

**FY 2025-2029**  
**HUD Consolidated Plan**  
**and Action Plan**



**Community Development Block Grant**  
**Emergency Solutions Grant**  
**HOME Investment Partnerships**

**Clark County, North Las Vegas, Boulder City, and Mesquite**

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# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is required every five years by the U.S. Department of Housing and Urban Development (HUD) for jurisdictions that receive a direct allocation of HUD formula funds from the HUD Office of Community Planning and Development (CPD). CPD formula funds received by the HUD Consolidated Plan (HCP) Consortium include the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG).

The primary purpose of HUD CPD programs is to create suitable living environments, provide decent housing, and create economic opportunities.

This Consolidated Plan determines priorities, establishes strategic goals, and allocates resources for the HUD CPD programs administered by Clark County for the 5-year period beginning July 1, 2025, and ending June 30, 2030.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

The objectives of the Consolidated Plan are based on a housing market analysis, needs assessment, and stakeholder and citizen input. To address needs with HUD CPD resources, the HUD Consolidated Plan (HCP) Consortium established goals and objectives to address needs in four categories.

The priority needs:

1. Affordable Housing
2. Vital Services and Homeless Prevention
3. Community and Supportive Services
4. Community Facilities and Infrastructure
5. Economic Development

The established goals include:

1. Ensure the availability and preservation of affordable housing and supportive housing
2. Maintain and expand activities designed to prevent and reduce homelessness
3. Provide community and supportive services
4. Improve Community Facilities and Infrastructure
5. Increase employment and business opportunities

### **3. Evaluation of past performance**

Clark County's most recent Consolidated Annual Performance Report (four of five-year plan completed) demonstrates that the County made progress towards developing affordable housing, providing homeless services, and community development programs.

### **4. Summary of citizen participation process and consultation process**

As part of the consolidated planning process, Clark County adhered to its Citizen Participation Plan. The County consulted with a wide variety of organizations, and citizens in to gain understanding of the housing and community development state. This Consolidated Plan represents a collective effort from a broad array of engagement opportunities. In addition to announcements in the local newspapers concerning the availability of federal housing and community development funds, Clark County held public hearings regarding the allocation of federal funds, utilized social media for public engagement, online surveys, and face-to-face interactions.

Further, for Clark County, a Citizen's Advisory Development Committee (CDAC) was involved in the review of CDBG, HOME and ESG applications; CDAC received presentations and materials from each applicant and made recommendations for funding. Their recommendations guide the County's funding decisions. All meetings and discussions were open to the public and were properly noticed and posted to Nevada's notice website and the Clark County Community Resources Management Unit website.

- Community Development Advisory Committee (CDAC) Orientation: January 7, 2025
- Presentations on HOME/AAHTF: February 4, 2025
- Presentations on CDBG: February 18, 2025
- Presentations on ESG to Ad Hoc Committee including CDAC and CoC: 2/19/25 and 3/3/25
- Funding recommendations meeting for HOME/AAHTF, CDBG, and ESG: March 4, 2025

Citizens may provide their input at public hearings and during the public comment period. The County provides notice to the public regarding the hearings and comment periods through publications in the local newspaper, the Las Vegas Review Journal. In addition, public hearings are also posted on the County's main website:

[https://www.clarkcountynv.gov/government/board\\_of\\_county\\_commissioners/county\\_meeting\\_agendas.php](https://www.clarkcountynv.gov/government/board_of_county_commissioners/county_meeting_agendas.php)



The following is a list of the public hearing and notices of comment periods that provided citizens the opportunity to have input on the 2025-2029 Consolidated Plan:

- Consolidated Plan Community Needs Survey distributed: October 9, 2024, through December 5, 2024
- Fair Housing Planning Discussions with Nonprofits, Housing Providers and the Public: October 31, 2024
- Citizen Participation Plan distributed for public comment: November 11, 2024, through December 20, 2024
- Citizen Participation Plan Public Hearing: December 17, 2024
- Community Development Advisory Committee (CDAC) Public Hearing: Recommendations made available for public review: April 1, 2025
- Notice comment periods: April 2, 2025, through May 6, 2025
- Consolidated Plan Public Hearing: Tuesday, May 6, 2025
- **Consolidated Plan Approval and Submittal to HUD: Tuesday, May 20, 2025, at 9 AM**

Online surveys were conducted to identify resident and stakeholder priorities and solicit input into needs and priorities. The surveys were marketed through online social media, county email lists, CoC distribution list, and distributed at partner meetings. Flyers with a QR code were posted in public places, including community centers and libraries to further encourage participation. The survey was made available in both English and Spanish.

All notices were published in the Las Vegas Review Journal and El Mundo. The Consolidated Plan was also made available for review on the Clark County's Community Resources Management website at [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/federal\\_reports.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/federal_reports.php)

When open to the public, the Clark County Commission Chambers are accessible to individuals with disabilities. With twenty four-hour advance requests, a sign language interpreter may be made available. Assistive listening devices are available upon request as well.

## **5. Summary of public comments**

The public was provided significant opportunities to provide input in the initial development of the Consolidated Plan. Needs and priorities were discussed in public meetings and identified through the surveys.

Public Comment Received on December 11, 2024, through email:

“Hello. It was my intention to complete the survey concerning affordable housing in Clark County and City of Las Vegas. I was not able to find survey. Perhaps it was not available to me? I am a Senior. I have lived here over fifty years. I raised my children here. The economy is out pricing is. We are not going to be able to thrive here at home! It is difficult for me finding downstairs units, I am disabled. Some areas are not safe for Seniors. I have grown weary of apartment living but don't have much choice.

Also, I would like to input how close developers are building homes to each other? You can barely walk around the property. One house on five easily could burn two homes.”

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Clark County accepts all comments or views. The public comment period for this document was April 2, 2025, through May 6, 2025.

#### **7. Summary**

The priorities established through surveys, forums, and meetings were integrated into the goal-setting process. Comments and feedback from consultations and citizen participation were combined with analyzed data to determine these priorities. Considering the large volume of input and the limited resources from HUD and local sources, the County has identified actions that can be undertaken within the available resources.



## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Clark County	Community Housing Office
CDBG Administrator	Clark County	Community Housing Office
HOME Administrator	Clark County	Community Housing Office
ESG Administrator	Clark County	Community Housing Office

Table 1 – Responsible Agencies

#### Narrative

The Community Housing Office is now responsible for preparing the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). Previously, these reports were managed by the Social Service Community Resources Management Unit. However, all staff and reporting duties have now been transferred to the County's newly created Community Housing Office, which provides focused resources and support for the County's affordable housing and community development activities.

The 2025-2029 Consolidated Plan addresses the activities of both the Clark County CDBG Urban County Program, which consists of Clark County, the City of Boulder City, and the City of Mesquite, and the Clark County HOME Consortium, which consists of Clark County and the City of North Las Vegas. Clark County serves as the collaborative applicant and these consortiums are referred to as the HUD Consolidated Plan (HCP) Consortium.

In addition to these formal HUD consortia efforts, all jurisdictions within Clark County coordinate efforts through the Southern Nevada Consortium, through which the county, cities, and other stakeholders meet, communicate, share plans and projects, and sometimes pool funding.

#### Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan should be directed to the Senior Grants Coordinator at [CRMinfo@clarkcountynv.gov](mailto:CRMinfo@clarkcountynv.gov).

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The HCP Consortium Consolidated Plan is created through a collaborative effort involving all the jurisdictions impacted by the plan. Each jurisdiction consulted with Clark County to research and draft the plan. The Cities of Henderson, North Las Vegas, and Las Vegas participate in bi-monthly Consortium meetings where they discuss issues, including the Consolidated Plan and community trends.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Clark County currently has two housing and community development consortia:

1. **Urban County CDBG Consortium:** This consortium includes Clark County and the Cities of Mesquite and Boulder City.
2. **Clark County HOME Consortium:** This consortium includes Clark County and the City of North Las Vegas.

The City of Henderson and the City of Las Vegas are separate CDBG and HOME entitlement recipients, and the City of North Las Vegas is a separate CDBG entitlement recipient. Each of these cities submits its own Consolidated Plan. However, Clark County and the members of the CDBG Urban County and HOME Consortium coordinate with these entitlement jurisdictions.

All six jurisdictions—Clark County, City of North Las Vegas, City of Las Vegas, City of Henderson, City of Mesquite, and Boulder City—are members of the Southern Nevada HUD Consortium. This consortium holds bi-monthly meetings to discuss issues, including the Consolidated Plan and community trends. Additionally, the Nevada Housing Division, the Southern Nevada Regional Housing Authority, and the Southern Nevada Homeless Continuum of Care also participate in the Southern Nevada HUD Consortium.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Southern Nevada Homelessness Continuum of Care (SNH CoC) identifies homelessness issues, addresses service gaps, coordinates fund allocation, and develops and evaluates Southern Nevada's Regional Plan to End Homelessness. The SNH CoC's activities include yearly strategic planning, the annual homeless census/point-in-time count oversight, regional coordination, inclement weather shelter operations, HMIS system evaluation, HEARTH Act implementation, HOPWA, VAWA, and other initiatives.

Membership includes Clark County Social Service, Family Services, and Juvenile Justice Departments, the Office of Community Services for the City of Las Vegas, Neighborhood Services for North Las Vegas and Henderson, and non-profit organizations throughout Clark County servicing households in need of mental/behavioral health, substance use and detox, and homeless prevention. Other members are from the Veterans Administration, the Clark County School District Title 1 HOPE, the Las Vegas Metropolitan Police Department, Silver Summit, United Healthcare, Molina, and Anthem.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

All ESG recipients within the CoC's geographic area are represented on the CoC Programs Committee. This committee aligns funding and project requirements to provide targeted agency support. Members include individuals with lived experience, representatives from marginalized communities, and service providers. Key responsibilities include strategic planning and support of ESG coordination and program monitoring. The CoC Programs Committee leads efforts on funding priorities, application processes, RFPs, and evaluations related to homelessness and ESG.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Clark County Social Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clark County Social Service was consulted regarding the needs and issues facing low-income households, particularly those with special needs and who are homeless.
2	<b>Agency/Group/Organization</b>	Clark County Department of Environment & Sustainability
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The website for CC DES was utilized to list the Emergency Management Plan and which issues from climate change would affect low- and moderate-income households in Clark County.

3	<b>Agency/Group/Organization</b>	Southern Nevada Homelessness Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization Planning organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The SNH CoC was consulted via email for data requests and responses for each section of the plan concerning homelessness. Additionally, SNH CoC staff provided input on all sections related to homelessness data such as the PIT data.
4	<b>Agency/Group/Organization</b>	Southern Nevada Regional Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the SNRHA actively engage with the HCP Consortium on an ongoing basis. The SNRHA was consulted for their insights on the Consolidated Plan, particularly on sections concerning the PHA.

