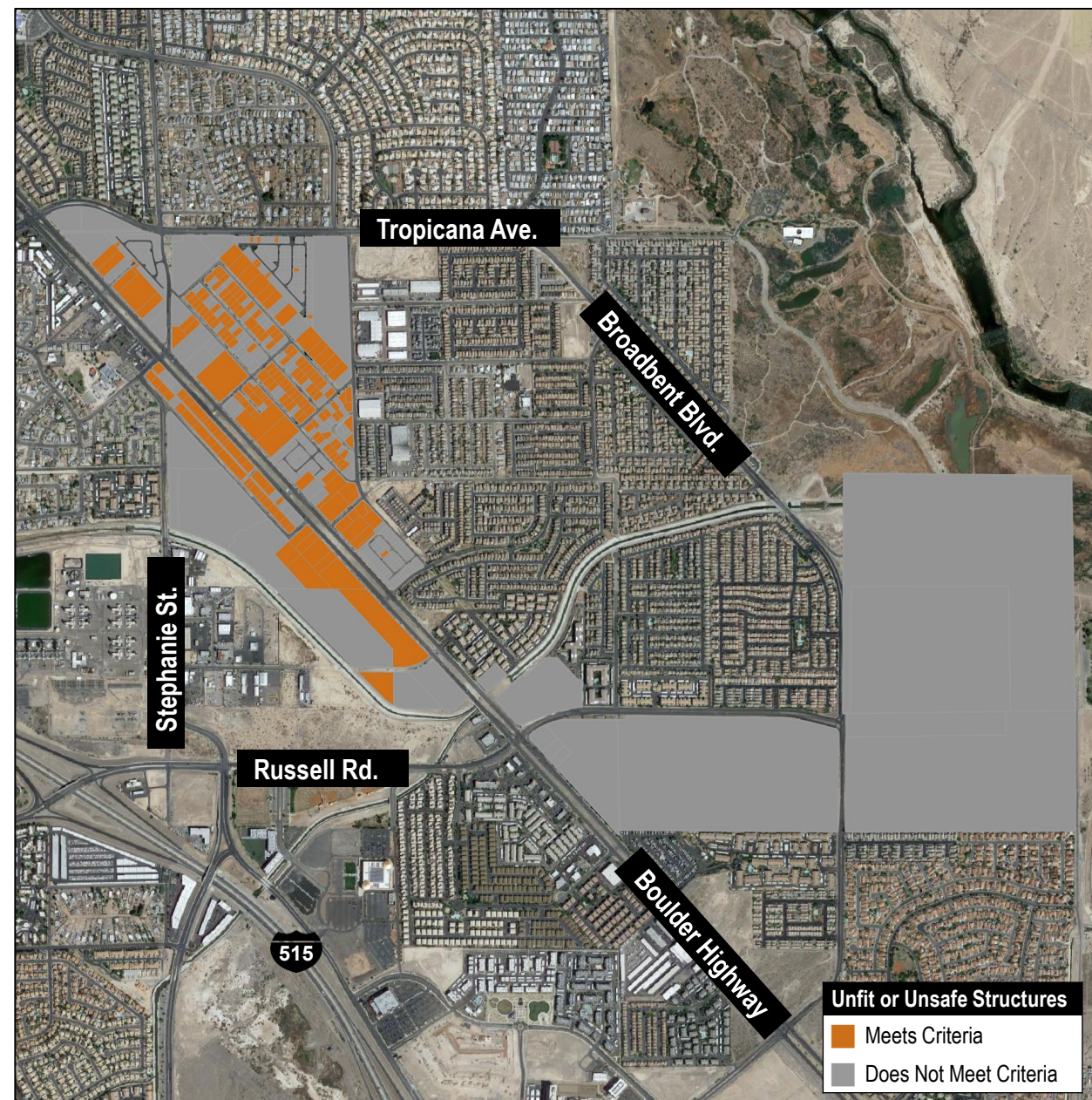
Parcel-Level Blight Assessment

Unfit or Unsafe Structures – NRS 279.388(1)(a)

The criteria below were used during field observation to assess whether structures were unfit or unsafe. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Physical Deterioration	148	55.0	10.8%
Outdoor Storage	145	46.1	9.1%
Poor Ventilation, Light or Sanitation	12	4.6	0.9%
Unsafe Playground or Recreation Areas	0	0.0	0.0%
Inappropriate Building Materials or Structure	0	0.0	0.0%
Converted Between Business and Residential	0	0.0	0.0%
Parcels Meeting at Least One Criteria	214	78.0	15.3%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



Whitney

Parcel-Level Blight Assessment

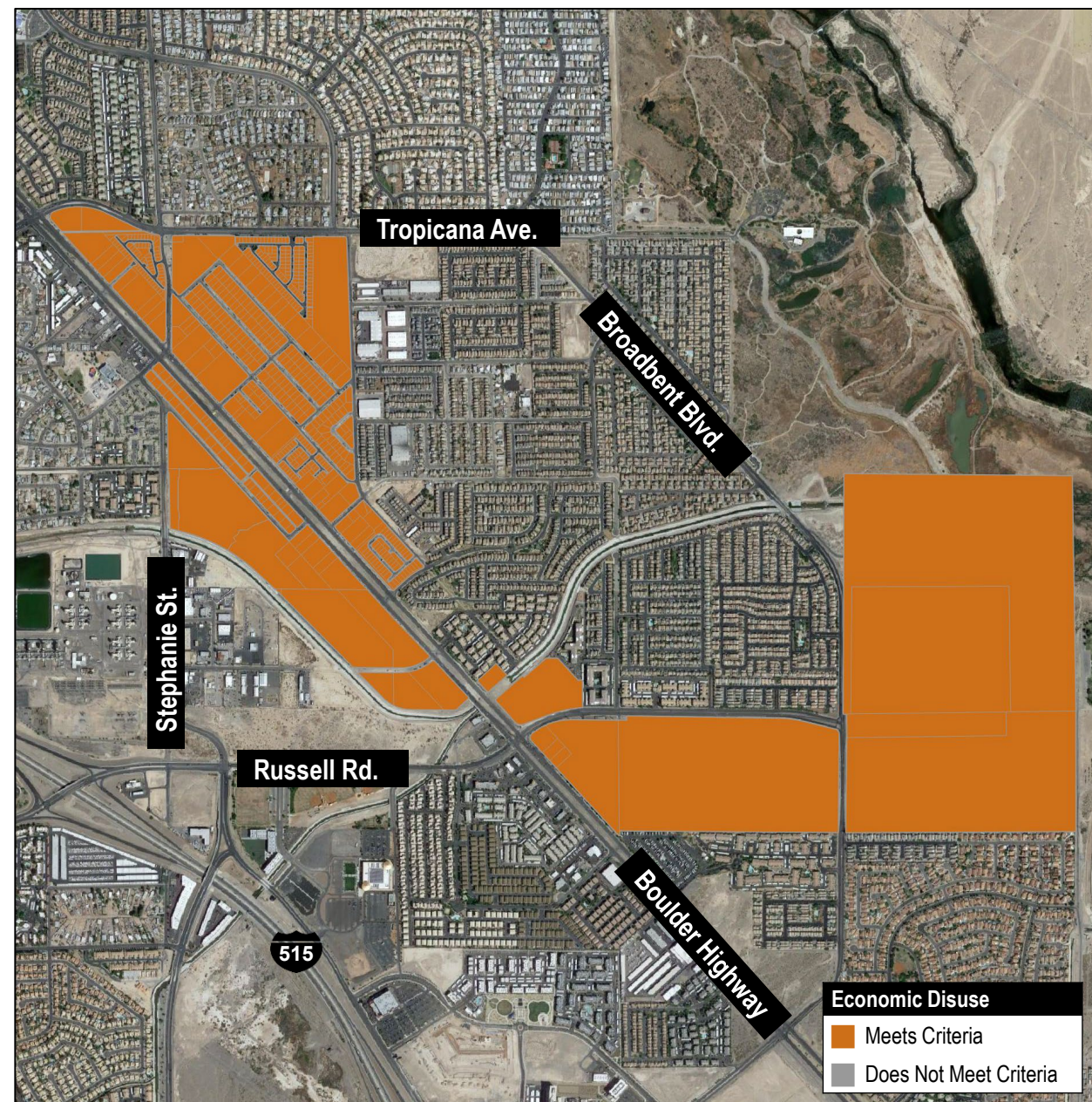
Economic Disuse – NRS 279.388(1)(b)

Various economic and demographic third-party data listed below were used to assess whether parcels experienced economic dislocation, deterioration or disuse. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Poverty Rate ¹	63	55.0	10.8%
Population 25+ that Graduated High School ²	68	143.8	28.2%
Median Household Income ³	63	55.0	10.8%
Unemployment Rate ⁴	551	490.1	96.2%
Parcels Meeting at Least One Criteria	551	490.1	96.2%

1. If the census tract poverty rate was higher than the 75th percentile in Clark County
2. If the census tract percentage of 25+ population graduated was lower than the 25th percentile in Clark County
3. If census tract median household income was lower than the 25th percentile in Clark County
4. If the census tract unemployment rate was higher than the 75th percentile in Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



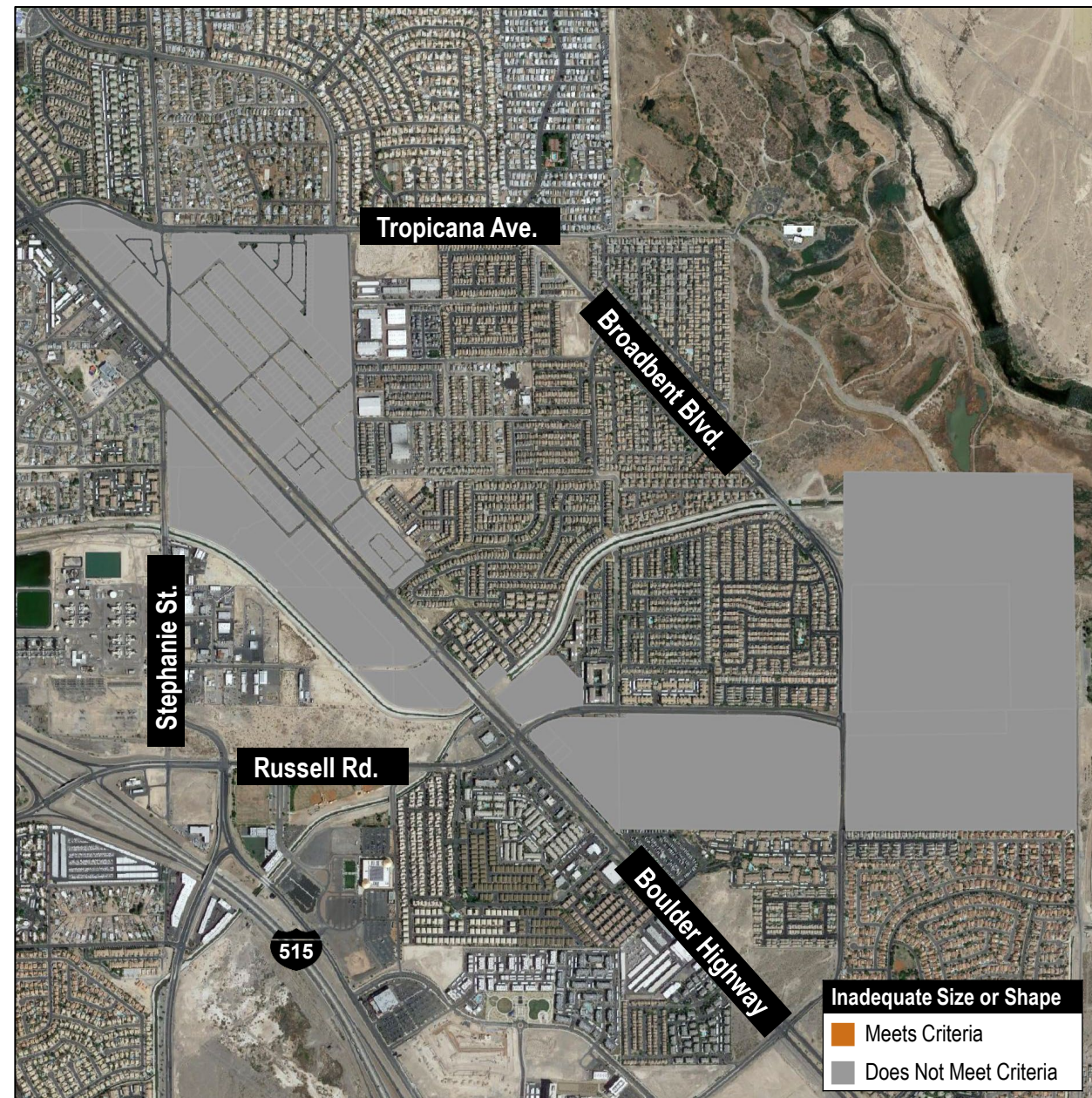
Whitney

Parcel-Level Blight Assessment

Inadequate Size or Shape – NRS 279.388(1)(c)

Field observation and geospatial analysis were used to assess whether parcels were of irregular form and shape or inadequate size for proper usefulness and development.

