

ANNUAL OVERVIEW

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Introduction

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

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

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 jurisdictions.

The Agency has an annual budget of **\$257 Million** with approximately 279 budgeted positions.



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



Housing Choice Voucher Program

- 13,000+ Total Vouchers
 - Emergency, Mainstream, and VASH
 - Project Based Vouchers (PBV)
- Additional 235 tenant protection vouchers (TPV) for Marble Manor redevelopment added by Phase

Agency Owned Housing Portfolio

- Public & Affordable Housing
 - Conventional Public Housing
 - Non-aided properties
- 4,811 Units - 18 Developments
 - Serving 30% -50%- 60%- 80% AMI

ENHANCE RESIDENT OPPORTUNITIES



- Family Service Sufficiency (FSS)
 - Workforce Development
 - Homeownership Counseling
 - Intensive Case Management
 - Individualized support
 - Escrow Account
- Resident Opportunities for Self Sufficiency (ROSS)
 - Senior Coordinators
 - Food Distribution
 - Health and Safety
 - Celebration of Aging event

CUSTOMER SERVICE | SERVICE DELIVERY



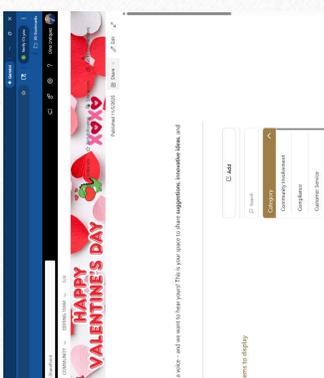
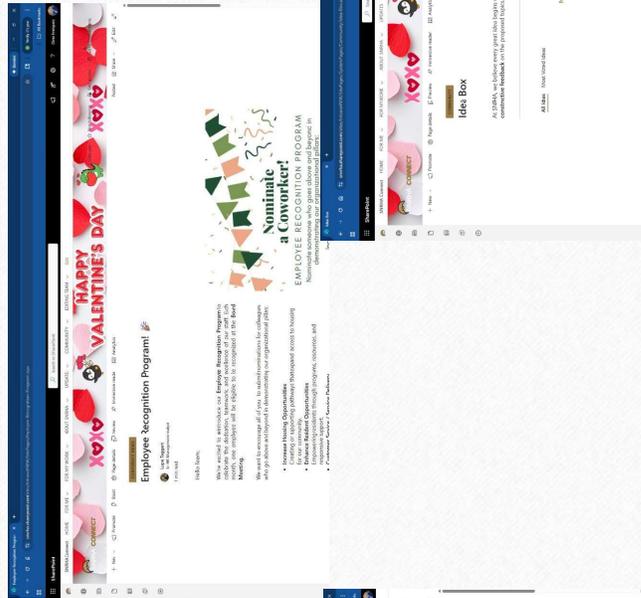
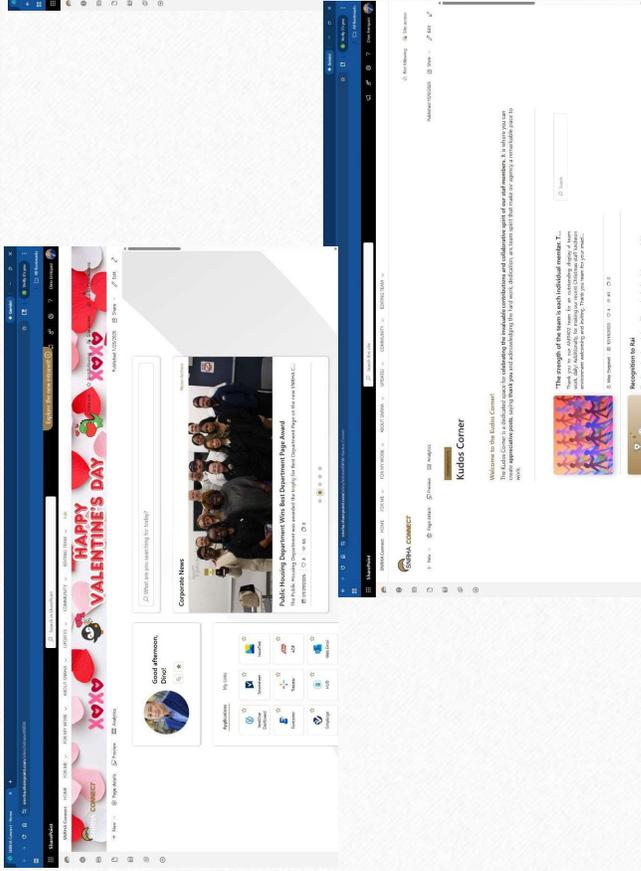
- Expanded Call Center
 - Centralized network for basic answers
 - After Hours Responsiveness
 - Multi-lingual Access
- Landlord Liaison
 - New Landlord Incentive program
 - Loss Mitigation
 - Landlord Advisory Board
- Enhanced Digital/Remote Access
 - Evolving “paperless” environment
 - Residents and applicants can submit documents online
- Dynamic, interactive website
- Internal Quality Control Team