5	<b>Agency/Group/Organization</b>	Nevada Housing Division
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The State of Nevada Department of Business and Industry Housing Division (NHD) administers the Single-Family, Mobile Home, and Multi-Family Mortgage Programs, the State Low-Income Housing Tax Credit (LIHTC) Program, and the State Affordable Housing Trust Fund (AHTF). NHD also allocates the state's HOME funds and monitors their use. Additionally, NHD manages the sale of Private Activity Bonds for each jurisdiction, contributing to the development of thousands of affordable housing units in Southern Nevada. The HCP Consortium collaborates with NHD to identify areas of greatest need and relies on the division for updated housing data.
6	<b>Agency/Group/Organization</b>	Southern Nevada Health District
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	They were contacted about lead paint, and other health needs in the community.
7	<b>Agency/Group/Organization</b>	Silver State Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Silver State Fair Housing provides fair housing services to Southern Nevada and is funded by Clark County. They track the number of complaints, and their input was crucial in the Regional Analysis of Impediments, which is part of the Consolidated Plan. The HCP Consortium will continue to collaborate with Silver State Fair Housing Council to address fair housing issues in Southern Nevada.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Southern Nevada Regional Planning Coalition (SNRPC) Committee on Homelessness (COH)</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Regional organization Planning organization Business Leaders Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy</p>



<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The mission of the Southern Nevada Regional Planning Coalition (SNRPC) is to unite all public jurisdictions in coordinating regional planning seamlessly, while respecting each member's autonomy. Clark County CHO will continue to collaborate with SNRPC COH to foster intergovernmental cooperation.</p>
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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

All relevant agencies were consulted during the development of the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

DRAFT

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Southern Nevada Homelessness Continuum of Care	The goal of the CoC is to work towards ending homelessness throughout the region and striving to ensure that each member of our community maintains economic self-sufficiency, and most importantly, health and well-being. This effort aligns with the Strategic Plan's goal to support activities to prevent and end homelessness.
All in Action Plan	Clark County Department of Environment and Sustainability	The All In Action Plan is the County's commitment to reduce the region's contribution to climate change and prepare for its impacts. The report informed the Housing Market Analysis, particularly the Hazard Mitigation.
Comprehensive Economic Development Strategy (CEDS) for Southern Nevada	Las Vegas Global Economic Alliance	The CEDS is a plan for regional economic development in Southern Nevada. The CEDS provides essential guidance to regional leaders across industry, government, nonprofits, and educational institutions in framing the activities that have strategic economic value for the region. This plan aligns with the Strategic Plan's goal to increase new development in Southern Nevada.
Southern Nevada Regional Housing Authority – Annual Plan FY 2024	Southern Nevada Regional Housing Authority	This plan analyzes the total regional housing need for the Southern Nevada. This effort aligns with the Strategic Plan's goal to assist in the creation of affordable housing.

Southern Nevada Strong Regional Plan	Southern Nevada Strong	This plan explores current and future needs of the region to develop a vision for future development. This plan aligns with the Strategic Plan’s efforts to foster complete communities that provide equal access to community amenities and housing for people of all incomes.
2022-2025 Southern Nevada Community Health Improvement Plan	Southern Nevada Health District	The plan outlines efforts to promote health and optimal well-being for the Southern Nevada Community. This effort aligns with the Strategic Plan's goal to support activities that provide community services to low-income households.
Transform Clark County Master Plan	Clark County	The Clark County Master Plan is the result of a multi-year effort—Transform Clark County—to establish a cohesive, countywide vision for the future and a defined strategy to achieve that vision. The objectives of the Strategic Plan have been formulated in alignment with the All In Action Plan to tackle key issues.
Southern Nevada 2024 Coordinated Transportation Plan	Regional Transportation Commission of Southern Nevada	This plan is coordinated public transit human services plan with a vision to include more affordable housing, more reliable public transportation, and higher paying jobs. This plan aligns with the Strategic Plan’s goal to maintain, improve, and expand community facilities and spaces.

Hundred Plan in Action	City of Las Vegas	The plan is a guiding document by which investments are made to implement the community's vision for the Historic Westside. The plan includes a citywide policy for preventing the displacement of low-income residents, seniors on fixed incomes and small business owned by people of color, women, and veterans due to gentrification in redeveloping neighborhoods.
City of Las Vegas 2050 Master Plan	City of Las Vegas	This is a comprehensive thirty-year plan prepared for the residents and businesses of Las Vegas to provide for their health, safety, prosperity, security, comfort and general welfare. Aligns with the Strategic Plan in seeking an equitable, human-centered approach to community housing and human service needs.
Regional Fair Housing and Equity Assessment	Clark County, City of Las Vegas, City of North Las Vegas, Henderson, Mesquite, and Boulder City	The RFHEA outlines the impediments to fair housing choice identified in Southern Nevada and contains recommendations to overcome these impediments.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Clark County collaborates with local jurisdictions, the Continuum of Care, state agencies, local non-profit organizations, and various departments within Clark County to develop programs that address housing, homelessness, community development needs, and other local issues outlined in the Consolidated Plan.

**Narrative**

Efforts were made to engage a diverse range of community stakeholders in the consultation, meetings, and survey process. No agencies were intentionally excluded from participating.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

A Consolidated Plan Community Needs Survey was conducted to gather input from residents, businesses, and workers in Clark County. Respondents were informed about the County's efforts to update the Consolidated Plan for federal funds, which identifies housing and community improvement needs and outlines how these funds will be used to address those needs. The questionnaire asked respondents to assess the level of need in their neighborhoods for various improvements and services that could potentially be funded through the Consolidated Plan. The survey was available in both English and Spanish.

To maximize participation, the survey was made widely available, emphasizing the collection of a large number of responses over administering it to a controlled, statistically representative sample. Consequently, the survey results reflect the opinions of the respondents and should not be interpreted as representative of the entire County population.

Between 2024 and 2025, the HCP Consortium collaborated with TDA Consulting to develop the Regional Fair Housing & Equity Assessment (RFHEA). This process involved extensive public outreach and input, including an online survey, meetings with community stakeholders, and public forums. Priorities identified through the survey, forums and meetings were incorporated into goal setting.

**Citizen Participation Outreach**

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Consolidated Plan Survey	Please refer to the Executive Summary under the Summary of Comments		<a href="https://forms.office.com/pages/responsepage.aspx?id=6-N-482j9k6XhoOMVnXEcattSINAONNGqqCA7zkABWBUQUFXUIZKTzhKNkFTSEszNVIOTEI3REZOTy4u&amp;origin=IprLink&amp;route=shorturl">https://forms.office.com/pages/responsepage.aspx?id=6-N-482j9k6XhoOMVnXEcattSINAONNGqqCA7zkABWBUQUFXUIZKTzhKNkFTSEszNVIOTEI3REZOTy4u&amp;origin=IprLink&amp;route=shorturl</a>
2	Internet Outreach	Non-targeted/broad community	RFHEA Survey			<a href="#">Flyer</a>
3	Public Meeting	Minorities Persons with Disabilities Non-targeted/broad community	On January 7, 2025, CDAC members met for their orientation meeting to go over ESG, HOME, and CDBG funding objectives			<a href="http://www.clarkcountynv.gov">www.clarkcountynv.gov</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>



4	Public Meeting	Minorities Persons with Disabilitie s Non- targeted/ broad communit y	On February 4, 2025, and February 18, 2025, CDAC members met to hear applicant presentations for HOME and CDBG.			www.clarkcountynv.gov  Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>
5	Public Meeting	Minorities Persons with Disabilitie s Non- targeted/ broad communit y	On March 4, 2025, CDAC members met to evaluate applications based on scoring and ranking. They developed their recommendations to the Board of County Commissioners. As part of the scoring process, CDAC members developed contingency plans for funding increases or reductions.			www.clarkcountynv.gov  Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a>

6	Public Hearing	Non-targeted/ broad community	On Tuesday, April 1, 2025, the CDAC recommendations were presented to the Board of County Commissioners through a public hearing process. At that meeting, the Board voted to accept the recommendations as presented.			
7	Newspaper Ad	Non-targeted/ broad community	A notice was published in the local newspaper, Las Vegas Review Journal and El Mundo on April 2, 2025, notifying the public of a 30-day public comment period (April 2, 2025, through May 6, 2025) for the 2025-2029 Consolidated Plan, Citizen Participation Plan, and the Regional Fair Housing & Equity Assessment			<a href="https://clarkcountynv.gov/agendas">https://clarkcountynv.gov/agendas</a> Nevada Public Notice at <a href="https://notice.nv.gov/">https://notice.nv.gov/</a> .

8	Public Hearing	Non-targeted/ broad community	The Public Hearing was held for the adoption of the Plan and the approval to submit it to HUD. The Public Hearing was held at the Clark County Board of County Commissioners meeting and was posted on the County's website.			<a href="https://clarkcountynv.gov/agendas">https://clarkcountynv.gov/agendas</a> and <a href="https://notice.nv.gov/">https://notice.nv.gov/</a> .
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**Table 4 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment examines housing, homelessness, community development, and non-homeless special needs by analyzing CHAS data. Created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development, CHAS data quantifies housing problems such as overcrowding and cost burden, and measures the magnitude of special needs populations, including the elderly, disabled, and persons with HIV/AIDS.

This section reviews the housing needs experienced by low to moderate-income Clark County residents. The U.S. Department of Housing and Urban Development (HUD) has adopted definitions for income groups. The definitions of income groups applicable to the Consolidated Plan are listed below:

- Extremely Low-Income: Households whose income is between 0 and 30% of the median family income for the area, as determined by HUD
- Very Low-Income: Households whose income does not exceed 50% of the median family income for the area, as determined by HUD
- Low-Income: Households whose income does not exceed 80% of the median family income for the area, as determined by HUD

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The following demographic table shows the population, household, and median income for Clark County. Although the 2016-2020 CHAS data was the most recent data provided by HUD, a review of more recent 2023 American Community Survey 1-Year Estimates data reveals an increase in both the population and median income. According to the 2023 Estimates HCP Consortium has experienced an increase in population to 2,336,573 and 880,604 households. A significant increase since 2020.

In Clark County, home values have been steadily rising since their lowest point in 2014, when the median home value was just over \$160,000. Currently, the median home value exceeds \$400,800 according to 2019-2023 Census Bureau data. Additionally, the median rent in the area has also seen a significant increase.

The number of low-income renters has risen, leading to increased competition for a shrinking pool of affordable housing. In the HCP Consortium, over 191,500 households (42% of all households) earn below 80% of the area median income (AMI). Among these, 450,970 households (30%) face housing issues such as substandard living conditions, overcrowding, cost burden, or severe cost burden. Nearly 89,311 households with incomes at or below 80% AMI are estimated to spend more than 30% of their income on housing. More than 49,752 of Clark County households have "worst case" housing needs, defined as families earning at or below 50% of the area median income who spend over half of their income on housing and utilities.

The following tables provide an overview and breakdown of the Clark County's population by size, income, age, and housing needs. Note that the information provided in the first table below is more current using the 2023 ACS 1-Year Estimates data and the "Number of Households Table" below automatically pulls data from the ACS 2016-2020. Tables in this section and further sections refer to Area Median Income (AMI) and HUD Area Median Family Income (HAMFI).

Area Median Income is a measure calculated annually by the U.S. Department of Housing and Urban Development (HUD) that represents the midpoint of a specific area's income distribution. It means that half of the households in the area earn more than the AMI, and half earn less.

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	2,265,461	2,336,573	3%
Households	847,378	(all jurisdictions) 880,604	4%
Median Income	73,845	75,065	2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2016-2020 ACS (Most Recent Year), 2023 American Community Survey 1-Year Estimates

**Number of Households Table,**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	54,744	52,925	83,923	50,950	208,430
Small Family Households	15,124	17,214	33,083	20,205	99,445
Large Family Households	4,332	5,659	8,899	7,315	22,160
Household contains at least one person 62-74 years of age	11,625	12,445	17,779	11,442	49,138
Household contains at least one person age 75 or older	6,153	7,862	8,375	3,817	16,243
Households with one or more children 6 years old or younger	8,955	8,935	15,612	9,252	27,408

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

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## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	649	550	689	223	2,111	343	85	125	91	644
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,445	945	1,405	410	4,205	69	179	515	324	1,087
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,264	1,710	2,214	1,230	7,418	320	424	1,032	799	2,575
Housing cost burden greater than 50% of income (and none of the above problems)	24,615	15,252	4,310	339	44,516	8,799	6,714	4,814	1,384	21,711



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,498	12,209	23,719	6,283	43,709	2,574	4,079	11,284	6,260	24,197
Zero/negative Income (and none of the above problems)	5,763	0	0	0	5,763	2,525	0	0	0	2,525

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	28,970	18,457	8,615	2,214	58,256	9,519	7,399	6,489	2,605	26,012
Having none of four housing problems	8,948	15,243	38,742	22,853	85,786	7,293	11,810	30,069	23,274	72,446

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	9,527	11,297	11,655	32,479	2,574	2,913	6,595	12,082
Large Related	3,142	3,043	2,192	8,377	738	1,427	1,698	3,863
Elderly	7,407	6,640	4,888	18,935	5,883	5,141	4,890	15,914
Other	9,925	8,932	10,663	29,520	2,452	1,713	3,278	7,443
Total need by income	30,001	29,912	29,398	89,311	11,647	11,194	16,461	39,302

**Table 9 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	5,563	5,563	2,145	1,609	0	3,754
Large Related	0	0	1,259	1,259	608	823	295	1,726
Elderly	6,649	3,867	1,253	11,769	4,134	3,283	1,557	8,974

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	0	9,375	5,238	14,613	2,094	0	0	2,094
Total need by income	6,649	13,242	13,313	33,204	8,981	5,715	1,852	16,548

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	3,415	2,209	2,844	1,180	9,648	299	458	1,117	670	2,544
Multiple, unrelated family households	244	343	519	364	1,470	78	139	444	430	1,091
Other, non-family households	100	149	263	114	626	0	45	0	30	75
Total need by income	3,759	2,701	3,626	1,658	11,744	377	642	1,561	1,130	3,710

Table 11 – Crowding Information - 1/2

Data 2016-2020 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Data Data is not available

**Describe the number and type of single person households in need of housing assistance.**

According to the 2023 American Community Survey 1-Year Estimates, there are 114,465 single-person households in Clark County with approximately 53,249 single-person households age 65 or older. Many elderly single-person households may be on fixed incomes and require housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

2023 American Community Survey 1-Year Estimates shows that 14.3% of the County's population are living with a disability with 40% aged 65 or older. Ambulatory difficulties (can range from mild difficulties to severe impairments that significantly affect a person's quality of life) is the highest disability type of that age range. There is a need for more housing assistance for those living with disabilities, especially the elderly population.