Assessment Criteria	Parcels	Acres	% of Area
Inadequate Size or Shape	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%

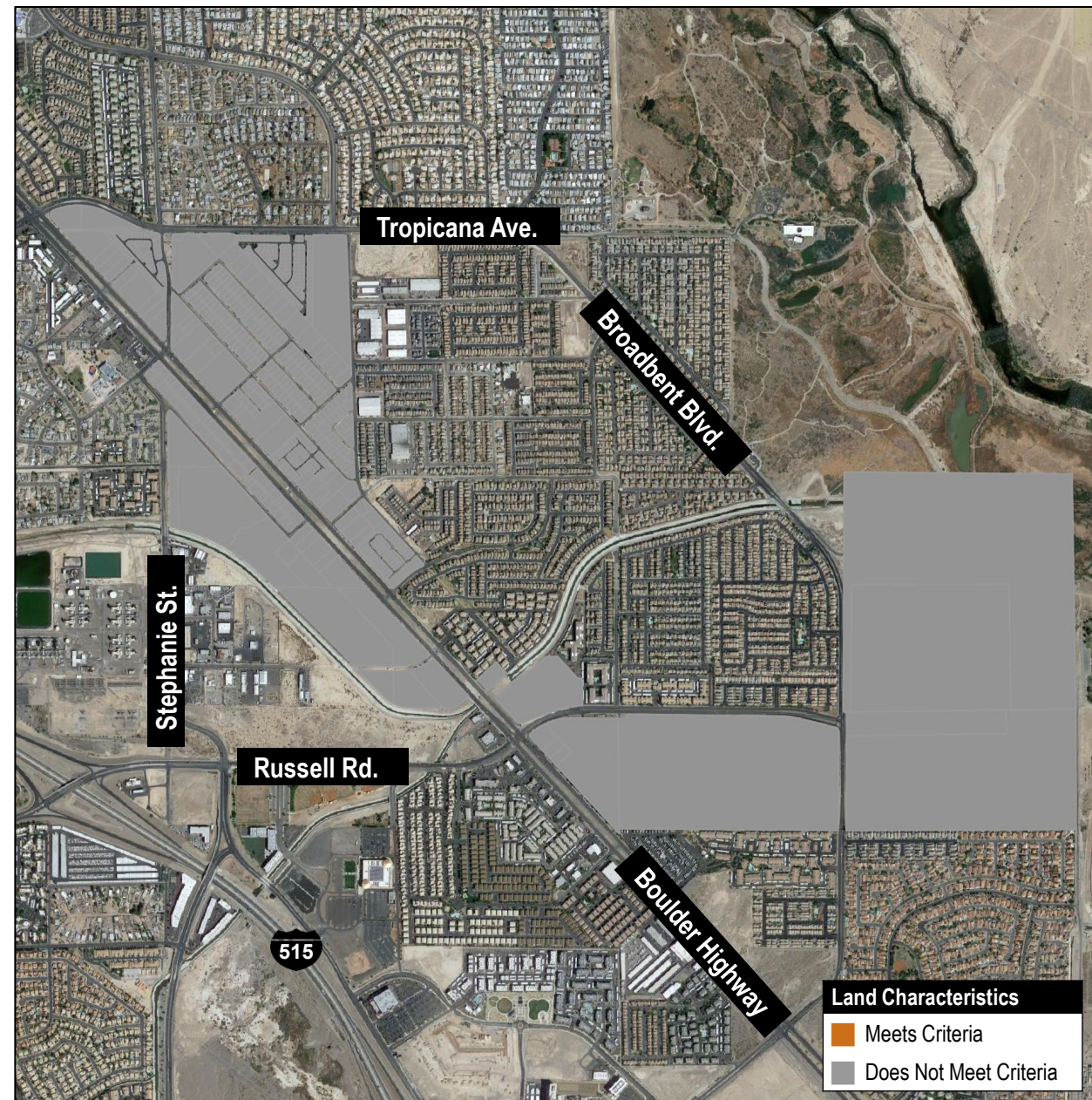


Whitney

Parcel-Level Blight Assessment Land Characteristics – NRS 279.388(1)(d)

Field observation and geospatial analysis were used to assess whether the layout of parcels disregarded the contours and other physical characteristics of the ground and surrounding conditions.

Assessment Criteria	Parcels	Acres	% of Area
Disregard for land contours & characteristics	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



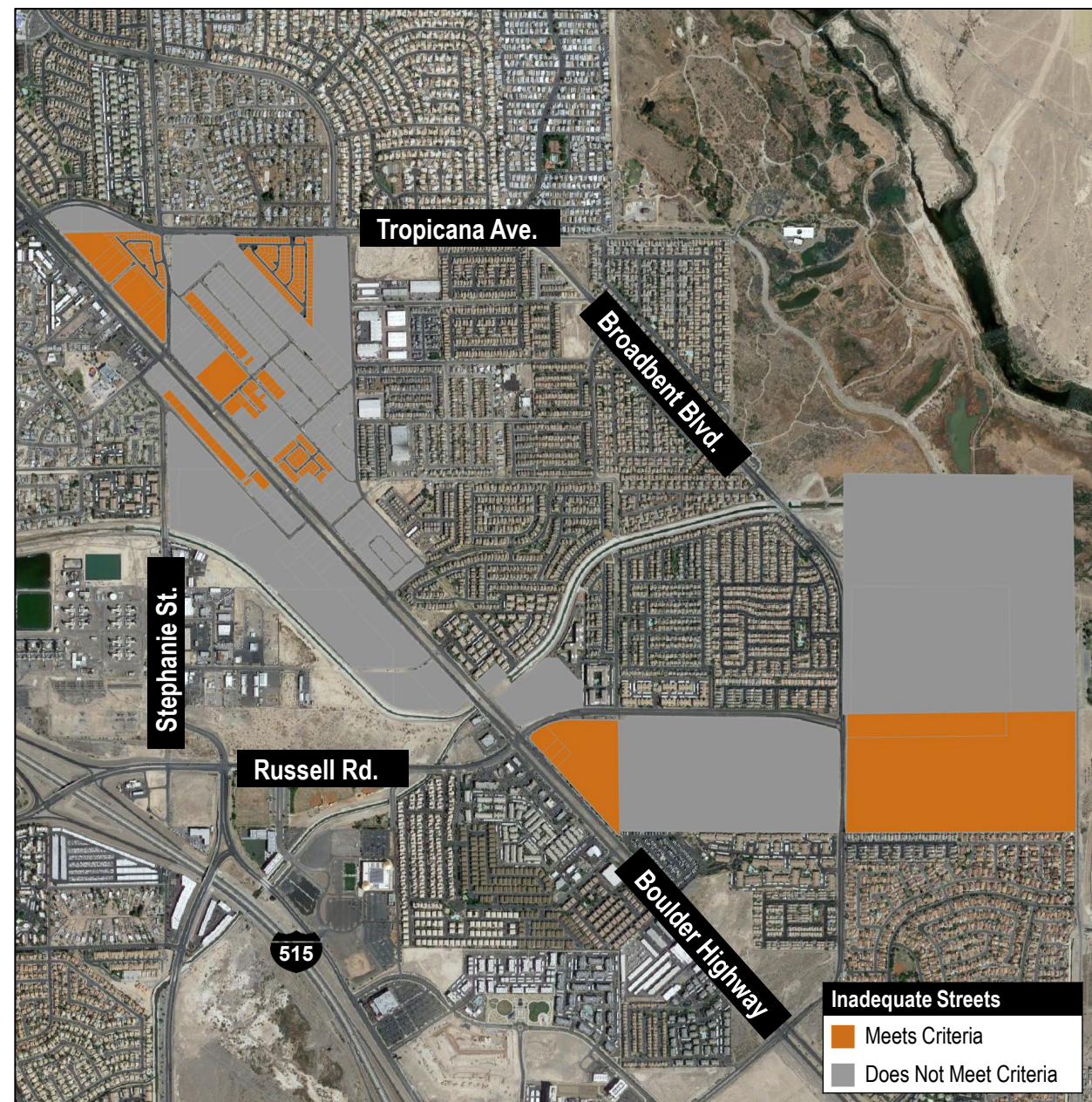
Whitney

Parcel-Level Blight Assessment

Inadequate Streets/Open Space – NRS 279.388(1)(e)

Field observation was used to assess the existence of inadequate streets (including sidewalks), open spaces and utilities.

Assessment Criteria	Parcels	Acres	% of Area
No Useable Pedestrian or Vehicle Passage	305	134.5	26.4%
Parcels Meeting Criteria	305	134.5	26.4%



