



AGENCY OVERVIEW

• • • • • PRESENTED TO • • • • •

**CLARK COUNTY
BOARD OF COMMISSIONERS**





INTRODUCTION



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

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

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The Agency has an annual budget of **\$296 Million** with approximately 251 budgeted positions.





INTRODUCTION

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



William McCurdy II
Clark County Board of Commissioner
Vice-Chairman
Southern Nevada Regional Housing Authority
Board Chairman



Tick Segerblom
Clark County Board of Commissioner
Chairman
Southern Nevada Regional Housing Authority
Board Vice-Chairman





PARTNERSHIP WITH CLARK COUNTY

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Since its inception, SNRHA has received invaluable support from Clark County in the form of grants for various developments:

| Property | Type | Award Type | Award Amount |
|---|-------|------------------------|--------------|
| Arthur Sartini | | Community Housing Fund | \$ 4,600,000 |
| Bennett Phase II | | Community Housing Fund | \$ 3,100,000 |
| Dorothy Kidd MHP (6 Manufactured Homes) | | NSP | \$ 600,000 |
| Espinoza | RAD | HOME Fund | \$ 1,000,000 |
| Neighborhood Stabilization Program (23 4-Plex Homes) | NSP | NSP | \$ 5,800,000 |
| Neighborhood Stabilization Program (82 Homes) | NSP | NSP | \$ 6,700,000 |
| Rose Gardens | RAD | HOME Fund | \$ 1,000,000 |
| Rose Gardens | | HOME Fund | \$ 1,500,000 |
| Rulon Earl Clubhouse | | CDBG | \$ 700,000 |
| Rulon Earl MHP (64 Manufactured Homes) | | NSP | \$ 2,400,000 |
| Wardelle Townhouses | LIHTC | HOME Fund | \$ 1,000,000 |
| TOTAL | | | \$28,400,000 |



HOUSING CHOICE VOUCHER PROGRAM

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12,598 Total Vouchers

12,056 utilized

(Emergency, Mainstream, and VASH)

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

19,000+ are interested in training or employment

**SNRHA Services Over 45,000 Residents
and**

Contributes \$155 Million in Landlord Payments





Southern Nevada
Regional Housing Authority

Government Career Fair

Tuesday, March 5th 2024 | East Las Vegas Library
2851 E. Bonanza Rd. Las Vegas, NV, 89101 - 11:00 A.M. - 2:00 P.M.



- Interested in a new career or moving upward in your career?
- Curious about working in a government agency?
- Do you have an upcoming internship for school?
- Unsure if you qualify to work for the government?
- Questions about benefits or work environment?
- Looking for personal or professional growth?

Come dressed to impress!
Bring several copies of your resume!

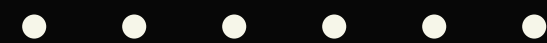
Multiple government agencies will be present!



www.snvrha.org



HOUSING PORTFOLIO



SNRHA is the Largest Landlord in the State of Nevada

Public & Affordable Housing
4,811 Units - 18 Developments

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

(44,444) Waitlist Applicants)





SNRHA HIGHLIGHTS



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





SNRHA'S PILLARS FOR SUCCESS

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INCREASE HOUSING OPPORTUNITIES

ENHANCE RESIDENT OPPORTUNITIES

CUSTOMER SERVICE | SERVICE DELIVERY

**INCREASE, IMPROVE, ENHANCE
EMPLOYEE GROWTH AND DEVELOPMENT**





INCREASE HOUSING OPPORTUNITIES

LANDLORD INCENTIVES PROGRAM

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

Nevada has the most significant housing shortage in the nation.

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





INCREASE HOUSING OPPORTUNITIES

LANDLORD INCENTIVES PROGRAM

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- **Loss Mitigation:** Up to \$2,500 per family to be paid to the eligible owner once a family vacates and it is determined the family caused damages beyond normal wear and tear.
- **Vacancy Loss:** Provides up to one month of rent to a landlord/property owner while repairing excessive damage to the unit. The owner must commit to rent to another rental assistance participant.
- **New Unit Signing Bonus:** A reward to new and existing landlords for joining the program and adding more units.