According to a recent report from the Nevada Coalition to End Domestic and Sexual Violence (NCEDSV), Nevada ranks second in the nation for domestic violence. Additionally, it is among the top 10 states with the highest female homicide rates. The report states that in 2023, Nevada had 72 domestic violence homicides, including 16 murder-suicides. The majority of these deaths occurred in Clark County, which accounted for 56 of the domestic violence homicides.

The 2023 Point-in-Time count for the County, reports approximately 10% of homeless persons on a given night, or 637 individuals, were victims of some form of domestic violence.

**What are the most common housing problems?**

Housing cost burden is the most common housing problem in Clark County. A housing unit is considered cost-burdened when between 30 and 50% of its income goes toward housing costs and severely cost-burdened when housing costs consume more than 50% of a household's income as shown in Table 7 above.

- 1) The most common housing problem within the County is cost burden.
- 2) The second most common housing problem within the County is severe cost burden.
- 3) The third most common housing problem is overcrowding.

**Are any populations/household types more affected than others by these problems?**

There are more renter households than owner households experiencing housing problems. Severe cost burden is felt more by renter households (28%) than owner households (14%). Non-severe cost burden is also experienced by a higher percentage of renter households (27%) than by owner households (15%).

Rental households appear to be more susceptible to housing problems. They account for:

- 2,111 of 2,755 households with substandard housing (lacking complete plumbing or kitchen facilities), or 76%
- 4,205 of 6,379 households with severe overcrowding (>1.51 people per room), or 65%
- 7,418 of 9,993 households with overcrowding (1.01-1.5 people per room), or 74%
- 44,516 of 62,227 extremely cost-burdened households (greater than 50% of income), or 67%
- 43,709 of 67,906 cost-burdened households (greater than 30% of income), or 64%

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Individuals and families at the highest risk of homelessness are those experiencing a housing cost burden of 50% or greater. This is particularly evident for renter households with an extremely low income, less than 30% of the Area Median Income (AMI). The risk of homelessness is even higher for elderly persons with fixed incomes and increased medical needs. Additionally, large families within the extremely low-income category face a very high risk of homelessness due to the higher cost of housing with more rooms.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Households (families and individuals) are considered "at-risk" if their annual income is below 30% of the area's Median Family Income (MFI), as determined by HUD, and lack sufficient resources or support networks to prevent homelessness. Eligibility may also apply if they have experienced two or more economically driven moves within the past 60 days, are living with others due to financial hardship, have received written notice of losing their housing within 21 days, reside in a hotel or motel without charitable or government assistance, live in overcrowded housing exceeding U.S. Census Bureau standards, are exiting a publicly funded institution or system of care, or occupy housing characterized by instability or an increased risk of homelessness, as outlined in the approved consolidated plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The high cost of housing and the resulting housing cost burden, coupled with the scarcity of available units to meet demand, is one of the primary housing characteristics linked to instability and an increased risk of homelessness.

Many individuals exiting institutions such as jails, mental health facilities, or systems of care like foster care also face an increased risk of homelessness. Other factors that contribute to instability include prolonged unemployment, deteriorated housing, domestic violence, mental illness, drug or alcohol addictions, the death of a family member, abandonment by a spouse, non-receipt of child support, medical expenses, and other unanticipated emergency expenditures. These factors collectively contribute to household instability and elevate the risk of homelessness.

### **Discussion**

Homeownership has become significantly less affordable in Southern Nevada since 2020, with home prices rising faster than incomes. Housing Cost Burden and Severe Housing Cost Burden are the most common housing problems. HUD defines cost burden as paying more than 30% of gross household income for total housing cost (rent or mortgage plus utilities). Severe housing costs burden is defined as paying more than 50% of gross household income for total housing cost.

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## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

Disproportionate Housing Needs: HUD defines a household as having a severe housing problem if it meets one or more of the following criteria:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Having more than one person per room
- Being severely cost burdened by spending more than 50% of monthly household income on housing

HUD defines disproportionately greater need as a situation where a particular racial or ethnic group experiences housing problems at a rate that is at least 10 percentage points higher than the rate for that group within the overall population. This means that the group's housing needs are significantly greater compared to the general population.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,564	12,187	0
White	16,188	5,248	0
Black / African American	8,860	2,320	0
Asian	3,369	979	0
American Indian, Alaska Native	378	124	0
Pacific Islander	194	28	0
Hispanic	11,948	2,753	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,138	10,772	0
White	15,407	5,447	0
Black / African American	7,813	840	0
Asian	3,207	1,019	0
American Indian, Alaska Native	194	90	0
Pacific Islander	274	0	0
Hispanic	13,693	3,096	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50,099	33,830	0
White	18,919	14,193	0
Black / African American	8,228	4,070	0
Asian	4,239	3,152	0
American Indian, Alaska Native	274	211	0
Pacific Islander	288	155	0
Hispanic	16,022	11,240	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,383	33,568	0
White	7,128	14,012	0
Black / African American	2,653	3,503	0
Asian	2,139	3,670	0
American Indian, Alaska Native	0	308	0
Pacific Islander	144	129	0
Hispanic	4,600	10,905	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Overall, CHAS housing problem data by income level, race, and ethnicity show that housing problems are more common at lower and moderate-income levels – 78% of very low income, 80% of low-income households, and 60% of moderate-income household have one or more housing problems, compared to 34% of middle-income households.

While these figures may suggest that race/ethnicity is not the primary factor in households experiencing disproportionately more housing problems, a more accurate assessment can be found in the Regional Fair Housing and Equity Assessment (RFHEA) completed by TDA Consulting.

**NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Disproportionate Housing Needs: HUD defines a household as having a severe housing problem if it meets one or more of the following criteria:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Having more than one person per room
- Being severely cost burdened by spending more than 50% of monthly household income on housing

HUD defines disproportionately greater need as a situation where a particular racial or ethnic group experiences housing problems at a rate that is at least 10 percentage points higher than the rate for that group within the overall population. This means that the group's housing needs are significantly greater compared to the general population.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	38,489	16,241	0
White	14,094	7,341	0
Black / African American	8,259	2,909	0
Asian	3,064	1,289	0
American Indian, Alaska Native	298	205	0
Pacific Islander	179	43	0
Hispanic	11,075	3,629	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,856	27,053	0
White	9,698	11,153	0
Black / African American	5,108	3,530	0
Asian	2,042	2,179	0
American Indian, Alaska Native	80	212	0
Pacific Islander	214	65	0
Hispanic	7,730	9,077	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,104	68,811	0
White	5,704	27,408	0
Black / African American	2,315	9,964	0
Asian	1,224	6,182	0
American Indian, Alaska Native	103	376	0
Pacific Islander	78	354	0
Hispanic	4,940	22,319	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,819	46,127	0
White	1,259	19,892	0
Black / African American	683	5,467	0
Asian	719	5,095	0
American Indian, Alaska Native	0	308	0
Pacific Islander	55	219	0
Hispanic	1,859	13,655	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Overall, CHAS severe housing problem data by income level, race, and ethnicity show that severe housing problems are more common at lower income levels – 70% of very low-income, 49% of low-income households have severe housing problems, compared to 18% of moderate-income, and 9% of middle-income households.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

Disproportionate Housing Needs: HUD defines a household as having a severe housing problem if it meets one or more of the following criteria:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Having more than one person per room
- Being severely cost burdened by spending more than 50% of monthly household income on housing

HUD defines disproportionately greater need as a situation where a particular racial or ethnic group experiences housing problems at a rate that is at least 10 percentage points higher than the rate for that group within the overall population. This means that the group's housing needs are significantly greater compared to the general population.

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	286,276	84,264	71,722	8,724
White	139,889	34,244	29,204	3,335
Black / African American	28,043	13,308	14,673	1,864
Asian	33,224	8,003	6,250	733
American Indian, Alaska Native	1,643	404	453	31
Pacific Islander	1,624	440	373	0
Hispanic	71,939	24,848	17,837	2,090

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

#### Discussion

CHAS cost burden data by race and ethnicity show that Cost burden is most prevalent among White households (45%), followed by Hispanic households (25%).

Overall, 63% of households in Clark County experience Housing Cost Burden at  $\leq 30\%$  compared to 19% of households at 30-50% and 16% of households at  $>50\%$ .

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## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

White and Hispanic households experienced housing problems, and severe housing problems disproportionately across all income levels.

White households followed by Hispanic households' experience cost burden at a higher rate than the jurisdiction average.

- White (45%)
- Hispanic (25%)
- Black/African American (12%)
- Asian (11%)
- American Indian, Alaska Native (1%)
- Pacific Islander (1%)

**If they have needs not identified above, what are those needs?**

Clark County, in partnership with the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite, hosted meetings in 2024 as part of the effort to update the Regional Fair Housing and Equity Assessment (RFHEA). The goal of these meetings was to provide a forum for both the public and nonprofit/housing providers to discuss the challenges and impediments to fair housing faced by the community.

The following impediments were:

- Barriers to accessing housing opportunities exist for those with credit history, eviction history, and criminal background concerns.
- Residents, homebuyers, and landlords have insufficient understanding of fair housing requirements and protections.
- Navigating resources and affordable housing options is challenging and prevents residents from accessing housing opportunities.
- Coordinated approaches are needed to address the housing affordability concerns in the County.
- The region lacks the number of affordable housing units needed to meet the demands of low to moderate income households.
- The region lacks the accessible units and supportive housing units needed to meet the demands of special needs households.
- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunity.



- Property turnover is resulting in displacement of residents and high costs of housing leave few options for accessing new housing that is safe, decent, affordable, and near opportunity areas.
- Eviction law in Nevada favors landlords and those who are evicted face greater challenges in securing new housing in the current market.
- Lending patterns show that low-income communities and communities of color, even those with high incomes, are more likely to be rejected for home loans.
- Lack of economic mobility further intensifies increasing housing cost burden, particularly for renters.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Clark County has distinct racial and ethnic groups concentrated in specific areas. For example, the majority of white residents are found in the southeast areas of the county, while Hispanic residents are more likely to live in the eastern parts. The county is quite diverse overall, with a significant mix of different racial and ethnic groups living in close proximity.

Since 2010, the non-White population has increased in every jurisdiction, with the White population decreasing by about 8%. North Las Vegas, which has been attracting a younger population, is the most diverse, with 61.9% of its population identifying as non-White.

The fastest growing demographic is the Hispanic population, which has experienced growth throughout the county. Overall, the number of Hispanic residents in the County has increased by nearly 28% since 2010.