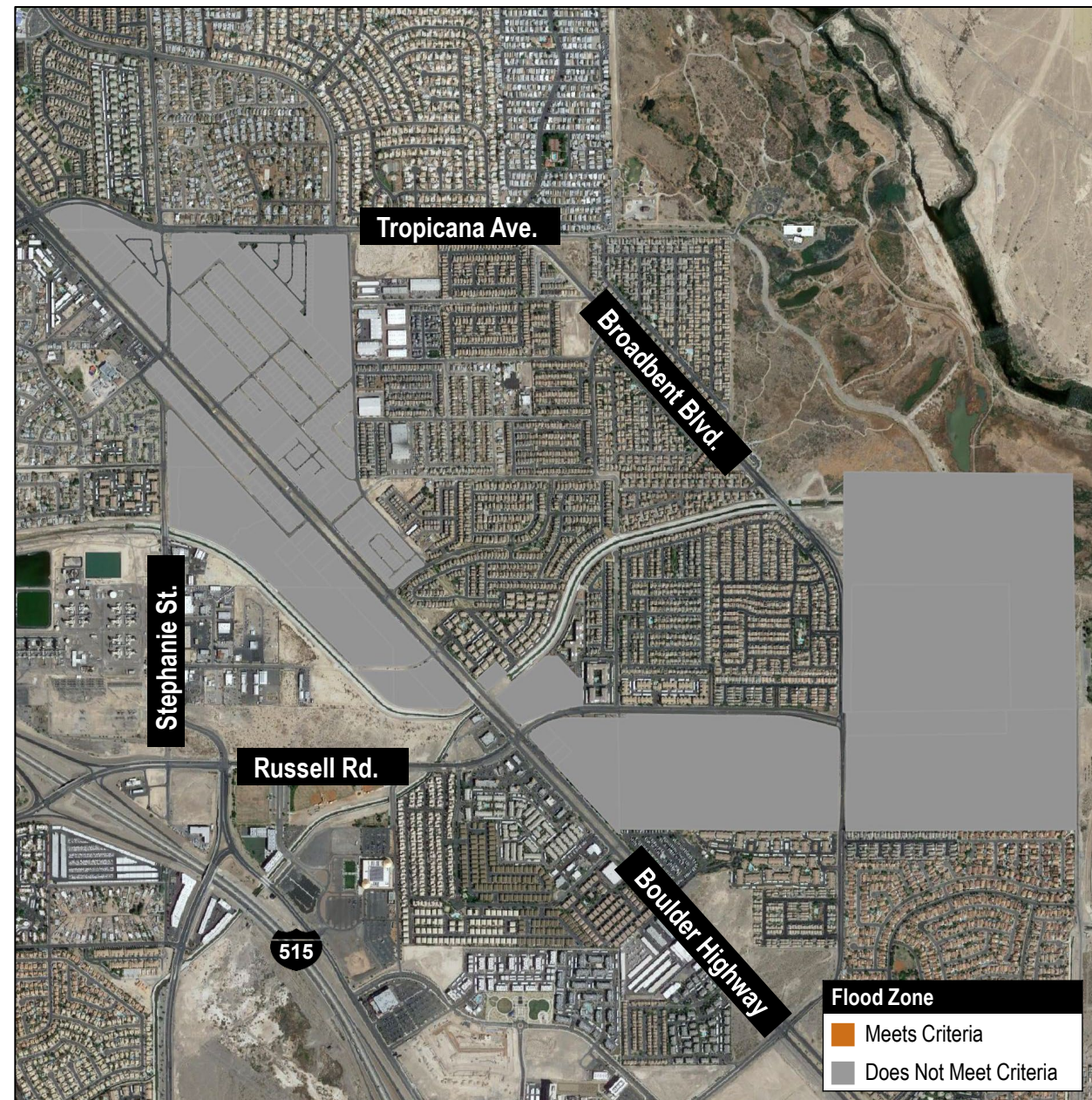
Whitney

Parcel-Level Blight Assessment

Flood Zone – NRS 279.388(1)(f)

Geospatial analysis was used to overlay the Clark County Regional Flood Control District 100-year flood zone map with the study area to assess the existence of parcels or other areas that could be submerged.

Assessment Criteria	Parcels	Acres	% of Area
Located in 100-Year Flood Zone	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



Whitney

Parcel-Level Blight Assessment

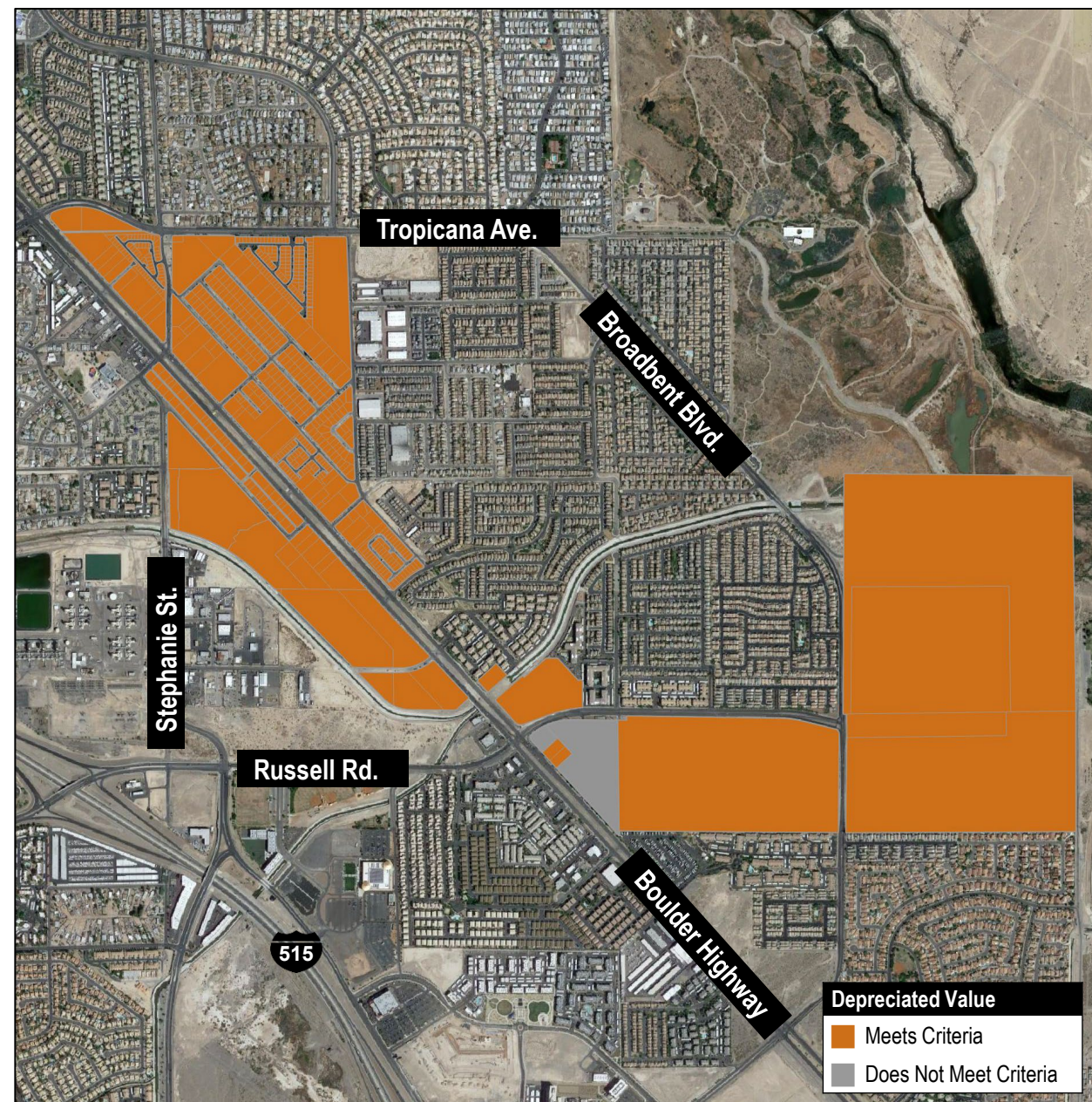
Depreciated Value – NRS 279.388(1)(g)

Various third-party economic, demographic and land value data listed below were used to assess the prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. A parcel must meet at least one of these assessment criteria to satisfy the "blighted area" evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Neighborhood Risk Index ¹	605	353.0	69.3%
Number of Crimes per Capita in Past Year ²	605	353.0	69.3%
Percent of Total Valley Foreclosures ³	0	0.0	0.0%
Assessed Value per Acre ⁴	368	456.0	89.5%
Parcels Meeting at Least One Criteria	609	494.3	97.0%

1. If the NRI was greater than the 75th percentile for all zip codes in Clark County
2. If crimes per zip code (weighted by population in that zip) was greater than 75th percentile for Clark County
3. If foreclosures per zip code (weighted by residential parcel count) was greater than 75th percentile for Clark County
4. If value was lower than 25th percentile for all parcels in urban Clark County

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.



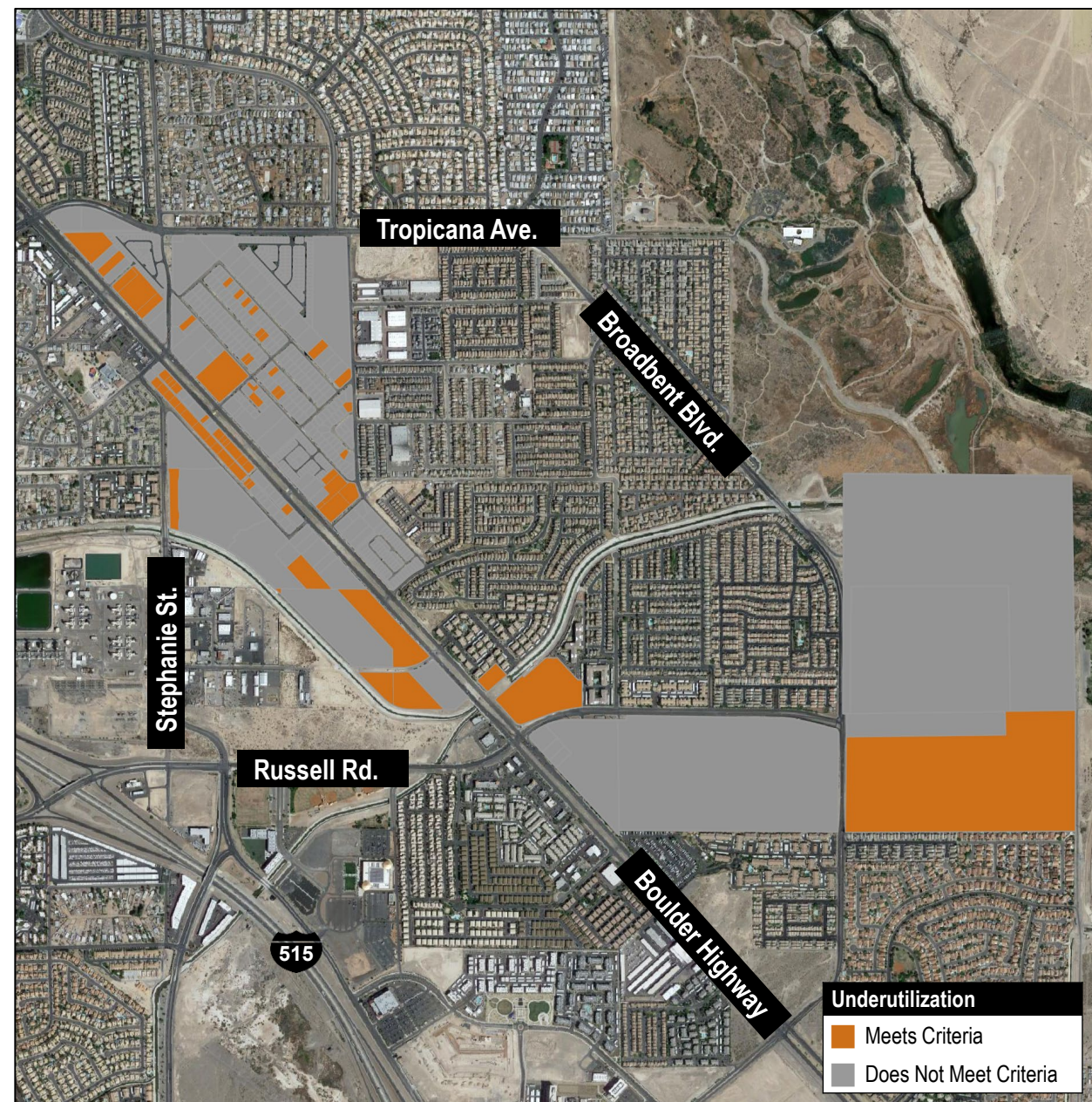
Whitney

Parcel-Level Blight Assessment

Underutilization – NRS 279.388(1)(h)

Field observation and third-party land use data were used to identify parcels with a growing or lack of proper utilization, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. A parcel must meet at least one of these assessment criteria to satisfy the “blighted area” evaluation under this subsection.