ENHANCE EMPLOYEE GROWTH AND DEVELOPMENT



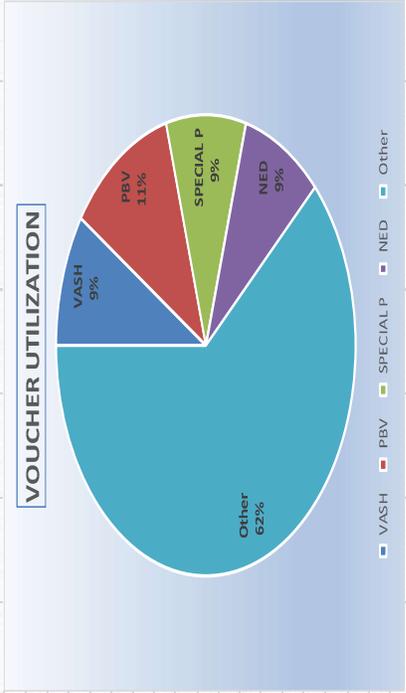
- Quarterly “All Staff” for Key Divisions
 - Revamp of on-demand training program ~ Aspire University.
- Training and Communication Strategies
 - Enhanced Employee Recognition Program
- In-house trainer for larger departments
 - PRESS Committee for employee-led health and wellness activities.

New Intranet Site to promote Growth & Development through an Employee Recognition Program, a community Kudos Board, and an Idea Box online



VOUCHER UTILIZATION

Programs	HUD Units	New Vouchers	Current	Variance	%
VASH	1466		1,185	281	24%
PBV VASH	52		35	17	49%
PBV	541		502	39	8%
NED	1576		1,107	469	42%
RAD	984		922	62	7%
FUP	365		370	(5)	-1%
Other	7274		7,916	(642)	-8%
Stability	92		39	53	136%
FYI	25		13	12	92%
TOTAL ACC	12,375	0	12,089	286	98%
Main 5	348		236	112	47%
EHV	442		442	-	0%
TPV	191		191	-	-
Grant Total	13,244	0	13,244	286	98%



Programs	HUD Units
VASH	1,185
PBV VASH	35
PBV	502
RAD	922
FUP	370
Other	7,916
NED	1,107
Stability	39
FYI	13
Main 5	236
EHV	442
TPV	191
Grant Total	12,958

What we need from BCC....

Marble Manor Funding Needs

- Multi-phases

Policy Partnership

- Advocating for additional vouchers at federal level
- Prioritizing PHA set asides at the state level