**NA-35 Public Housing - 91.405, 91.205 (b)**

**Introduction**

The HCP Consortium’s public housing authority is the Southern Nevada Regional Housing Authority (SNRHA). They are responsible for administering the Housing Choice Voucher program, which allows voucher holders to seek housing anywhere in Clark County. SNRHA also manages all public housing units in Southern Nevada. The HCP Consortium collaborated with the executive staff of the SNRHA to coordinate the development of the Consolidated Plan and the Housing Authority Five-Year Plan.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,731	9,995	64	9,271	312	230	78

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,350	12,552	10,322	12,605	10,410	10,851
Average length of stay	0	0	5	5	0	6	0	2
Average Household size	0	0	2	2	3	2	1	3
# Homeless at admission	0	0	3	9	0	5	0	4
# of Elderly Program Participants (>62)	0	0	981	1,863	7	1,749	72	7
# of Disabled Families	0	0	496	2,357	8	2,118	140	34
# of Families requesting accessibility features	0	0	2,731	9,995	64	9,271	312	230
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,188	3,203	20	2,834	165	121	49
Black/African American	0	0	1,397	6,533	39	6,201	137	104	27
Asian	0	0	83	113	3	104	4	1	0
American Indian/Alaska Native	0	0	25	64	1	58	4	1	0
Pacific Islander	0	0	38	82	1	74	2	3	2
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	542	1,073	14	997	23	23	10
Not Hispanic	0	0	2,189	8,922	50	8,274	289	207	68

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

DRAFT

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The wait list total for all HCV programs there are 38,408 families seeking assistance. The agency is currently at 100% voucher utilization and the Tenant Based waiting list is currently closed however we open most of the Project Base developments waitlists. The most recent waitlist was closed in January 2025.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The Southern Nevada Regional Housing Authority provides housing and supportive services to the very low-income, especially those at 30% AMI and below. Their most immediate needs include transportation, access to other mainstream programs, job training, additional education, food assistance, health care, and childcare assistance. The most immediate need for the Housing Choice Voucher participants is security deposits.

The SNRHA may Project Base up to 20% of its Vouchers. The general locations for future projects will be outside of areas of high concentration of poverty and as defined in the applicable RFP. The SNRHA has partnered with local developers awarding 300 project-based vouchers to support developers building affordable housing for families, seniors, permanent supportive housing and housing for youth aging out of Foster Care.

**How do these needs compare to the housing needs of the population at large**

The needs of public housing and housing choice voucher holders mirror those of the population at large as cost burden appears to be the major problem with most low-and moderate-income households.

**Discussion**

There are 2,731 public housing units and 9,995 publicly assisted households in Clark County with lengthy wait lists for both programs. These facts indicate the need for the production of more affordable rental units for those with incomes below 50% of AMI.

## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

The Southern Nevada Homelessness Continuum of Care (SNH CoC) 2024 Point-in-Time (PIT) survey is the most recent survey data available. The PIT provides a “snapshot” of the County’s homelessness population and is specific to Southern Nevada. The accuracy of the Point-In-Time (PIT) count depends on a thorough process of surveying the country, which includes visiting known and suspected camps where people experiencing homelessness stay, as well as shelters. It's important to note that the PIT count provides a snapshot of everyone experiencing homelessness in the United States on a single day within the last ten days of January. Therefore, it does not reflect the total number of people experiencing homelessness throughout the year.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Clark County, 7,906 people experiencing homelessness were counted on a single night in January 2024. This marks a 20% increase from the 2023 count. A higher proportion of individuals between the ages of 35-44 experience homelessness compared to any other age group in Clark County.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	5,443	3,813
Black or African American	7,330	3,734
Asian	271	152
American Indian or Alaska Native	205	133
Pacific Islander	191	120
Other	3,249	1,474
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,123	485
Not Hispanic	16,689	9,426

Data Source Comments: HMIS Data (Southern Nevada HUD Consolidated Plan Reporting Dashboard)

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Approximately 1,502 people living in households with at least one adult and one child were counted in homeless shelters and on the streets during the 2024 PIT. Families accounted for approximately 19% of the total population experiencing homelessness.

According to the 2024 PIT general statistics:

- Single Adults 81%
- Veterans 6%
- Unaccompanied Youth 6%
- Families with Children 19%
- Chronically Homeless 34%

In 2023, the SNH Continuum of Care (CoC) had one of the highest numbers of veterans experiencing homelessness in the country, with 912 veterans (3% of the national total). In 2024, there was a 46% decrease in veterans experiencing homelessness in Clark County, including an 87% decrease in unsheltered veterans and a 9% increase in sheltered veterans.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Based on the 2024 PIT, African American individuals experience the highest disparities in homelessness, constituting 42% of the homeless population. When compared to local population, this information indicates that African American individuals experience



disproportionately high rates of homelessness that cannot be attributed to general demographics. Specifically, individuals who identify as Black, African American, or African constitute 12% of the overall Clark County population but account for 42% of those experiencing homelessness.

Among those experiencing homelessness in Clark County, 42% identified as Black, African American, or African, 8% as multi-racial, 1% as American Indian, Alaska Native, or Indigenous, 1% as Native Hawaiian or Pacific Islander, 2% as Asian or Asian American, and 11% as Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The number of people experiencing homelessness staying in emergency shelters increased by over 33%. This is a positive development, reflecting the County's proactive response to the 2023 PIT count, where 60% of the homeless population was unsheltered. In response, the County has added non-congregate shelter beds tailored to various subpopulations, helping more individuals find safer, more suitable accommodations. 51% of the available bed inventory consists of Permanent Housing, while Shelters make up the remaining 49%.

**Discussion:**

In 2024, the Point-in-Time (PIT) Count identified 7,906 people experiencing homelessness in Clark County on a single day. Of this total, 3,704 individuals were living in shelters, while an estimated 4,202 people were unsheltered.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

This section addresses the special needs assessment of Clark County residents who are not homeless but require supportive housing or services. Many families and individuals within the County face multiple barriers to securing and maintaining housing. As a result, these residents are more likely to have lower incomes, struggle with housing and utility costs, or have personal concerns that necessitate enhanced community services.

### **Describe the characteristics of special needs populations in your community:**

The 2023 American Community Survey 1-Year Estimates indicate that 14.3% of Clark County's population are living with a disability, with 40% of these individuals being aged 65 or older. Among this age group, ambulatory difficulties—which can vary from mild challenges to severe impairments that significantly impact quality of life—are the most common type of disability. Consequently, there is a pressing need for increased housing assistance for individuals living with disabilities, particularly the elderly population.

According to the 2024 Point-In-Time (PIT) Count, 11% of the total population experiencing homelessness reported having a Serious Mental Illness (SMI), while 9% reported a substance use disorder (SUD). Additionally, 1% reported being HIV-positive.

Residents with Limited English Proficiency (LEP) can be a barrier to accessing important benefits or services. LEP is defined as persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The largest special needs population is the elderly population. Surveys and interviews with stakeholders indicated a continued need for more housing opportunities for people with special needs. The following describes some of the challenges discussed:

- The region lacks the accessible units and supportive housing units needed to meet the demands of special needs households.
- Increasing rent costs have disparate impacts on special needs households that tend to have fixed incomes and fewer options for housing that accommodates their needs.

Stable and affordable housing for persons living with HIV/AIDS and their families is crucial for ensuring consistent access to necessary medical care and supportive services, which are essential for their health and well-being. Such housing can lead to fewer hospitalizations and decreased reliance on emergency room care. Additionally, housing assistance, like short-term help with rent or mortgage payments, can prevent homelessness among persons with HIV/AIDS and their families.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Clark County, Nevada has the highest rate of HIV and AIDS in the state, with 460.1 people per 100,000 living with HIV and AIDS. Clark County also has the highest rate of new HIV diagnoses in Nevada, with 20.0 per 100,000 people.

In 2022, Clark County had 488 new HIV diagnoses, which was about 91% of the state's total. This is an increase from the previous years:

- 2021: 441 cases
- 2020: 325 cases
- 2019: 448 cases

According to the 2022 Nevada Statewide HIV Needs Assessment, more than 52% of the Clark County survey data respondents identified income as the most common barrier to accessing and maintaining stable housing, followed by unable to pay bills, credit, waitlist(s), physical health, mental health, criminal history, pet(s), disabilities, evictions and substance use.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

The characteristics and needs of particularly vulnerable populations are as diverse as those of the general population. However, since a higher proportion of these vulnerable populations are low-income compared to the overall population, there is a significant need for appropriate housing and services to meet their basic needs.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public and community facilities in the County were discussed at the regional and local community forums and meetings, stakeholder interviews, as well as the Consolidated Plan Community Needs Survey. These outreach activities were conducted to engage community members to document the community and or public facilities needed in the County. Participants identified the following priority community and/or public facilities:

Invest in community growth and development by increasing access to quality public facilities and services

- Neighborhood Facilities
- Parks/Recreational
- Housing for other special needs (such as seniors and persons with disabilities)
- Increase in affordable internet accessibility

Increase Financial Stability through access to affordable food

- Food Bank – Public Facility

### **How were these needs determined?**

Feedback was gathered from the Consolidated Plan Community Needs Survey and regional community forums, where residents and stakeholders of the County provided input on community needs.

### **Describe the jurisdiction's need for Public Improvements:**

Public meetings and surveys were utilized to engage residents and stakeholders in identifying areas needing improvement. Participants ranked senior housing, internet accessibility, streetlights, and road repair and construction as key priorities.

### **How were these needs determined?**

Feedback was gathered from public meetings and from the Consolidated Plan Community Needs Survey where residents and stakeholders of the County provided input on community needs.

### **Describe the jurisdiction's need for Public Services:**

Through public meetings and surveys, participants emphasized the need to support a broad range of community services.

Increase housing stability through access to safe and affordable housing

- Direct Homeowner Assistance and Homeless Prevention
- Critical Home Repair

Increase Financial Stability

- Food Bank – Public Service
- Employment Assistance and Job Training

Participants also emphasized the need for:

- Access to Affordable food
- Health Services
- Youth Services such as childcare, tutoring, and after school care
- Services for persons with disabilities

**How were these needs determined?**

Feedback was gathered from the Consolidated Plan Community Needs Survey, community meetings where residents and stakeholders of the County provided input about community needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Understanding housing characteristics creates a foundation for comprehending housing choices and access to opportunities. The housing market comprises structures, units, and the households that choose to occupy them. While the market operates on the principles of supply and demand, numerous complex variables influence it. These variables include household income, family composition, access to employment and education opportunities, age, and the cost of goods and services within the community.

In general, the housing market tends to align with the broader economy over the long term. As the Clark County economy continues to grow, and as rents and the cost of living have risen since the pandemic, the need for affordable homes is more urgent than ever. Affordable housing is crucial for addressing homelessness within the County.

Clark County partnered with the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite as part of the process of completing the Regional Fair Housing and Equity Assessment (RFHEA). As part of this processes, the County must determine through data analysis and community engagement activities the barriers to Fair housing.

## MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

### Introduction

According to the 2016-2022 American Community Survey (ACS) data, there are a total of 521,124 housing units in Clark County. Single detached units are the most common type of housing, making up over half of the housing stock. According to the data, the number of housing units has increased by 6.5% compared to data from the 2011-2015 ACS.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	289,515	56%
1-unit, attached structure	24,825	5%
2-4 units	43,937	8%
5-19 units	78,389	15%
20 or more units	62,789	12%
Mobile Home, boat, RV, van, etc	21,669	4%
<b>Total</b>	<b>521,124</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,025	1%	9,419	4%
1 bedroom	4,228	2%	41,160	19%
2 bedrooms	37,879	16%	80,369	38%
3 or more bedrooms	194,758	82%	81,112	38%
<b>Total</b>	<b>238,890</b>	<b>101%</b>	<b>212,060</b>	<b>99%</b>

**Table 26 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the 2022 Annual Housing Progress Report (AHP) that was released by the State of Nevada on February 15, 2023:

- As reported to the Housing Division, nearly 25,000 households were helped with Emergency Rental Assistance and other Covid-19 related supplemental housing

assistance programs. Before the Covid related programs, the number of households assisted with rental assistance ranged from about 1,000 to 4,000 a year.