Assessment Criteria	Parcels	Acres	% of Area
Field Observation	52	170.6	33.5%
Residential Vacant	20	219.8	4.1%
Commercial Vacant	29	20.3	4.0%
Industrial Vacant	2	1.8	0.4%
Parcels Meeting at Least One Criteria	64	177.9	34.9%



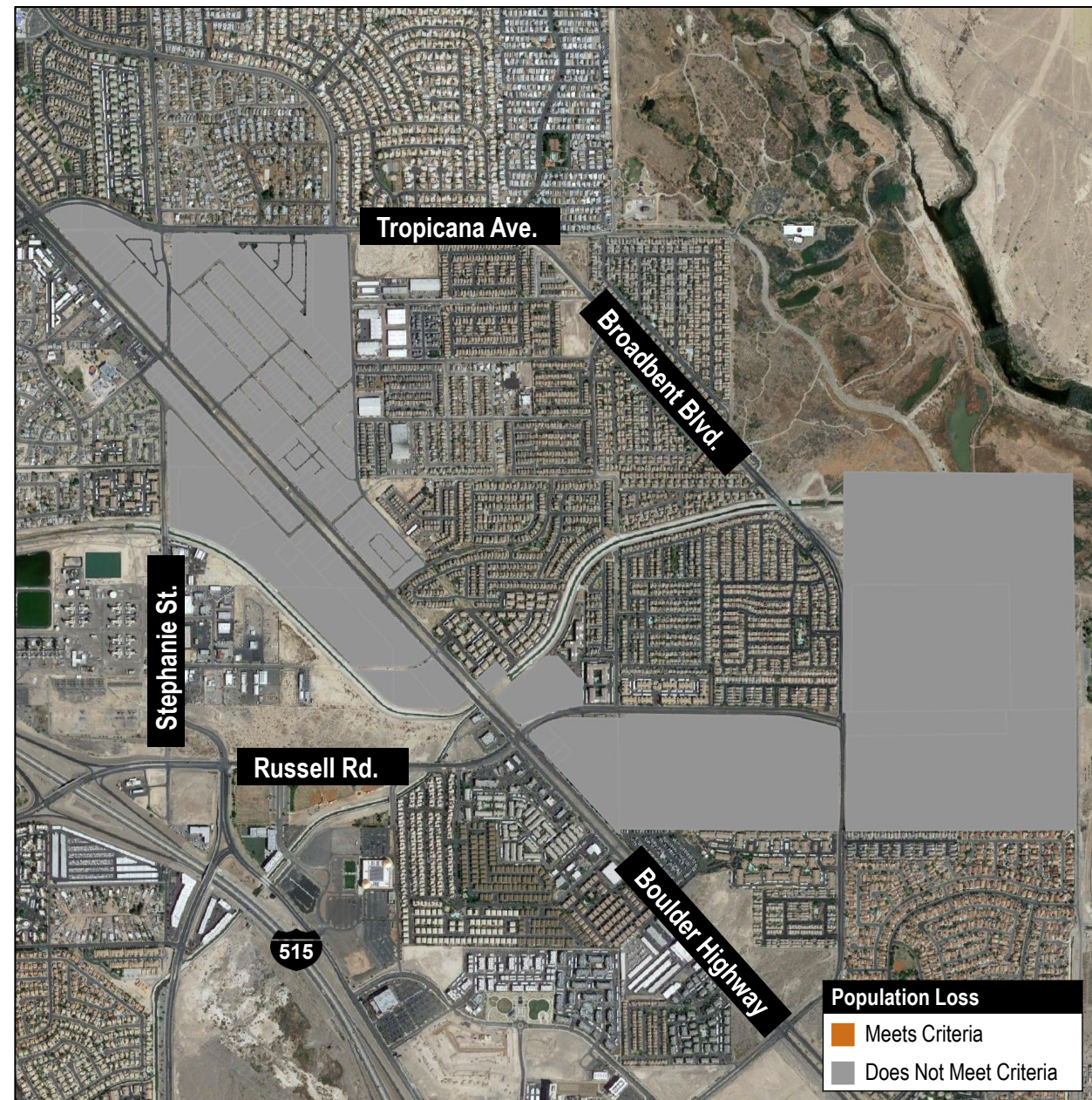
Whitney

Parcel-Level Blight Assessment

Population Loss – NRS 279.388(1)(i)

Third-party demographic data were used to assess whether an area experienced a loss of population. The time period of population loss assessed was between the 2010 and 2020 decennial censuses.

Assessment Criteria	Parcels	Acres	% of Area
Population Loss	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



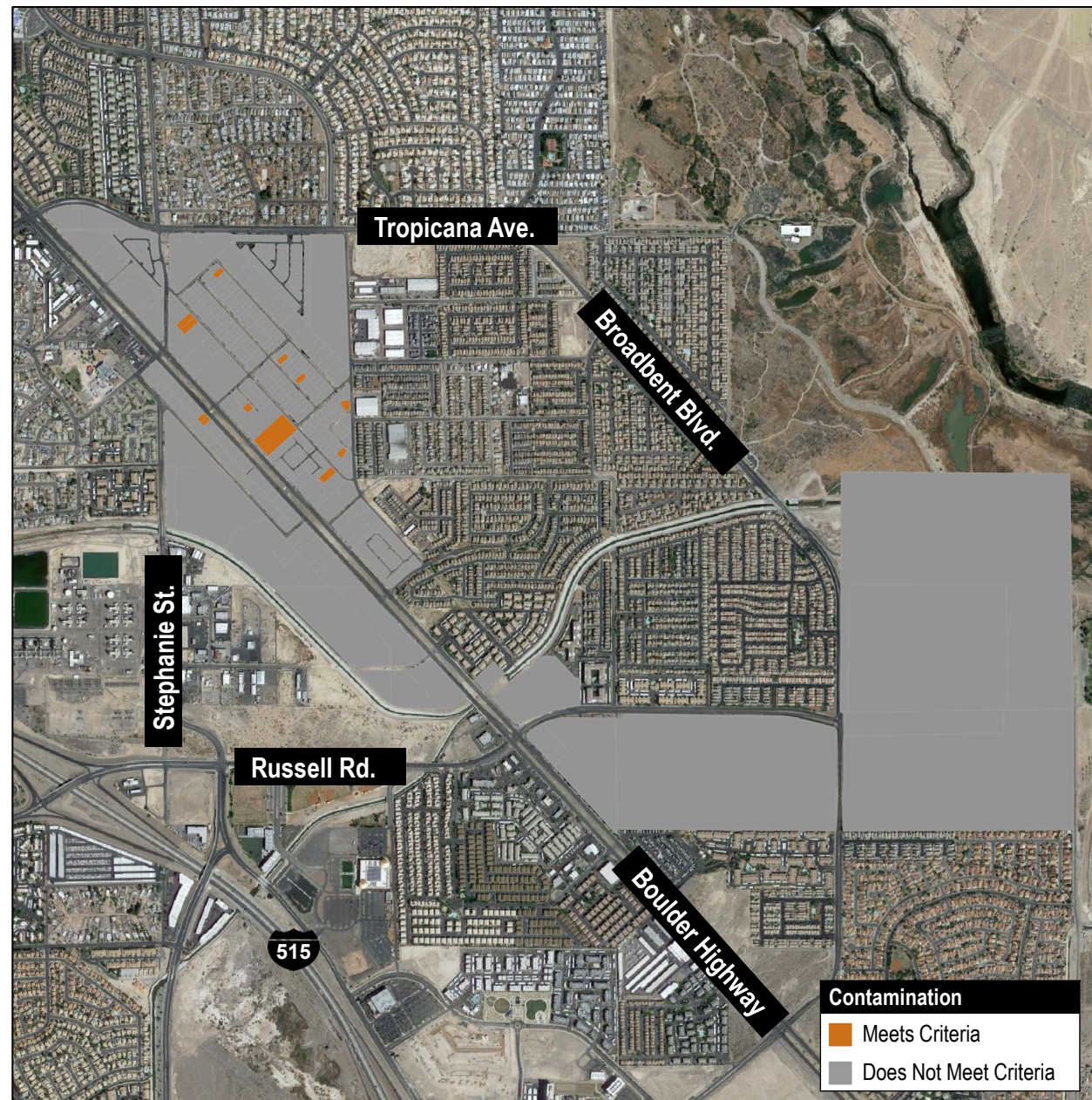
Whitney

Parcel-Level Blight Assessment

Environmental Contamination – NRS 279.388(1)(j)

Subjective field observation was used to assess the existence of environmental contamination of buildings or property. For purposes of this analysis, properties that had visible mold issues or other rotting or structural issues that appeared to be the product of fungus, mold, pests, bugs or any combination thereof, were counted in this category.

Assessment Criteria	Parcels	Acres	% of Area
Environmental Contamination	12	4.6	0.9%
Parcels Meeting Criteria	12	4.6	0.9%



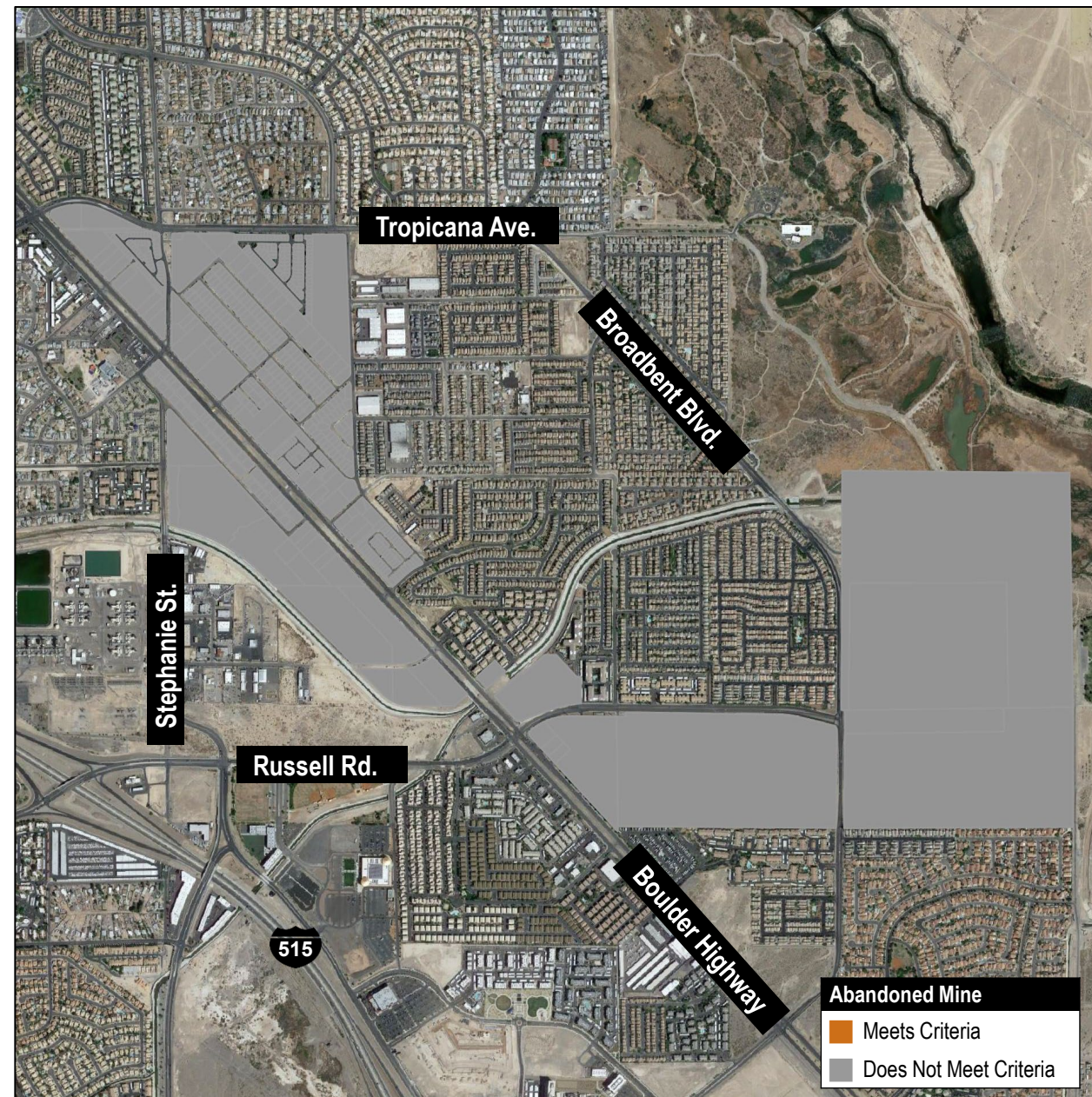
Whitney

Parcel-Level Blight Assessment

Abandoned Mine – NRS 279.388(1)(k)

The Nevada Abandoned Mine Lands Physical Hazards Report was used to assess the existence of an abandoned mine in the area.