FUTURE & CURRENT DEVELOPMENT PLANS

Property	Development Type	Units	Award Type	Award Amount	Need Amount	Type of Construction	Jurisdiction	Estimated Developer Fees	Commissioner	Status
James Down Towers	Senior	200	4% LIHTC/Bond/CC-CDBG	\$ 53,000,000	\$ 53,000,000	Rehab	Las Vegas	\$ 4,860,284	Knudsen	Project Complete Grand Opening Mar 2026; Under Final Closeout - Cobblestone Construction
Hullum Homes	Family	59	9% LIHTC/AHP	\$ 16,768,000	\$ 16,768,000	Rehab	Clark County	\$ 750,000	Segerblom	Project Complete - Grand Opening October 9, 2025 B & H Construction
Janice Brooks Bay	Family	100	HMNI/LIHTC	\$ 30,500,000	\$ 23,122,976	Rehab	Clark County	\$ 5,591,017	Segerblom	Big M, N & O in Phase I turned over; Contractor working in Bldgs H, F, G, K and new Administration Building - B & H Construction
Bennett Phase II	Senior	59	HMNI/CC-CHF	\$ 21,000,000	\$ 21,000,000	New	Las Vegas	\$ 1,250,537	Summers-Armstrong	Construction in Progress; framing and roofing complete with interior work in progress; work at 60% with completion date of August 2026 - Kalb Industries
Duncan & Edwards	Family	80	HMNI/LIHTC	\$ 45,000,000	\$ 45,000,000	New	Las Vegas	\$ 1,735,967	Summers-Armstrong	Development officially named Beals Henderson Pointe in honor of Ms. Alversa Beals and Ms. Essie Henderson. The Michaels Organization; R O Construction. Unit Turnover between March and June 2026
28th & Sunrise	Family	121	HMNI/LIHTC	\$ 53,000,000	\$ 53,000,000	New	Las Vegas	\$ 3,035,688	Diaz	Development officially named Thomas Gholson Landing in honor of Mr. Thomas Gholson, The Michaels Organization; R O Construction Construction in Progress on All Buildings - Unit Turnover between March and August 2026
Senator Joseph M. Neal, Jr.	Senior	192	HMNI/LIHTC/ CNLV & CC HOME Funds CC-CHF/ SNRHA CFP	\$ 53,000,000	\$ 53,000,000	New	North Las Vegas	\$ 2,333,000	Garcia-Anderson	Elevator and Stairwell shaft in progress, framing in progress for 3 of the 4 wings - Scheduled Completion August 2027
Basswood & Civic Center	Scattered Site	2	CDBG	\$ 718,000	\$ 718,000	Rehab	North Las Vegas	\$ -	Barron	Project Complete & Occupied
Pending Marble Manor Choice Neighborhood Initiative (CNI)	Family	627	CNI/CC-CHF/CC & CLV HOME/LIHTC	\$ 126,000,000	\$ 288,136,000	Phase I Planning	Las Vegas	\$ 4,900,992	Summers-Armstrong	Brinshore Development; Phase I Finance Closed scheduled December 2026; Phase I Demolition Complete - Phase I Construction scheduled for January 2026- Phase II Design in Progress; Phase II Demo Bid closes February 2026
Arthur Sartini Plaza	Senior	220	CC-CHF	\$ 11,500,000	\$ 11,500,000	Partial Rehab	Clark County	\$ -	Knudsen	Construction start February 2026
Total		1660		\$ 410,486,000	\$ 565,244,976			\$ 24,467,486		



INCREASE HOUSING OPPORTUNITIES



WARDELLE TOWNHOMES

- LAS VEGAS

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

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





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

JAMES DOWN TOWERS –

LAS VEGAS

200-Unit Senior Housing RAD Conversion –
Grand Opening scheduled March 5, 2026

HULLUM HOMES

– SUNRISE MANOR

59-Unit Family Housing Developing RAD
Conversion – Grand Opening October 2025





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

JANICE BROOKS BAY -

SUNRISE MANOR

100-Unit Affordable Housing Family
Development converting to Project
Based Voucher/LIHTC Development
Development of Manager's Office/Multi-
Purpose Building. Scheduled
Completion August 2026





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

REV. MARION BENNETT

PHASE II – Las Vegas

59-Unit, 3-Story New Construction Senior
Housing Development utilizing HUD's
Restore-Rebuild Repositioning Tool
Scheduled Completion September 2026





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

Senator Joseph M. Neal, Jr.
Apts – North Las Vegas

192-Unit, 4-Story New Construction
Senior Housing Complex utilizing
HUD's Restore-Rebuild
Repositioning Tool
Scheduled Completion August 2027





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

BEALS - HENDERSON

POINTE - LAS VEGAS

80-Unit New Construction Family Housing

Development utilizing HUD's Restore - Rebuild

Repositioning Tool- project Turnover

March - June 2026

Grand Opening - Spring 2026





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

GHOLSON LANDINGS

121-Unit New Construction Family
Housing Development Utilizing HUD's
Restore – Rebuild Repositioning Tool–
project Turnover March – August 2026
Grand Opening – Summer 2026





INCREASE HOUSING OPPORTUNITIES



Recent DEV/MOD Preservation &
New Construction Projects

ARTHUR SARTINI PLAZA - LAS VEGAS

220-Unit Senior Housing Development
Energy Upgrades – Heating & Ventilation,
Windows and Roofing

Future Plans are to complete a Comprehensive
Rehabilitation utilizing Mixed Financing under
HUD’s RAD Conversion





INCREASE HOUSING OPPORTUNITIES

Recent DEV/MOD Preservation &
New Construction Projects

MARBLE MANOR CHOICE

NEIGHBORHOOD INITIATIVE



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AFFORDABLE HOUSING FORUM

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







THANK YOU

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