- The AHPR pipeline number of federally assisted units and non-federally assisted units (units with funding in the planning stage or under construction) hit another new high in 2022 at 7,159 units, almost doubling from the year before 3,824-unit pipeline number. Of the 7,159 units in the pipeline, 5,246 units were in new multifamily projects.
- AHPR net inventory increased again in 2022. The total subsidized units in the AHPR inventory increased to 31,334 units, 1,931 units (7%) more than the baseline established in 2014.
- Since 2018 there has been a net gain of 1,336 units with sliding scale rental assistance or set asides for households with incomes at or below 50% of area median family income for a total of 16,220 units. Over half of the AHPR subsidized inventory of units (52%) were in this affordable to Very Low Income (VLI) category.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

For Clark County total, there was a net gain of 577 units (approximately 3%) while population over the period increased by 14%, according to the Nevada Demographer estimates and 2022 projection. The increase in population was greater than the increase in subsidized units and caused a decrease in the subsidized units per thousand metrics.

**Does the availability of housing units meet the needs of the population?**

The COVID-19 pandemic and supply chain disruptions caused widespread shortages of homebuilding materials, raising construction costs and further hindering housing construction. These factors have collectively contributed to the underbuilding of housing across the country in recent years.

In Clark County, available housing inventory does not meet the overall needs of the low to moderate income population. Supply and demand for multi-family residential units is more balanced than several years ago, but prices remain high relative to the Area Median Income with there being an acute shortage of senior and family housing options for lower income households.

In addition, 1,487 currently deed-restricted affordable housing units are set to expire in Clark County between 2025 and 2030; though Clark County and others are working to ensure that these units stay affordable by working with owners and providing incentives to assist with



refinancing and acquisition/rehab restructurings, there is no guarantee that every owner will chose, or be able to secure the funding, to maintain these expiring units as affordable.

**Describe the need for specific types of housing:**

The increasing number of single-person households and the aging population highlight the need for smaller units, including homeownership units for single-person and two-person households. The most cost-effective way to provide these smaller homeownership units is through multi-family structures. Additionally, multi-family units with three or more bedrooms are essential to provide quality, affordable rental housing for larger families in Clark County.

**Discussion**

Household growth in the Las Vegas-Henderson-Paradise, Nevada Housing Market Area (HMA) has generally mirrored population growth trends since 2010. However, an increase in the number of smaller households—partly due to a rising share of retirees—has led household growth to outpace population growth since 2010. The average household size is currently estimated at 2.64 people, down from 2.65 in 2020 and 2.70 in 2010. As of January 1, 2024, an estimated 891,800 households reside in the HMA, representing an average annual increase of 12,250 households, or 1.4%, since 2020. This slightly exceeds the annual population growth of 1.3%. By comparison, households in the HMA grew by an average of 13,050, or 1.7%, annually from 2010 to 2020, while the population increased by 1.5% annually.

Homeownership in the Housing Market Area (HMA) has become significantly less affordable since 2020, with sales prices rising faster than incomes. From 2014 to 2022, home prices in Clark County increased by 153%, outpacing the 36% growth in median household income. There are a limited number of homes affordable for purchase by low- and moderate-income households, and the variety of home types available is also restricted. The average price of a home in the Las Vegas Valley is \$466k and almost half the residents of Clark County are priced out of buying a single-family home.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Housing affordability is a key element in assessing the housing market and overall quality of life, as many issues stem from housing costs. According to HUD standards, a home is considered affordable if households spend no more than 30% of their gross income on housing expenses, including utilities.

The Needs Assessment highlights that the most prevalent housing problem is cost burden, with 19% of households in the County spending over 30% of their income on housing, and 16% spending more than half of their income on housing costs. Cost burdens are concentrated among disadvantaged and vulnerable populations, including homeowners of color and those with low incomes.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	\$128,108	\$315,000	146%
Median Contract Rent	\$822	\$894	8.8%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	11,874	5.6%
\$500-999	96,021	45.3%
\$1,000-1,499	82,410	38.9%
\$1,500-1,999	17,115	8.1%
\$2,000 or more	4,572	2.2%
<b>Total</b>	<b>211,992</b>	<b>100.0%</b>

Table 34 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	3,853	No Data
50% HAMFI	22,854	9,971
80% HAMFI	109,968	36,872
100% HAMFI	No Data	67,611
<b>Total</b>	<b>136,675</b>	<b>114,454</b>

**Table 27 – Housing Affordability**

Data Source: 2016-2020 CHAS

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,046	1,212	1,457	2,071	2,464
High HOME Rent	652	791	979	1,150	1,264
Low HOME Rent	613	657	788	911	1,017

**Table 36 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

Housing that is affordable to those households earning less than 80% AMI is a critical need. There is an expected need for affordable housing to suit those households living on fixed incomes with increasing accessibility needs, creating a demand for units that are universally accessible as well as near needed services and public transit. Additionally, conversations with stakeholders revealed that there’s a lack of assistance for the “missing middle” who do not qualify for assistance but do not make enough to pay market rate rent.

According to the National Low Income Housing Coalition, extremely low-income renters face competition from higher-income households for the limited number of affordable rental homes available in the private market. Nationwide, out of the 7.1 million homes that are affordable to extremely low-income households, 3.4 million units are occupied by higher-income households. This significantly reduces the availability of these homes for those who are most in need.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Income and wages are not keeping up with the escalating housing costs and overall cost of living. This growing disparity makes it increasingly difficult for individuals and families to afford essential expenses, including housing, utilities, food, and healthcare. As a result, more people are experiencing financial stress and facing challenging decisions about how to allocate their limited resources.

The Las Vegas-Henderson-Paradise, NV Housing Market Area (referred to as the Las Vegas HMA) was analyzed in HUD's Comprehensive Housing Market Analysis, which found that the average resale price in the HMA in 2023 was \$463,400, showing little change from the previous year. However, before this stabilization, resale prices saw a substantial increase from 2021 to 2022,

with an average annual growth of \$59,400, or 16%. This surge led resale prices to surpass the peak levels reached during the 2007 housing boom. Such significant price growth has greatly reduced affordability, as incomes have not kept up with the rising housing costs. Additionally, rental affordability has sharply declined since 2019. This is due to rent growth outpacing the increase in median income for renter households, making it more challenging for renters to keep up with rising housing costs.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

A 2024 study by the National Low Income Housing Coalition highlights a severe nationwide shortage of affordable housing. For every 100 extremely low-income renter households, just 34 affordable and available rental homes are accessible. Due to the limited availability of larger apartments, which often come with higher rents, there may be a need to preserve or create more larger affordable units to meet demand.

### **Discussion**

Affordable housing continues to be a critical concern, particularly for households earning below 80% of AMI, those relying on fixed incomes, and individuals with specific accessibility requirements. As income decreases, the proportion of renters compared to homeowners rises. The availability of homes affordable to low- and moderate-income households is scarce, with a limited diversity of housing types to meet varying needs.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

The housing section of the market analysis provides an overview of Clark County's housing stock, examining the condition and age of housing units, the risk of lead-based paint exposure, and the suitability of vacant or abandoned buildings for rehabilitation.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The County defines substandard housing as buildings or units that pose a safety or health hazard to its occupants. This includes properties with structural hazards, inadequate weather protection, fire, health and safety risks, or those lacking complete kitchen or plumbing facilities or has been declared unfit for human occupancy. In contrast, standard condition housing is defined as being in full compliance with County Building Codes.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	62,225	26%	100,295	47%
With two selected Conditions	1,489	1%	7,715	4%
With three selected Conditions	115	0%	509	0%
With four selected Conditions	25	0%	0	0%
No selected Conditions	175,075	73%	103,524	49%
<b>Total</b>	<b>238,929</b>	<b>100%</b>	<b>212,043</b>	<b>100%</b>

Table 28 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	114,854	48%	69,197	33%
1980-1999	82,038	34%	96,131	45%
1950-1979	40,587	17%	44,632	21%
Before 1950	1,446	1%	2,049	1%
<b>Total</b>	<b>238,925</b>	<b>100%</b>	<b>212,009</b>	<b>100%</b>

Table 29 – Year Unit Built

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	42,033	18%	46,681	22%
Housing Units build before 1980 with children present	58,659	25%	29,060	14%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 40 - Vacant Units**

### Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Clark County has about 20% of the housing stock built before 1980, it is presumed that many of these owner-occupied and rental homes need housing rehabilitation. Substandard housing in need of rehabilitation is likely to impact low-and moderate-income residents and neighborhoods, which have less resources to maintain or rehabilitate housing. Renter-occupied housing units, while comparable in age to the owner-occupied housing units, is much more likely to have units with one or more housing condition or deficiency.

### Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Housing units built before 1980 may have lead-based paint in various parts of the home, such as window and door frames, walls, and ceilings, or potentially throughout the entire structure. These homes are at risk of lead-based paint hazards and should be tested according to HUD standards. Based on 2016-2020 ACS data, there are 88,714 housing units in Clark County that were constructed before 1980 and are thus at risk of lead-based paint hazards. According to the 2016-2020 CHAS (Units with Children present) data Clark County has 87,719 housing units with Children present that were constructed before 1980. The risk increases as these housing units age and if rehabilitation needs are not addressed. Testing for lead-based paint and performing necessary repairs adds to the cost of home rehabilitation.

## **Discussion**

The age of housing is the most significant and established risk factor for lead poisoning in children (HUD, 2011). Older homes are more likely to contain lead-based materials, and those with lower property values are at a greater risk of having damaged paint compared to homes with higher property values. This increases the potential for lead exposure, which is particularly harmful to young children.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

Clark County is served by Southern Nevada Regional Housing Authority (SNRHA). The Housing Authority operates 2,871 units and manages 9,875 Housing Choice Vouchers, providing significant support for affordable housing in the region.

The Southern Nevada Regional Housing Authority (SNRHA) provides affordable housing options for low- and moderate-income individuals and families in Southern Nevada. SNRHA's programs include: Public housing that SNRHA owns and manages including studio apartments, townhomes, and homes for seniors and people with disabilities; the Housing Choice Voucher program which allows applicants to live in properties owned by participating landlords; RAD/PBV Housing units; supportive services for residents in SNRHA housing that helps residents with childcare, health and nutrition, job placement, education and general self-sufficiency.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,871	9,875	30	9,845	1,879	803	7,381
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 30 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:



**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The public housing consists of 17 separate developments, of which 13 serve families, 1 serve elderly and disabled households, and 3 are specifically designated for the elderly only (age 62 and above). The portfolio also includes 386 scattered-site houses. The SNRHA through its preservation efforts converted 11 properties from Public Housing to Project-Based Vouchers through the Rental Assistance Demonstration (RAD) Program totaling 1,104 units. These units were either completely modernized with the latest design features and/or newly constructed units. About 60.7% of the entire inventory of public housing units serves families and 39.3% serve elderly and elderly/disabled households.

Most SNRHA public housing is concentrated in 3 zip codes just north and west of downtown Las Vegas (89101, 89106 and 89107). In all, 53.8% of the non-scattered-site developments (15 of 27) properties) and 57.4% of the non-scattered-site units (1,488 units) are located in these neighborhoods, which are characterized by low median income, high poverty rates, and high minority concentration. The remainder of the public housing portfolio (former Clark County Housing Authority properties) is located for the most part in more stable neighborhoods in Green Valley/Henderson and the Whitney (East Las Vegas) and Sunrise (Northeast Las Vegas) areas of the unincorporated county. Interestingly, the public housing scattered-site units are widely dispersed and located in some of the best neighborhoods in the Las Vegas Valley, including Centennial (74 units), Summerlin (61 units) and Green Valley/Henderson (40 units).

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 31 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The SNRHA currently owns 1,890 units of conventional public housing in Clark County and houses over 4,000 people under the public housing program, much of the public housing is relatively old. The median age of developments is 40 years. Efforts have been made to continue to modernize these units with the most recent effort being the Choice Neighborhood Initiative Implementation Plan that is revitalizing the 235-unit Marble Manor Development located within the Historic Westside Neighborhood of Las Vegas. The SNRHA will demolish the 235 units and develop 627 units of mixed-income units with retail space, green space and other amenities on the 35-acre parcel.