Assessment Criteria	Parcels	Acres	% of Area
Abandoned Mine	0	0.0	0.0%
Parcels Meeting Criteria	0	0.0	0.0%



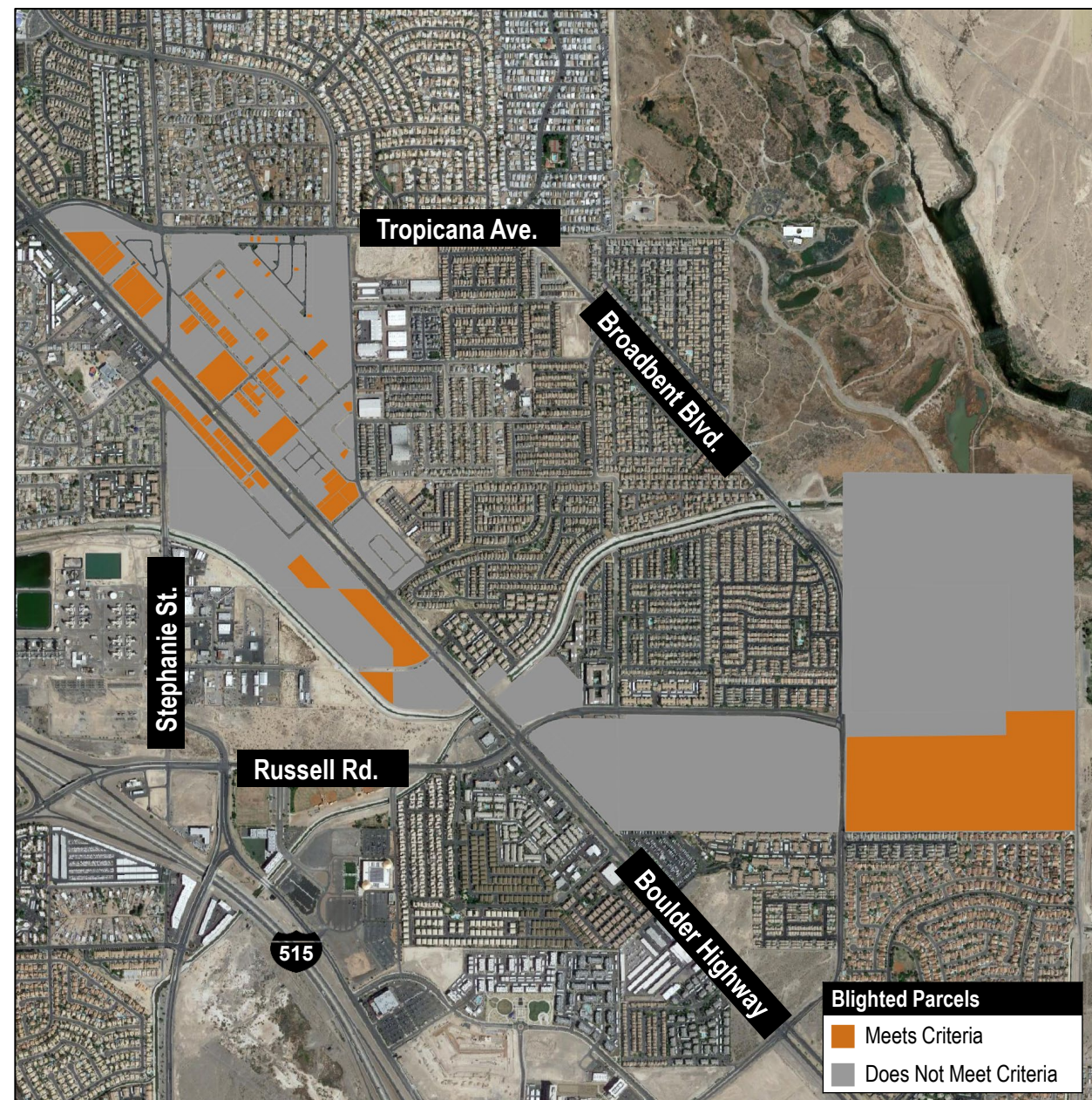
Whitney

Parcel-Level Blight Assessment

Blighted Area Summary – NRS 279.388

In the Whitney study area, just under 22 percent of acreage meets the “blighted area” criteria.

Blight Factors		Parcels	Acres	% of Area	Blight Summary
Blighted	6	0	0	0.0%	21.7% of Area Meets Blight Criteria
	5	22	13.3	2.6%	
	4	75	97.6	19.1%	
Not Blighted	3	375	189.0	37.1%	78.3% of Area Does Not Meet Blight Criteria
	2	92	263.3	51.7%	
	1	47	4.7	0.9%	
	0	0	0	0.0%	



Whitney

Study Area 6 Assessment

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

Whitney

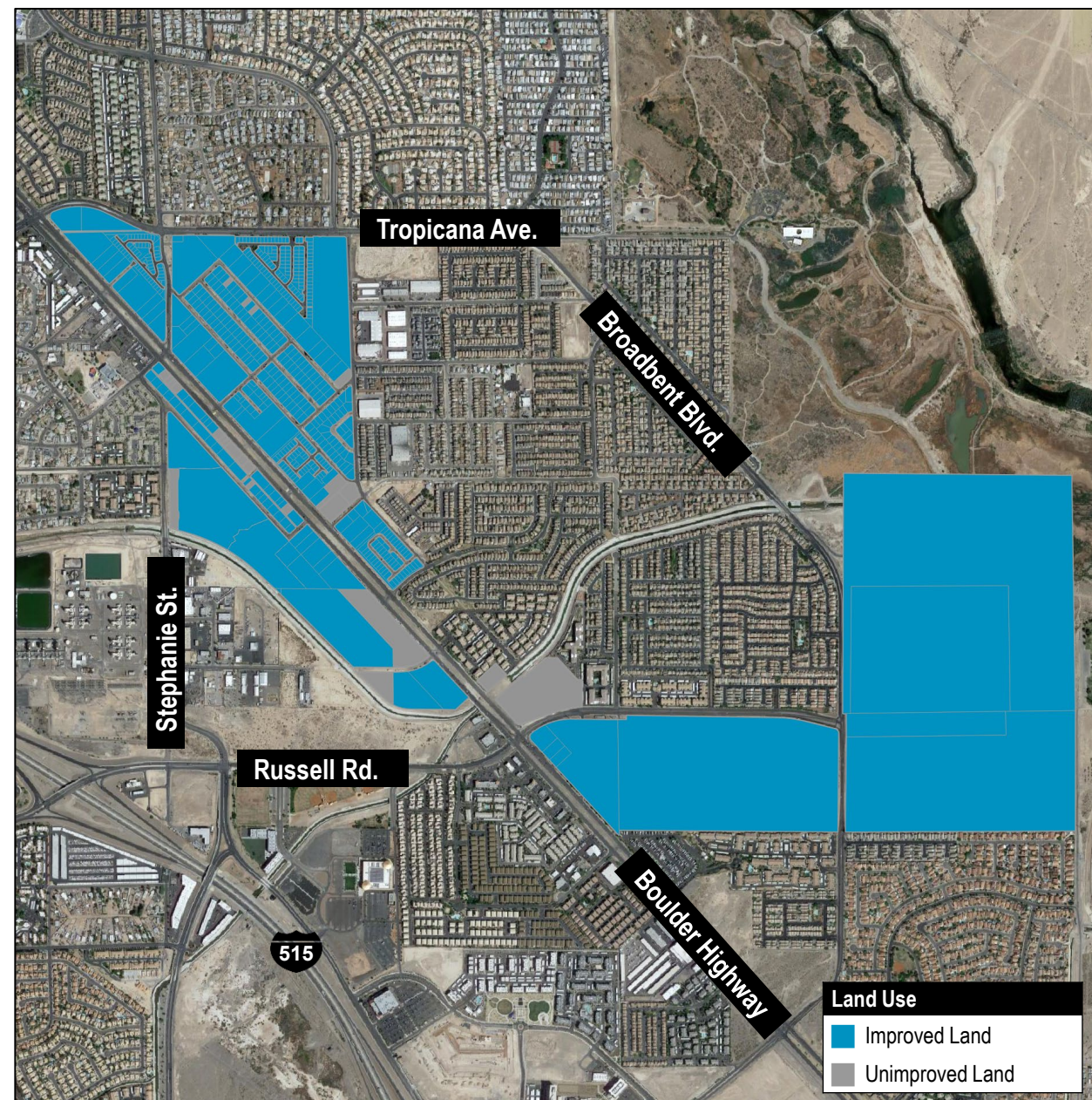
Redevelopment Area Designation

Improved Land – NRS 279.519(2)

At least 75 percent of the area included within a redevelopment area must be improved land. The proposed Whitney study area meets that requirement.

Assessment Criteria	Parcels	Acres	% of Area
Improved Land	586	481.4	94.4%
Unimproved Land	25	28.3	5.6%
Total	611	509.7	100.0%

Note: Parcel counts and percentage totals may not sum because a parcel may meet more than one criteria.

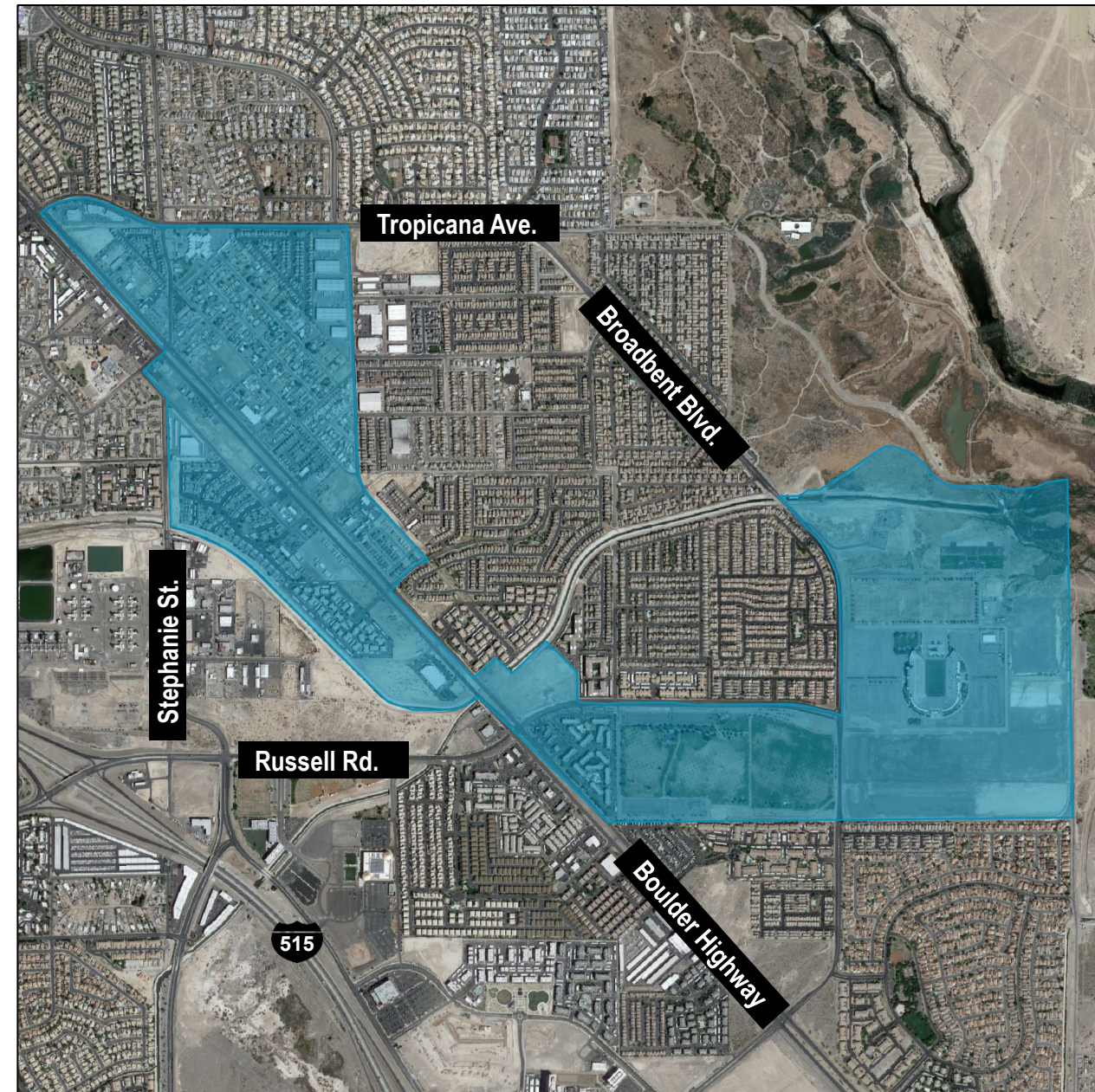


Whitney

Redevelopment Area Designation

Regular Shape – NRS 279.519(5)

A redevelopment area must follow visible ground features and be regular in shape, with exceptions for physical or political boundaries. The Whitney study area appears to satisfy this requirement.