54 New Units

24 New Landlords (Over 3,000 Landlords Total)





INCREASE HOUSING OPPORTUNITIES

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

1,658 NEW & REHABBED UNITS





INCREASE HOUSING OPPORTUNITIES

LAND DEVELOPMENT

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Over the past few years, SNRHA has focused on preservation. Moving forward, our focus will be on acquisitions and new construction.





INCREASE HOUSING OPPORTUNITIES

LAND DEVELOPMENT

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Two years ago, we had 55 acres of undeveloped land.
With our partnerships and collaborations, we are
currently developing 20 acres with 35 acres for future
development.

The estimated cost for construction over the next
two (2) years = \$374 million





FUTURE & CURRENT DEVELOPMENT PLANS

| Property | Type | Units | Award Type | Award Amount | Need Amount | Construction | Jurisdiction | Status |
|---|----------------|-------|---------------|---------------|---------------|---------------|-----------------|--|
| James Down Towers | Senior | 200 | 4% LIHTC/Bond | \$48,000,000 | \$48,000,000 | Rehab | Las Vegas | Under construction 20% complete |
| Hullum Homes | Family | 59 | 9% LIHTC/AHP | \$16,768,000 | \$16,768,000 | Rehab | Clark County | Under construction - Phase I Demolition in Progress |
| Janice Brooks Bay | Family | 100 | HMNI | \$6,500,000 | \$26,000,000 | Rehab | Clark County | Under Architectural Design |
| Bennett Phase II | Senior | 59 | HMNI/CC-CHF | \$19,450,000 | \$19,450,000 | New | Las Vegas | Under Architectural Design - Predevelopment Process |
| Duncan & Edwards | Family | 80 | HMNI | \$10,500,000 | \$20,800,000 | New | Las Vegas | Developer Selected - Predevelopment Process |
| 28th & Sunrise | Family | 121 | HMNI | \$23,800,000 | \$23,800,000 | New | Las Vegas | Developer Selected - Predevelopment Process |
| Old Rose Gardens | Senior | 192 | HMNI | \$10,000,000 | \$49,000,000 | New | North Las Vegas | Developer Selected - Predevelopment Process |
| Basswood & Civic Center | Scattered Site | 2 | CDBG | \$549,000 | \$549,000 | Rehab | North Las Vegas | General Contractor Selected - Construction Scheduled January 3 |
| Pending Marble Manor Choice Neighborhood Initiative (CNI) | Family | 625 | CNI | \$450,000 | \$160,000,000 | Planning | Las Vegas | Preparing Implementation Application |
| Arthur Sartini Plaza | Senior | 220 | CC-CHF | \$4,500,000 | \$9,100,000 | Partial Rehab | Clark County | Predevelopment Process |
| TOTAL | | 1,658 | | \$140,517,000 | \$373,467,000 | | | |

INCREASE HOUSING OPPORTUNITIES



WARDELLE TOWNHOUSES

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

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

**\$1.5 Million received from
Clark County**





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation & New
Construction Projects

JAMES DOWN TOWERS

200-Unit Senior Housing Development
RAD Conversion

HULLUM HOMES

59-Unit Family Housing Development
RAD Conversion





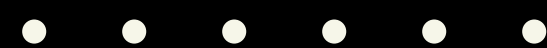
AFFORDABLE HOUSING FORUM

On May 8, 2023, the Affordable Housing Forum brought together multiple agencies and partners to discuss federal and state housing policy, strategies for capacity building, parcels available for affordable housing development and land swap opportunities, housing voucher information, and incentives available for both affordable housing developers and landlords.





CUSTOMER SERVICE | SERVICE DELIVERY



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

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





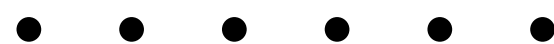
INCREASE, IMPROVE, AND ENHANCE EMPLOYEE GROWTH AND DEVELOPMENT

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- **Increased training opportunities for all staff, with more scheduled in 2024**
 - Implicit Bias Training
 - Emotional Intelligence
 - Cyber Security
 - Sexual Harassment | Workplace Conduct | Workplace Bullying
- **Positive and transparent negotiations with SEIU**
- **Agency absorbed insurance premium increases (2022 and 2023)**







THANK YOU



Lewis Jordan

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