The SNRHA public and assisted housing stock has significant capital needs. Based upon the PNAs performed by The Nelrod Companies in December 2021 on most of the portfolio, the total estimated cost of repairs to the public housing portfolio is about \$175million with \$2.1 million in need of immediate repair. The report identifies components such as windows, roofs, kitchens and bathrooms for multiple scattered sites as well as Elderly East and West and Henderson.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

According to SNRHA's **FY2024** plan, SNRHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year include (1) Need: Shortage of affordable housing for all eligible populations Strategy1, Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. Need: Specific Family Types: Families at or below 30% of median Strategy 1: Target available assistance to families at or below 30 % of AMI
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Continuing implementation of the Limited English Proficiency Plan in conjunction with SNRHA's Affirmative Marketing Plan to ensure all eligible applicants/participants have equal access to all programs and services.

**Discussion:**

SNRHA operates a variety of Affordable Housing Properties (AHP) acquired by or donated to the 3 former housing authorities over the last 50 years. The portfolio includes 1,043 housing units in 6 developments, 229 mobile home pads, and 182 scattered-site units, some acquired and rehabilitated under the NSP 1 and 3 programs.

The AHP properties are somewhat older than the public housing properties. The median age of this stock is 40 years (or built in 1974). It includes Brown Homes, 124 duplex bungalow units on 10.43 acres built in 1963 to serve military families at Nellis Air Force Base; Eva Garcia-Mendoza Plaza, a 128-unit apartment building built in 1987 and sold to the former Clark County Housing Authority under the federal Resolution Trust Corporation program; as well as two mobile home parks developed in 1979 (with a recent addition) and 1984. About half of the AHP housing stock serves family households and half elderly households.

The AHP properties operate for the most part as conventional unrestricted housing. Some have recorded income restrictions based upon RTC regulations or the receipt of HOME or ARRA NSP funds. Two of the properties, Bassler/MCCarran and Rulon Earl Mobile Home Park Phase II, carry conventional debt (\$335,000 on Bassler/McCarran and \$3.5 million on Rulon Earl Phase II). The rest of the properties are either debt free or carry subordinate debt as a result of previous public funding.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

This section includes inventories of the facilities and services that meet the emergency shelter, transitional housing, and permanent supportive housing needs of homeless persons within Clark County.

In Clark County, 7,906 individuals experiencing homelessness were counted on a single night in January 2024. This marks a 20% increase from the count in 2023, highlighting a significant rise in the number of people facing homelessness in the area.

The Southern Nevada Continuum of Care, which includes all the housing and homeless service providers in Southern Nevada, uses the Coordinated Entry System to engage individuals and families in housing and services.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	4,192	273	92	3,826	
Households with Only Adults	2,185	811	1,199	9,846	
Chronically Homeless Households	0	0	0	13,317	
Veterans	115	0	821	11,941	
Unaccompanied Youth	383	0	262	0	

**Table 32 - Facilities Targeted to Homeless Persons**

Data Source Comments: HMIS Data (Southern Nevada HUD Consolidated Plan Reporting Dashboard)

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Southern Nevada Homelessness Continuum of Care (SNH CoC) is a local network dedicated to planning and coordinating funding for services and housing to support homeless individuals and families. Their goal is to provide comprehensive support and resources to help individuals and families experiencing homelessness achieve stability and self-sufficiency. The SNH CoC connects people with essential services, such as healthcare, education, and job resources, to ensure long-term stability.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Southern Nevada Homelessness Continuum of Care is the official board dedicated to ending homelessness in Southern Nevada. The Board comprises representatives from various sectors, including government, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations serving homeless and formerly homeless veterans, and homeless and formerly homeless individuals. The Board also includes any other stakeholders who contribute to the mission of ending homelessness in the region. The SNH CoC provides advice and input on the operations of homeless services, program operations, and development efforts in Southern Nevada, including the Southern Nevada Coordinated Entry (CE) system.

**Prevention and Diversion Prevention** services are for clients who are currently housed but at imminent risk of homelessness. Imminent risk is defined as being at risk of becoming homeless within the next two weeks due to rental or utility arrears, eviction, etc. Diversion services are for clients who are currently homeless and who might be able to resolve their housing crisis without accessing crisis services like emergency shelter. Both prevention and diversion services may include financial and other services to remain housed or connect clients to alternate housing arrangements, bypassing entry into the homeless system of care.

**Emergency Shelter (ES) & Crisis Stabilization** - A project that offers temporary shelter (lodging) for people experiencing homelessness in general or for specific populations of people experiencing homelessness. Emergency Shelter and Crisis Stabilization has a total of 1,188 Beds with 3 VA Beds.

**Bridge Housing** - Clients on the community queue who have a high vulnerability and are presumed to meet the definition of chronic homelessness (i.e., those prioritized for the next available PSH opportunity) will be evaluated for appropriateness to receive available bridge housing, with those having trimorbid conditions who are not accessing shelter services receiving the highest priority. To meet the eligibility criteria for bridge housing, an individual or family must be eligible, or presumptively eligible, for a PSH program to which they will transition. Bridge Housing has 151 Beds (varies; dependent on caseload size).

**Transitional Housing (TH)** - Designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Other- A project that offers services, but does not provide lodging, and cannot otherwise be categorized as another project type. TH has 87 Beds with 317 VA Beds.

**Rapid Re-Housing (RRH)** - A permanent housing solution emphasizing housing search and relocation services and short- and medium-term rental assistance to move homeless persons and families (with or without a disability) as rapidly as possible into housing. RRH has 1,403 Beds with 174 VA Beds.

**Permanent Supportive Housing (PSH)** - A CoC program component type providing indefinite leasing or rental assistance combined with supportive services for disabled persons experiencing homelessness so that they may live independently. PSH has 2,317 Beds with 1,512 VA Beds.

**Safe Haven (SH)** - A project that offers supportive housing that (1) serves hard-to-reach people experiencing homelessness with severe mental illness who have been unsheltered and have been unwilling or unable to participate in supportive services; (2) provides 24-hour residence for eligible persons for an unspecified period; (3) has an overnight capacity limited to 25 or fewer persons; and (4) provides low demand services and referrals for the residents.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

Special needs populations in Clark County include the elderly, the frail elderly, individuals with disabilities, persons with HIV/AIDS, and individuals with substance abuse problems. The HCP Consortium has a strong network of public, private, and nonprofit organizations offering facilities and services to these particularly vulnerable populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The proportion of the population aged 65 and older according to HUD's Housing Market Analysis is lower than the national average. However, the warm climate and absence of state income taxes have made it increasingly attractive to retirees. The share of residents aged 65 or older increased from 11% in 2010 to 16% in 2022, a larger percentage point rise than the national increase from 13% in 2010 to 17% in 2022 (American Community Survey [ACS] 1-year data).

The primary need for the elderly is decent and affordable housing. Rising living expenses, such as utilities, transportation, medical costs, and food, make affordability a significant concern. Individuals with disabilities face similar challenges to the elderly but also have the additional issue of requiring accessible properties. Those with extremely low and low incomes have limited personal funds available to make necessary accommodations to their properties, further compounding these hardships.

According to the 2022 Nevada HIV Needs Assessment, stable housing was frequently reported as a needed service that clients were unable to obtain. Income and the inability to pay bills on time were the most common barriers to accessing and maintaining stable housing. Housing stability significantly impacts a client's ability to navigate support services and access medical care. Transportation and transportation assistance were identified as critical services needed to ensure that people with HIV can attend their appointments.

There aren't enough affordable housing options available for low- and middle-income families, individuals with disabilities, and seniors. These groups frequently find themselves in situations where they have to spend more than 30 percent of their income on housing costs each month, which can lead to significant financial strain.



**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Supportive housing for individuals exiting institutions is critically needed in the community. A limited number of shelters, Rapid Re-Housing, and permanent supportive housing programs focus on those with high behavioral and/or physical health needs. These programs are available to households on the coordinated entry list, which makes it uncommon for someone to transition directly from an institution into shelter or housing.

Clark County purchased a 24-bed psychiatric hospital and plans to convert it into a crisis stabilization unit pilot program. This initiative aims to address the growing number of mentally ill individuals involved with the criminal justice system and detained in jails and prisons. Nevada ranks at the bottom of all states in access to behavioral health care services and has a higher prevalence of mental illness, according to Mental Health America’s annual rankings.

The new facility will provide crisis stabilization services, psychiatric evaluations, substance abuse treatment, medication management, case management, and housing placement assistance. This is a significant step towards improving access to mental health care and reducing the burden on emergency rooms and jails.

Clark County has increased its number of non-congregate shelter (NCS) facilities to include a primary focus around specialized needs. One of these locations is designated to serve individuals without children suffering from mental or behavioral health challenges as well as substance use disorders. This facility provides person-centered unique programming for individualized care.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Clark County allocates funding to several programs designed to address the special needs of non-homeless subpopulations. The county has established goals to provide homelessness prevention assistance to special populations at risk of homelessness. Additionally, certain programs and activities will prioritize particularly vulnerable groups, including seniors and families.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The HCP Consortium plans to carry out various initiatives to meet the housing and supportive service requirements of individuals with special needs who are not experiencing homelessness. Additionally, the Consortium will maintain its funding for public services, including those that offer assistance to individuals with special needs.

The City of North Las Vegas intends to increase the supply of affordable housing within their jurisdiction by investing in the creation of new affordable rental developments. Additionally, within the next 5 years the City intends on improving and reestablishing the Single-Family Owner-Occupied Rehabilitation (SFOOR) program to assist income qualified homeowners within their jurisdiction to maintain their housing long term.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Clark County, in collaboration with the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite, hosted four meetings and conducted a community survey involving residents and stakeholders. The primary goal was to provide both the public and nonprofit housing providers the opportunity to voice their concerns regarding the challenges and obstacles to fair housing within the community. The HCP aims to take measures that reduce and eliminate housing discrimination, prevent its recurrence, and address other barriers to equal housing opportunities. The following barriers were identified:

- Barriers to accessing housing opportunities exist for those with credit history, eviction history, and criminal background concerns.
- Residents, homebuyers, and landlords have insufficient understanding of fair housing requirements and protections.
- Navigating resources and affordable housing options is challenging and prevents residents from accessing housing opportunities.
- Coordinated approaches are needed to address the housing affordability concerns in the County.
- The region lacks the number of affordable housing units needed to meet the demands of low to moderate income households.
- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunity.
- Property turnover is resulting in displacement of residents and high costs of housing leave few options for accessing new housing that is safe, decent, affordable, and near opportunity areas.
- Eviction law in Nevada favors landlords and those who are evicted face greater challenges in securing new housing in the current market.
- Increasing rent costs have disparate impacts on special needs households that tend to have fixed incomes and fewer options for housing that accommodates their needs.
- Lending patterns show that low-income communities and communities of color, even those with high incomes, are more likely to be rejected for home loans.
- Lack of economic mobility further intensifies increasing housing cost burden, particularly for renters.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section discusses the non-housing community development assets and needs in terms of employment sectors and business activity, workforce and infrastructure needs, workforce training initiatives, and economic development initiatives.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	107	53	1	1	0
Arts, Entertainment, Accommodations	3,546	3,736	32	39	7
Construction	959	603	9	6	-2
Education and Health Care Services	1,276	1,340	12	14	2
Finance, Insurance, and Real Estate	507	342	5	4	-1
Information	144	86	1	1	0
Manufacturing	493	431	5	5	0
Other Services	284	214	3	2	0
Professional, Scientific, Management Services	694	385	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	1,404	807	13	8	-4
Transportation and Warehousing	512	710	5	7	3
Wholesale Trade	249	169	2	2	-1
Total	10,175	8,876	--	--	--

**Table 33 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	535,535
Civilian Employed Population 16 years and over	498,850
Unemployment Rate	6.84
Unemployment Rate for Ages 16-24	18.46
Unemployment Rate for Ages 25-65	4.66

**Table 34 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	95,565
Farming, fisheries and forestry occupations	18,968
Service	77,474
Sales and office	115,013
Construction, extraction, maintenance and repair	36,182
Production, transportation and material moving	26,319

**Table 35 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	311,300	67%
30-59 Minutes	128,306	28%
60 or More Minutes	22,688	5%
<b>Total</b>	<b>462,294</b>	<b>100%</b>

**Table 36 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	52,924	3,564	25,149

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	115,060	9,394	41,170
Some college or Associate's degree	138,008	9,020	36,570
Bachelor's degree or higher	108,735	4,380	20,772

**Table 49 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,605	5,745	8,419	17,549	10,453
9th to 12th grade, no diploma	10,577	14,224	13,746	21,978	10,573
High school graduate, GED, or alternative	37,843	47,739	43,128	74,782	41,172
Some college, no degree	29,333	43,872	32,694	62,005	35,880
Associate's degree	3,114	13,977	11,044	20,598	10,033
Bachelor's degree	5,028	29,751	25,628	39,694	22,175
Graduate or professional degree	299	8,975	11,407	18,846	14,289

**Table 37 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	533,830
High school graduate (includes equivalency)	829,912
Some college or Associate's degree	968,553
Bachelor's degree	1,032,180
Graduate or professional degree	1,460,665

**Table 51 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

As shown in Table 45, the largest sector in terms of jobs is the Arts, Entertainment, Accommodations sector at 39%. The second largest is the Education and Health Care Services with 14% jobs and the third largest at 8% is the Retail Trade.