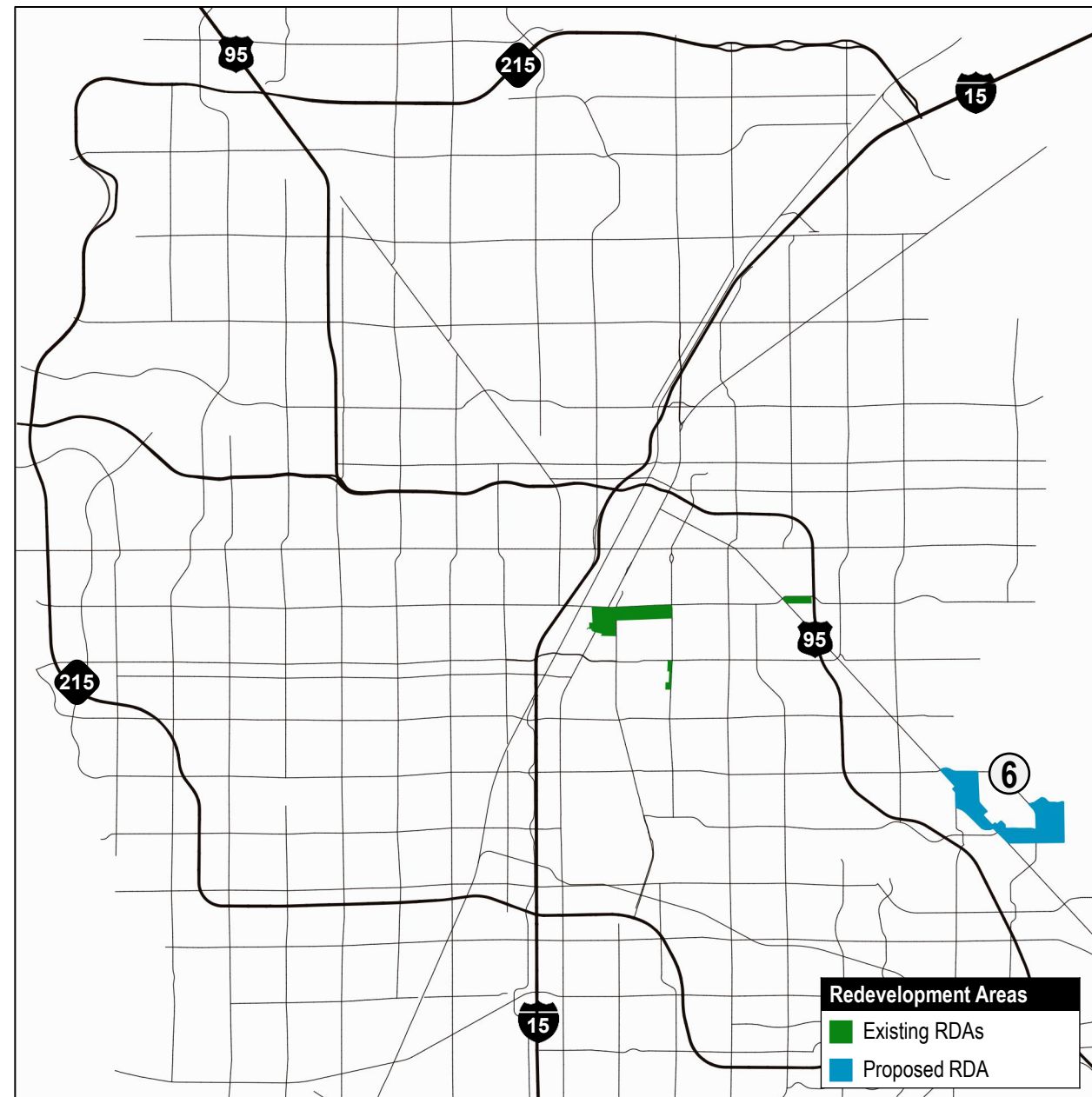


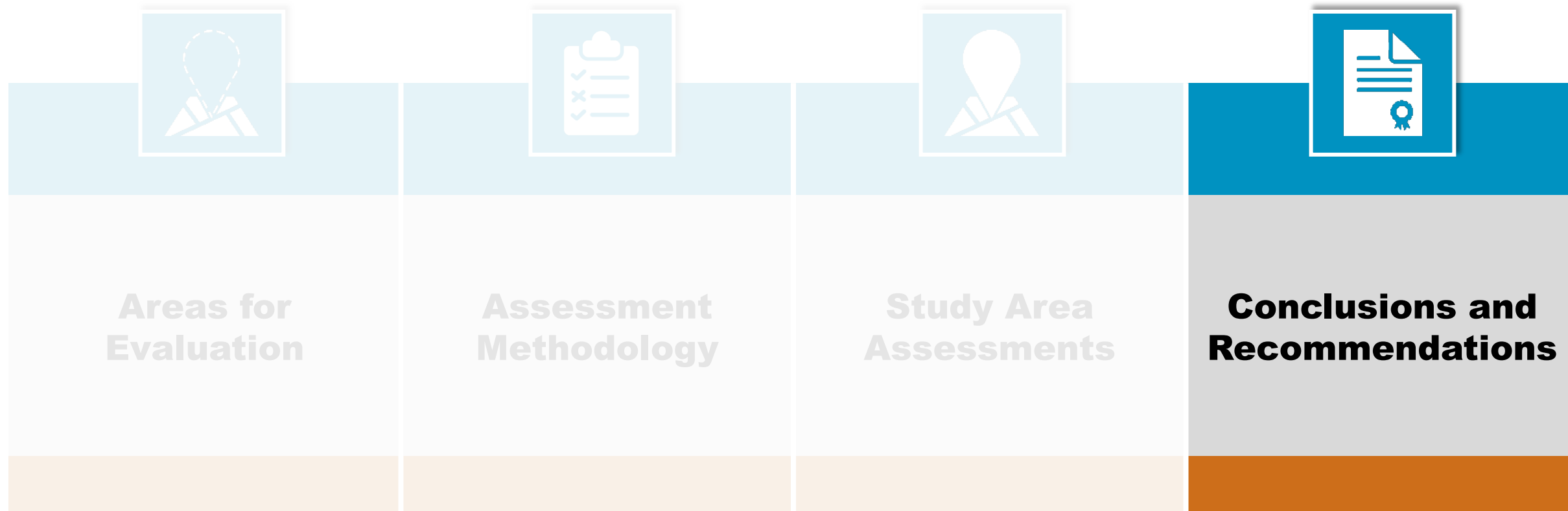
Whitney

Redevelopment Area Designation

Outside Prior RDA – NRS 279.519(7)

The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which the property was included. The Whitney study area does not include any property included in existing redevelopment areas, shown in yellow on the map to the right.





Stadium District

Recommendation

Blighted Area

0.3%

Area Evaluation

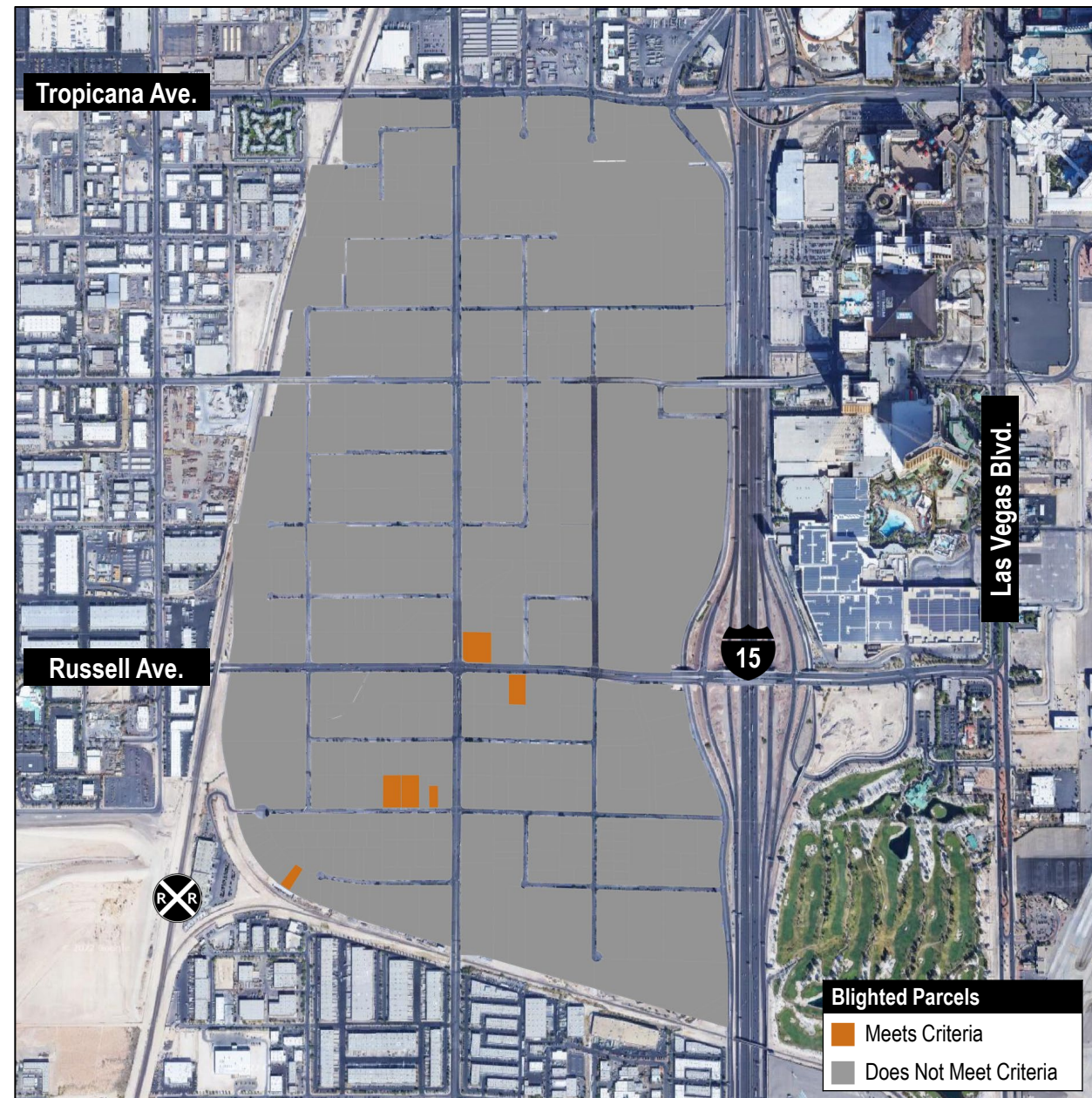
Meets

Key Considerations

The Stadium District study area is comprised of mainly commercial and industrial parcels. At the core of the area is the recently completed \$2.0 billion Allegiant Stadium. The stadium reflects a substantial new investment and since opening in 2020 appears to be spurring incremental investments in the area.

Conclusions and Recommendations

While selected mature commercial and industrial properties to the west of Allegiant Stadium within the study area exhibited deterioration, disuse and other characteristics of blight, only a small portion of parcels met the blighted area definition in NRS 279.388. Overall, the study area does not appear to qualify as an RDA. The recommendation is to focus efforts in other areas within Clark County.



Northeast Recommendation

Blighted Area

22.7%

Area Evaluation

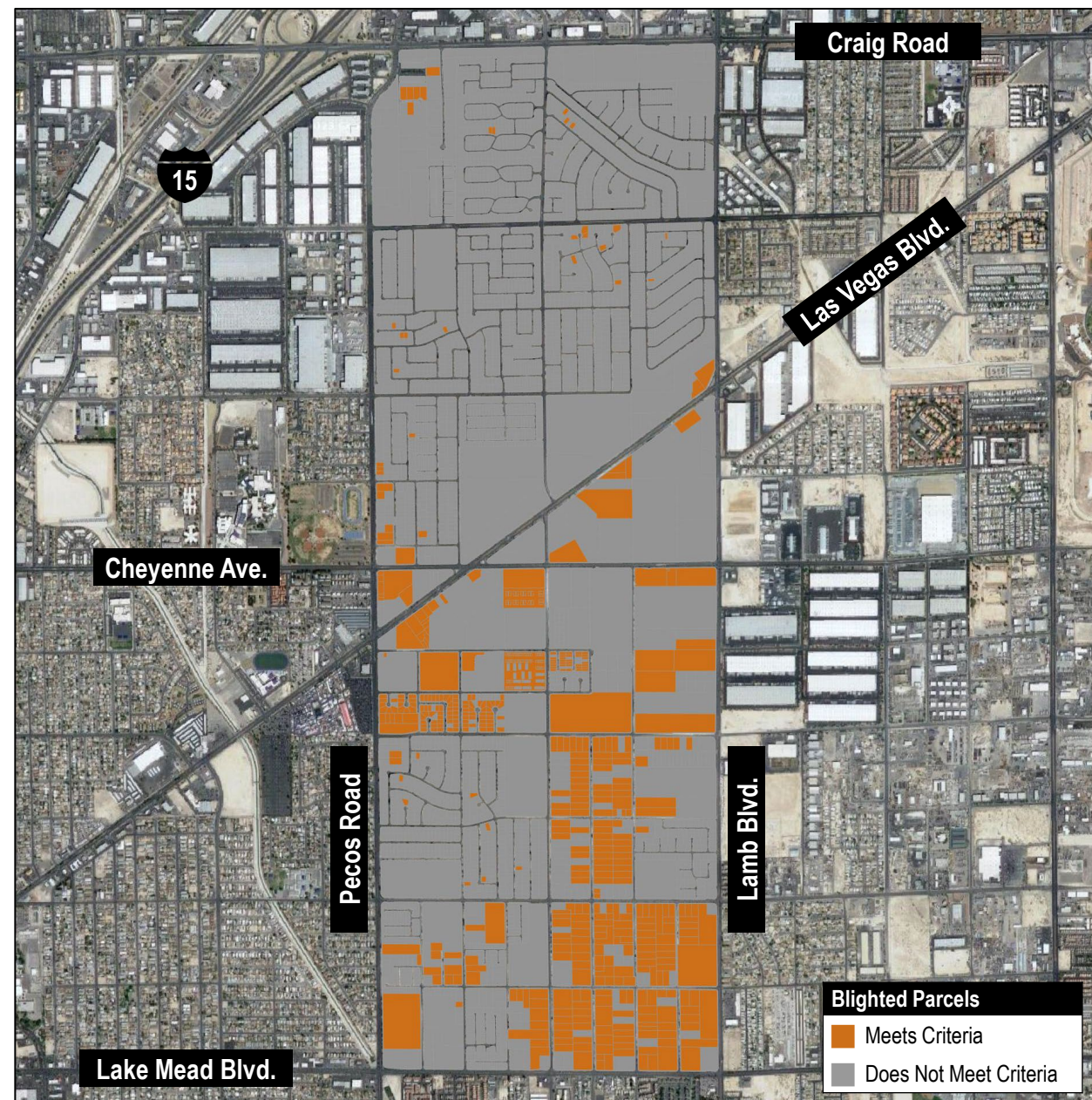
Meets

Key Considerations

The Northeast study area encompasses a large geographic area that include numerous residential neighborhoods, commercial centers and industrial properties. Blight conditions are exhibited throughout the area, with concentrations in neighborhoods primarily south of Las Vegas Boulevard.

Conclusions and Recommendations

The study area contains a large number of parcels that exhibit characteristics of blight, and about one-fifth of the area's acreage meet the blighted area definition in NRS 279.388. The blighted areas include residential, industrial and commercial properties. Overall, the study area appears to qualify as an RDA. The recommendation is to evaluate the boundaries of the proposed RDA with a focus on the southern area where blight conditions predominate.



University District

Recommendation

Blighted Area

2.4%

Area Evaluation

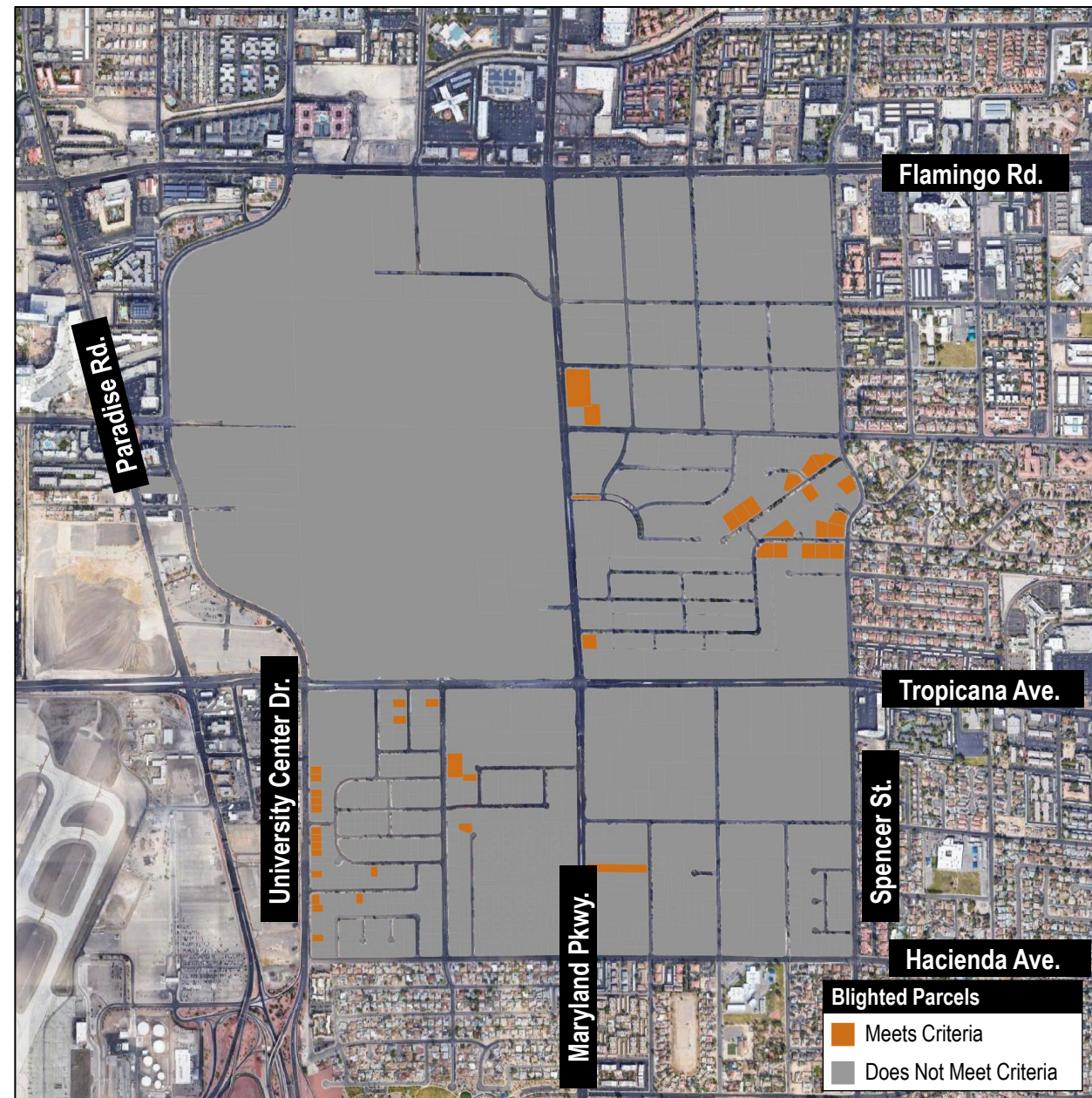
Meets

Key Considerations

The University District encompasses the main UNLV campus and surrounding residential and commercial areas. As a publicly owned property, the university is not subject to property taxes and may not be appropriate for inclusion in RDA boundaries.

Conclusions and Recommendations

The study area contains a number of parcels that exhibit elements of blight, including deterioration and disuse, and the area is characterized by socioeconomic challenges such as low educational attainment, high unemployment, crime and poverty rates, and depressed property valuations. Overall, the study area appears to qualify as an RDA. The recommendation is to revise the boundaries of the proposed RDA to exclude the university and focus on adjacent neighborhoods most impacted.