**Describe the workforce and infrastructure needs of the business community:**

The reported 2016-2020 ACS unemployment rate of 6.84% is outdated. The 2023 unemployment rate for Clark County was 5.4%. This lower unemployment rate shows that Southern Nevada's workforce is growing, resulting in a shrinking unemployment rate.

According to the Las Vegas Global Economic Alliance, the Comprehensive Economic Development Strategy (CEDS) indicates that Nevada's healthcare economy is approximately 30% smaller than it should be, given its population. We need 2,450 physicians to meet the national average. A renewed focus on healthcare addresses both accessibility and economic development issues.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Southern Nevadans understand that the region's heavy reliance on the tourism and gaming industry makes it susceptible to economic fluctuations. There is still an opportunity to diversify the employment mix in the Las Vegas area, reducing this vulnerability and promoting economic stability.

One effort includes to diversify by pursuing an innovation district strategy. An Innovation District in Clark County presents a unique opportunity to attract tech industries, offering an alternative market for businesses and entrepreneurs. The oversaturated tech market on the West Coast has led to affordability issues and layoffs, prompting many Californians to relocate to Clark County. This influx of talent provides an opportunity for the region to strategically position itself as an innovation hub for new tech developments.

Las Vegas is the fastest-growing professional sports market in the U.S. In less than a decade, the County has become home to four major league sports teams, numerous minor league teams, and the UFC headquarters. The relocation of the Oakland A's baseball team to Las Vegas is poised to have a substantial economic impact on the local economy. The development of a new stadium, the creation of jobs, and increased tourism revenue are all factors that will contribute to the city's economic growth. It is anticipated that the A's new stadium will add 5,340 employees to the workforce.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to data provided by HUD, there are insufficient workers to fill jobs in Education and Health Care Services with the number of jobs available at 1,340 and the number of workers at 1,276. At the same time, there are insufficient jobs in the Arts, Entertainment, Accommodations sector as well as the Transportation and Warehousing sector.

According to the 2016-2020 ACS, the education attainment of residents 25 years of age and older in Clark County is as follows:

- 5% Less than 9<sup>th</sup> grade
- 8% 9<sup>th</sup> to 12<sup>th</sup> grade
- 26% Have graduated high school
- 22% Have some college education but no degree
- 7% Have an associate's degree
- 15% Have a bachelor's degree
- 7% Have a graduate or professional degree

Overall, 76% of the workforce have at least a high school diploma or higher, and 21% have a bachelor's degree or higher.

According to more recent data from the 2024 Las Vegas Perspective by the Las Vegas Global Economic Alliance (LVGEA) highlights some impressive educational attainment statistics for Southern Nevada. The fact that 28% of residents have a bachelor's degree or higher, and 51% of new residents have a bachelor's degree or higher, suggests a growing educated workforce. This can significantly enhance the region's economic opportunities by attracting businesses and fostering innovation.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Innovation and Opportunity Act (WIOA) mandates the formation of local workforce boards to oversee policy implementation in their designated areas. Workforce Connections for Southern Nevada include Clark County.

The board is essential in delivering worker and employer services. WIOA's primary goal is to enhance the workforce's skills and competitiveness by offering tailored services to adults, dislocated workers, and youth. These efforts aim to ensure that individuals have the necessary



training and education to secure and retain employment, ultimately fostering economic growth and reducing reliance on welfare.

Nevada's Governor's Office of Economic Development (GOED) has five industry focal areas (including multiple sub-sectors under each):

- Information Technology
- Transportation and Logistics
- Natural Resources Technologies
- Hospitality, Tourism, Sports, and Creative Industries
- Advanced Manufacturing

There are several workforce training initiatives available to residents in Clark County. The below initiatives highlight the comprehensive and collaborative efforts to strengthen Southern Nevada's workforce development:

1. **2022 Workforce Blueprint:** A data-driven strategy aimed at addressing regional workforce challenges by leveraging innovative approaches and solutions.
2. **Industry Sector Partnerships (ISPs):** These partnerships strive to align the talent development pipeline with the needs of key target industries. In 2022, ISPs brought together businesses of all sizes in seven target sectors identified in the region's Comprehensive Economic Development Strategy (CEDS).
3. **ACT Work Ready Communities:** Provides individuals with opportunities to assess job readiness skills and earn nationally recognized certificates that reflect their skill levels.
4. **Job Profiling:** Helps local employers meet workforce needs by conducting skill analyses for emerging and in-demand occupations, aligning with the Workforce Blueprint.
5. **Workforce Fellowship:** An innovative partnership between Workforce Connections and the Clark County School District (CCSD) to strengthen the connection between the public workforce development system and high school counselors.
6. **Disconnected Youth Coalition:** Addresses the critical issue of disconnected youth (ages 16-24) who are neither in school nor at work. With Clark County's disconnected youth rate at 17.2%, this initiative aims to reduce the rate by 50% over the next five years.

These initiatives demonstrate a strong commitment to developing a skilled, competitive, and adaptable workforce that meets the region's economic needs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Comprehensive Economic Development Strategy (CEDS) for Clark County, Nevada is a plan for the region's economic development. It's a collaborative effort between the Las Vegas Global Economic Alliance (LVGEA) and other stakeholders that was released in July 2021.

The CEDS identifies multiple economic development initiatives that may be coordinated with the Consolidated Plan, including:

- Expand affordable housing and improve cost of living. The shift to lower-cost, higher-density housing represents an opportunity for Southern Nevada to market its relative affordability compared to its peer regions and coastal neighbors. More affordable housing better enables Southern Nevada to lure people and businesses to the region, increasing the pool of skilled young workers in the region's workforce.
- Coordination to integrate transportation and land use planning through transit-oriented development to enhance access, promote housing diversity, and increase economic development
- Ensure sufficient land, infrastructure, and resources are available for new development in Southern Nevada.
- Stimulate a Future-Ready Workforce - as the region's economy has continued to diversify in recent years, the need for a well-qualified and skill-diverse workforce has increased significantly
- Collaborate with city and county leaders in developing an infill strategy (residential and commercial) for Southern Nevada.

**Discussion**

With over 40.8 million visitors in 2023, Southern Nevada is one of the most frequently visited destinations in the United States. It's one of the world's top tourism destinations and is responsible for bringing in billions of dollars in economic activity each year.

The Comprehensive Economic Development Strategy (CEDS) for Southern Nevada outlines several key goals aimed at fostering economic growth and sustainability. Here are the primary goals:

1. **Promote a Resilient & Diverse Economy:** Encourage economic diversity and resilience to withstand economic fluctuations and ensure long-term stability.
2. **Connect People, Businesses, & Ideas:** Facilitate connections and collaborations among individuals, businesses, and educational institutions to drive innovation and economic development.
3. **Support the Emergence & Maturation of Southern Nevada’s New Target Industries:** Identify and nurture emerging industries that have the potential to contribute significantly to the region's economy.
4. **Strengthen & Reimagine Regional Collaboration:** Enhance cooperation and partnerships among regional stakeholders to achieve common economic development goals.
5. **Stimulate a Future-Ready Workforce:** Invest in education, training, and workforce development to ensure that the local workforce is equipped with the skills needed for future job opportunities.

These strategies collectively aim to create a more dynamic and robust economic environment, positioning Southern Nevada as an attractive destination for business and talent.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines multiple housing problems as households experiencing one or more of the following issues:

1. Overcrowding: More than one person per room.
2. Incomplete kitchen facilities: Lack of a sink with a faucet, a stove or range, or a refrigerator.
3. Incomplete plumbing facilities: Lack of hot and cold piped water, a flush toilet, or a bathtub or shower.
4. Severe rent burden: Spending more than 50% of household income on rent and utilities.

These problems can significantly impact the quality of life and stability of households.

CDBG eligible tracts are determined based on income criteria. These tracts qualify for CDBG funding if they have a high percentage of low- and moderate-income residents, specifically if at least 51% of the residents fall into this income bracket.

The CDBG Eligible Areas map highlights census tracts where 51% or more of households are low- or moderate-income (see Map 1). Households in these areas are also more likely to experience multiple housing problems. The majority of these needs are concentrated in the central part of the Las Vegas Valley where houses tend to be older.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) using a combination of racial/ethnic concentration and poverty thresholds. Specifically, R/ECAPs are census tracts where:

1. The non-white population is 50 percent or more.
2. 40 percent or more of individuals live at or below the poverty line

R/ECAPs emphasize racial/ethnic concentration and poverty, whereas CDBG eligibility is based on income levels.

Clark County showcases a distinct pattern of racial and ethnic concentration in different areas. For instance, the majority of white residents are predominantly located in the southeast regions of the county, while Hispanic residents tend to reside more in the eastern sections. The county

as a whole is quite diverse, with a significant mix of various racial and ethnic groups living in close proximity to one another.

**What are the characteristics of the market in these areas/neighborhoods?**

The Central part is marked by housing challenges and low-income households, the Southeast predominantly features White residents, and the East is primarily home to Hispanic residents.

In general, these areas offer the most affordable housing options, with rents and home values lower than in other parts of the Las Vegas Valley. These neighborhoods often feature older homes that suffer from deferred maintenance. With higher numbers of low- and moderate-income and minority households, these communities are often historically underserved, experiencing disproportionate housing problems such as overcrowding and cost burden.