Spring Mountain

Recommendation

Blighted Area

7.2%

Area Evaluation

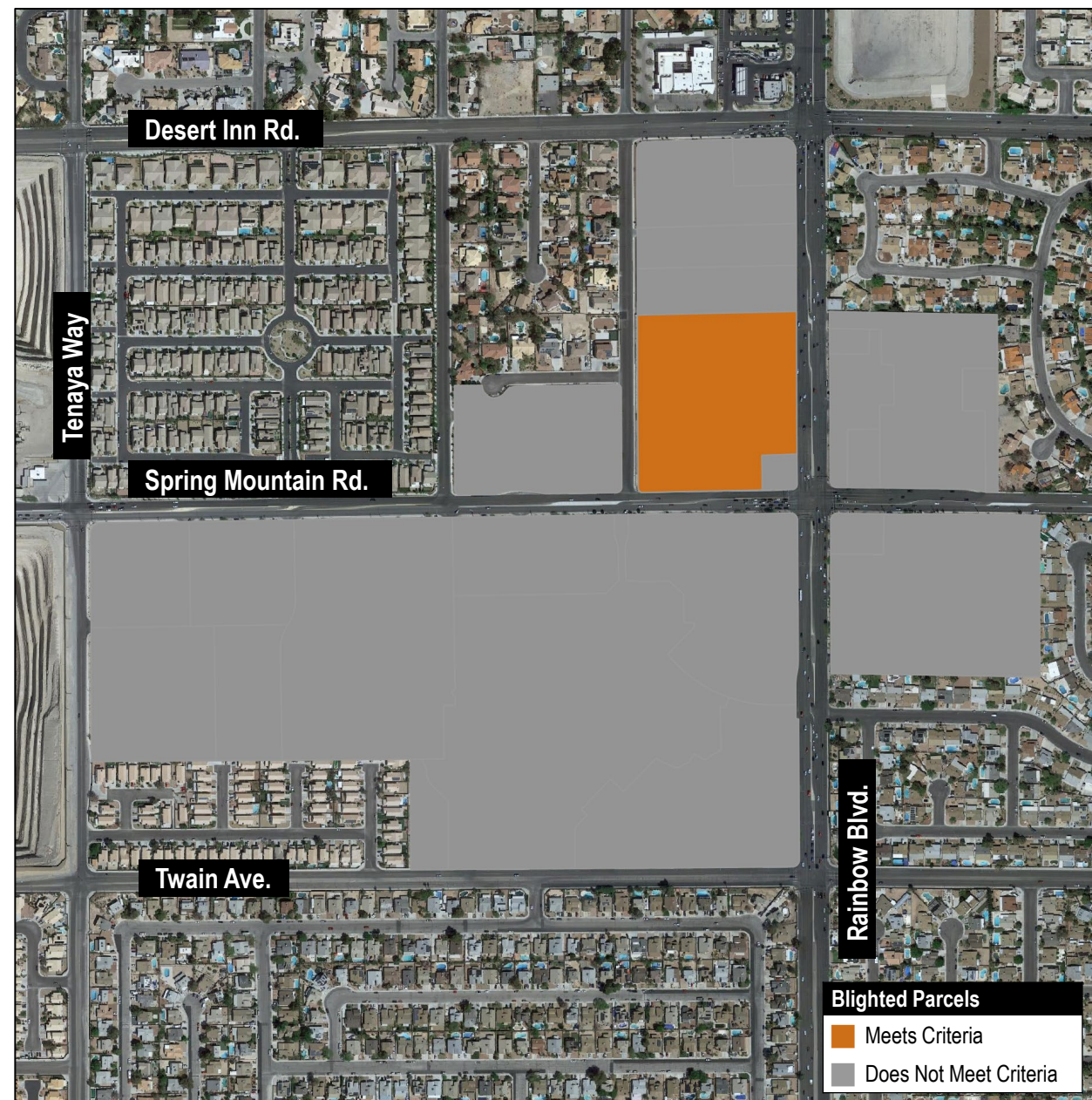
Meets

Key Considerations

The smallest of the proposed RDAs, the Spring Mountain study area consists of a commercial area centered largely around a single intersection. While the area is generally mature, the majority of shopping centers in the area are properly maintained and actively operating.

Conclusions and Recommendations

The blighted area in the study area is primarily limited to a single large parcel that is home to an abandoned shopping center. This parcel alone accounts for 7 percent of the area's acreage and is prominently located at the intersection of Rainbow Boulevard and Spring Mountain Road. Based on the prominence and location of the blighted property and its potential to affect surrounding parcels, the study area appears to qualify as an RDA.



Chinatown

Recommendation

Blighted Area

8.0%

Area Evaluation

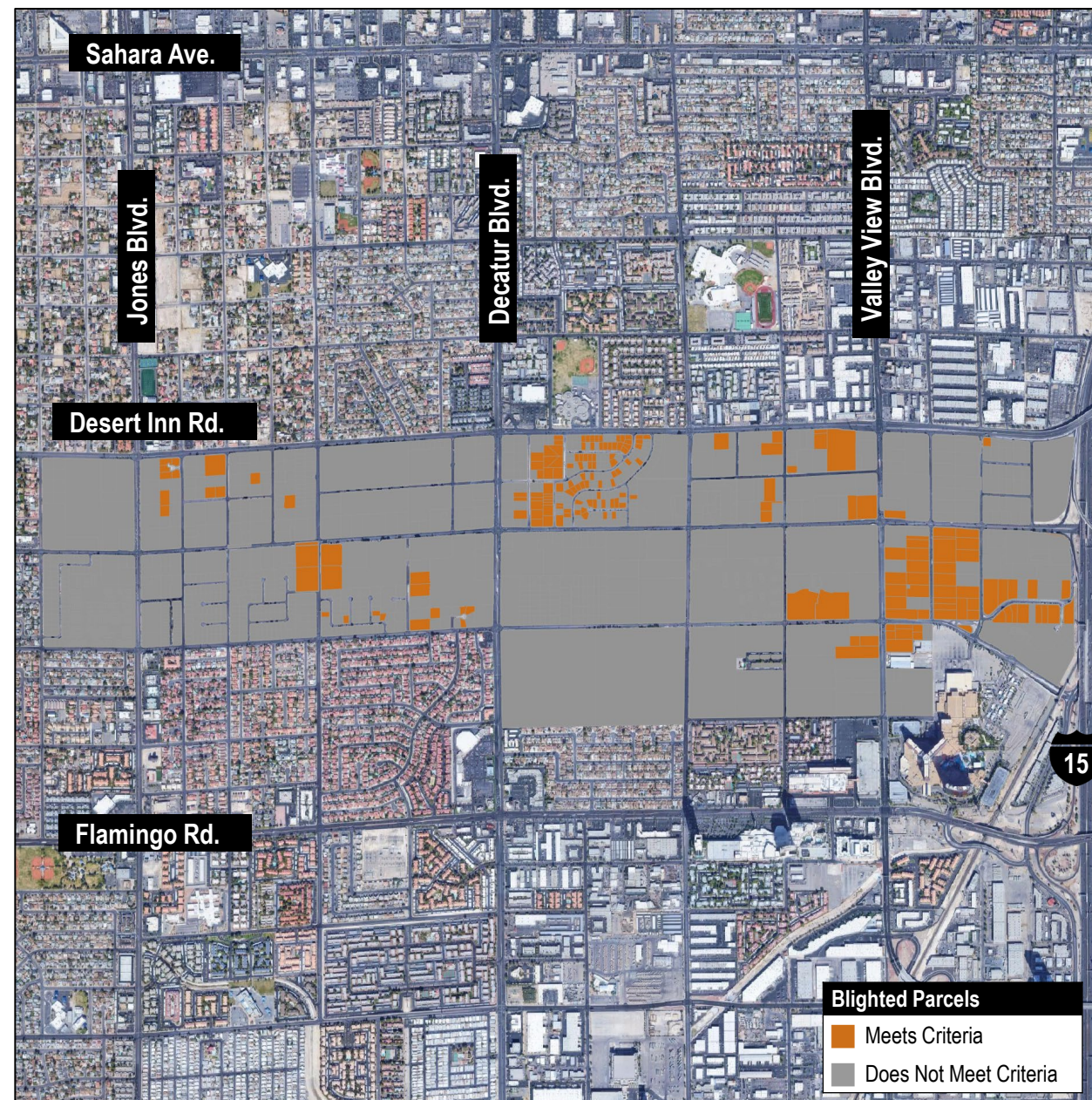
Meets

Key Considerations

The Chinatown study area includes a busy commercial corridor that extends more than two miles. Many of the area's commercial centers are well maintained and productive, while others are aging and exhibiting signs of deterioration and disuse. Some of the area's residential neighborhoods are also showing signs of blight.

Conclusions and Recommendations

The study area includes a number of parcels that meet the blighted area definition in NRS 279.388, with concentrations on the eastern portion of the proposed RDA. The area is characterized by socioeconomic challenges such as low educational attainment, high unemployment, crime and poverty rates, and depressed property valuations. Overall, the area appears to qualify as an RDA. The recommendation is to evaluate possible revisions of the boundaries to focus on concentrated areas of blight.



Whitney

Recommendation

Blighted Area

21.7%

Area Evaluation

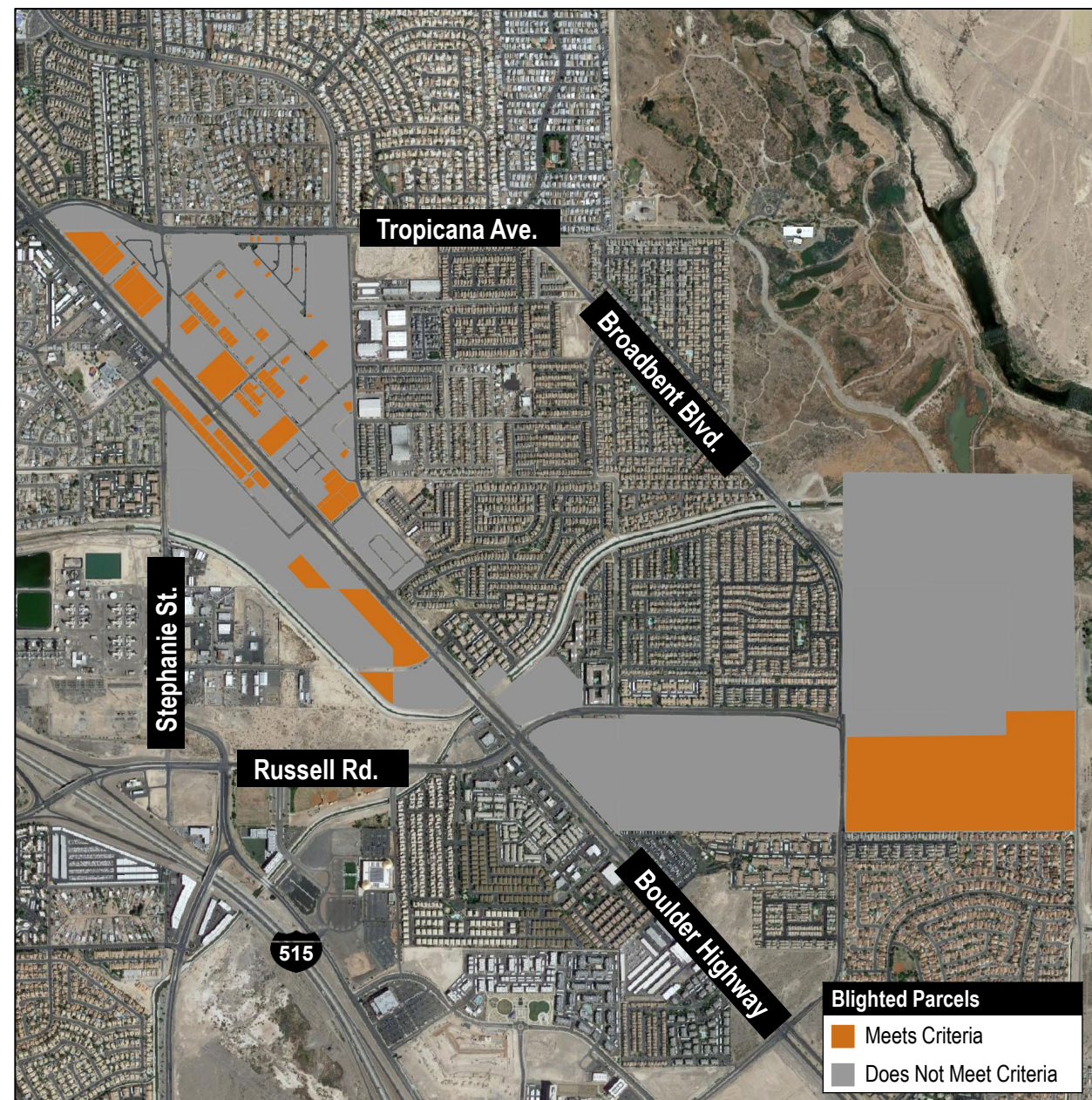
Meets

Key Considerations

The Whitney study area is located along Boulder Highway and includes many parcels that exhibit characteristics of blight. The eastern portion of the proposed RDA consists of a park, Sam Boyd Stadium and vacant property. As publicly owned properties that are not subject to property taxes, they may not be appropriate for inclusion in an RDA.

Conclusions and Recommendations

The study area includes a number of parcels that meet the blighted area definition in NRS 279.388. They are concentrated along the northwestern portion of Boulder Highway. Overall, the area appears to qualify as an RDA. The recommendation is to evaluate possible revision of the boundaries to remove the eastern portion of the area under consideration.



CLARK COUNTY REDEVELOPMENT AGENCY **BLIGHTED AREA STUDY**