**Are there any community assets in these areas/neighborhoods?**

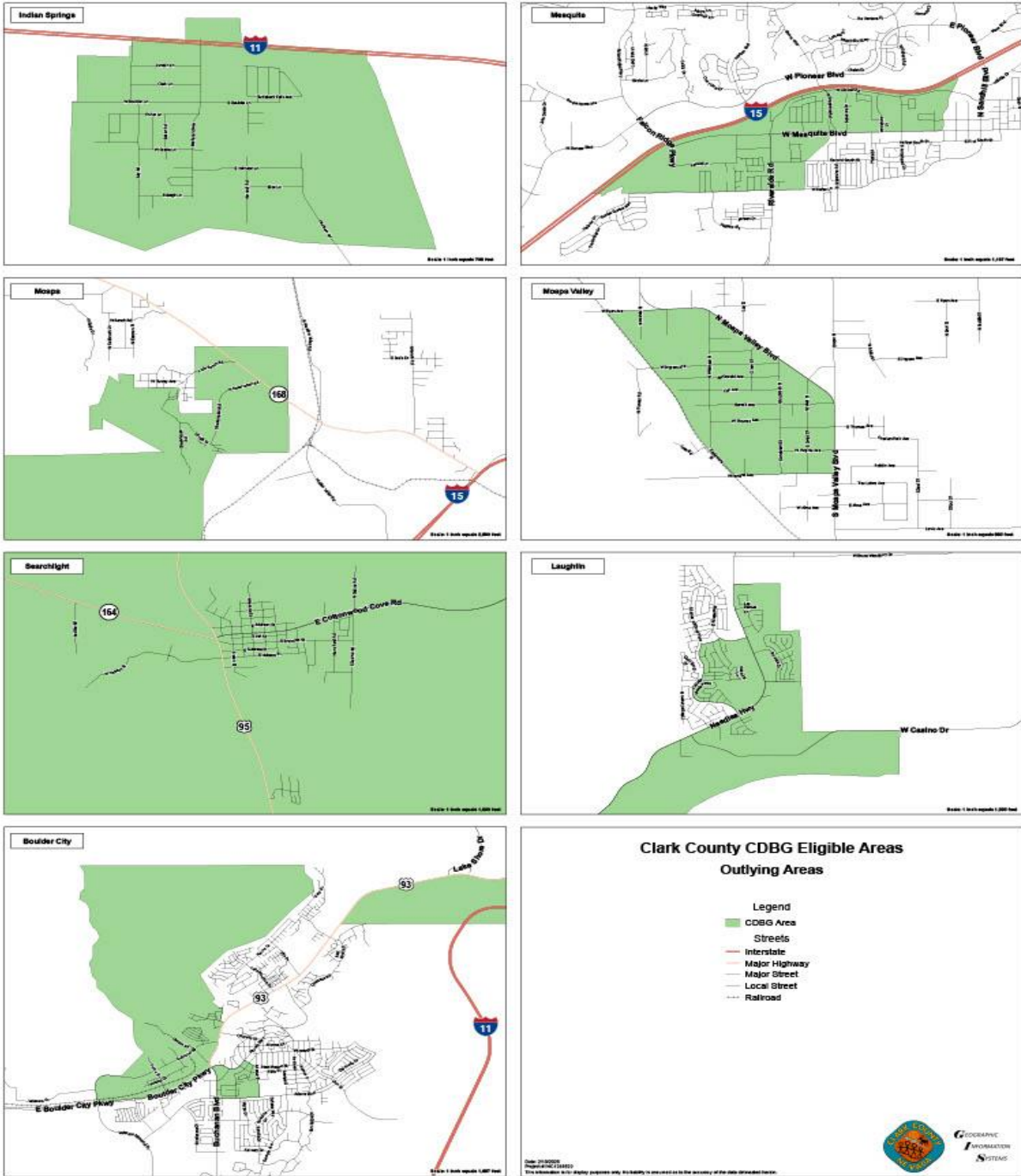
Many of the areas possess community assets beyond housing. These assets include access to neighborhood parks, senior centers, and shopping centers.

**Are there other strategic opportunities in any of these areas?**

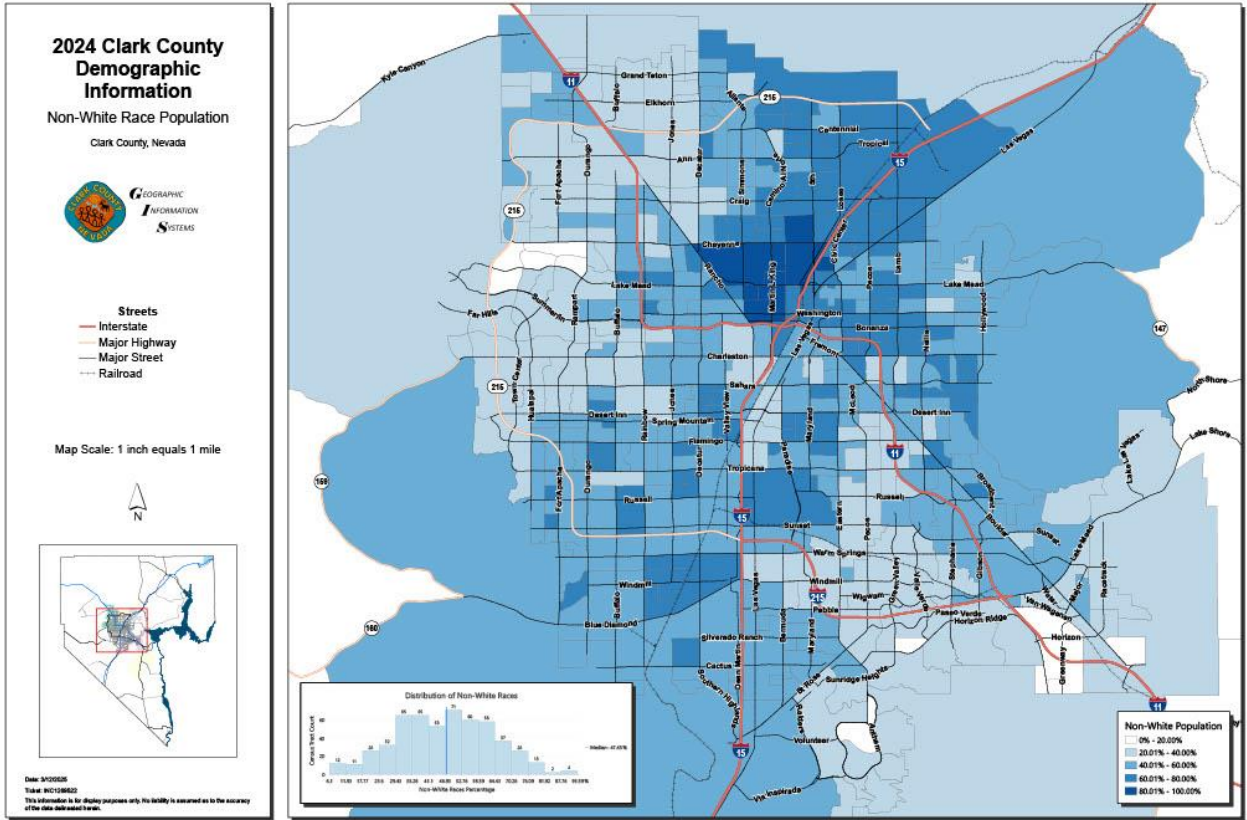
Clark County intends to foster reinvestment and revitalization in older neighborhoods within Sunrise Manor (East), ensuring new development aligns with the existing community. Strategic infill will focus on providing a variety of housing options differing in type, density, and price to allow residents to remain in the area regardless of their age, family structure, or income.

Similarly, in Winchester/Paradise (Central), the county supports targeted reinvestment and revitalization efforts aimed at broadening housing choices encompassing diverse types, densities, and price points to enable residents to stay in their neighborhoods irrespective of demographic or economic factors.

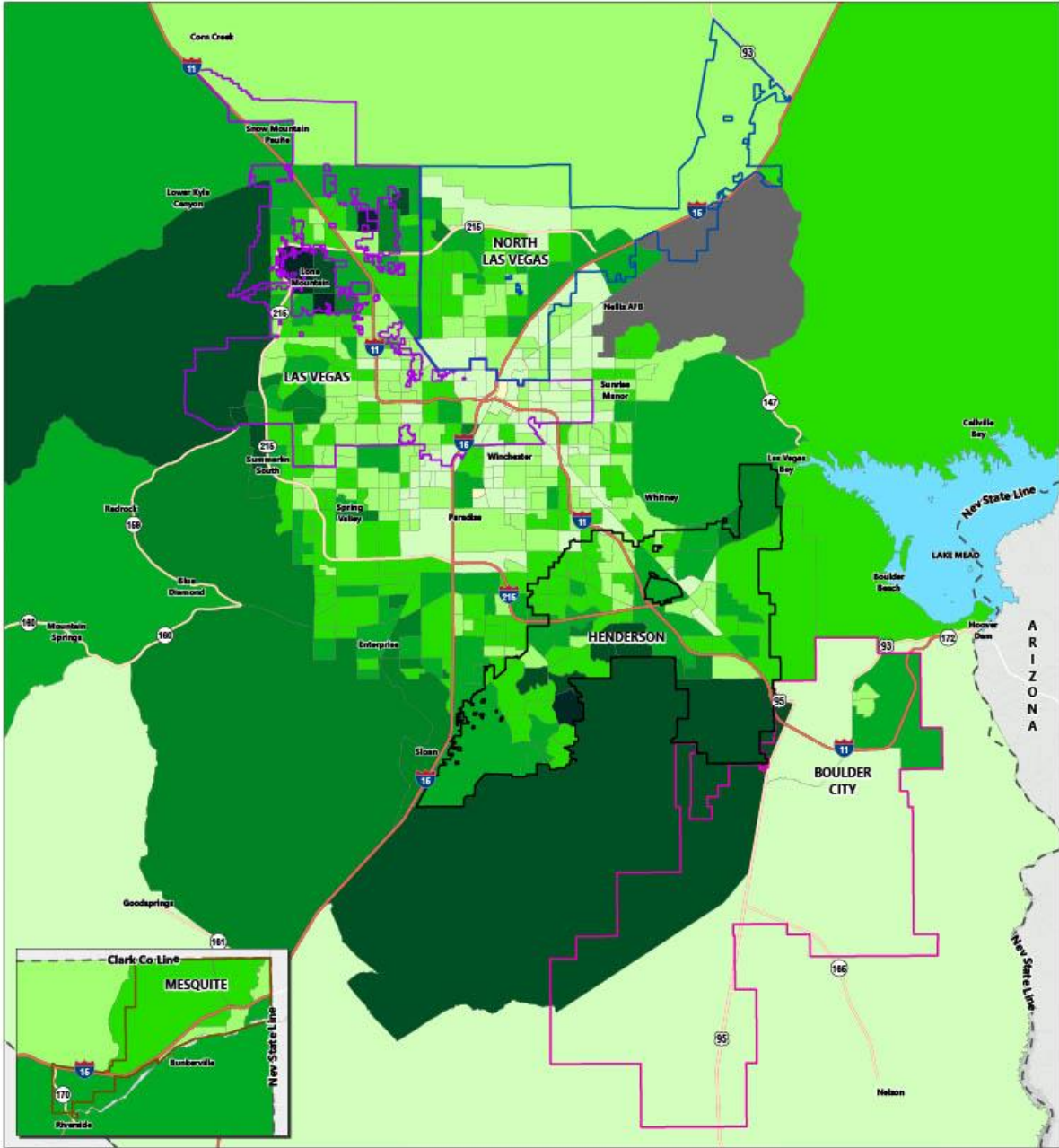
A key objective across these efforts is to sustain long-term affordable housing (restricted for 20-50 years) by emphasizing the rehabilitation and preservation of existing units, particularly in areas facing current or potential redevelopment pressures.



MAP 1 – Clark County CDBG Eligible Areas (Outlying Area)



**MAP 2 – Clark County Demographic Information**



**2024 Median Household Income**  
Clark County, Nevada

Source: U.S. Census Bureau's American Community Survey (ACS) 2019-2023 5-year estimates

Census Tracts  
Census Bureau's American Community Survey (ACS) 2019-2023 5-year estimates

**2024 Median Household Income**  
(Inflation-adjusted dollars to last year of 5-year range)  
Shaded by Census Tract

- \$24,999 or less
- \$25,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$124,999
- \$125,000 - \$149,999
- \$150,000 - \$174,999
- \$175,000 - \$199,999
- Insufficient Data

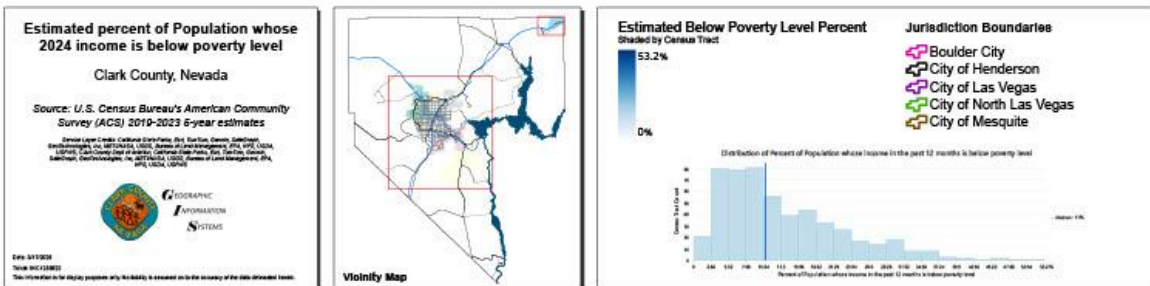
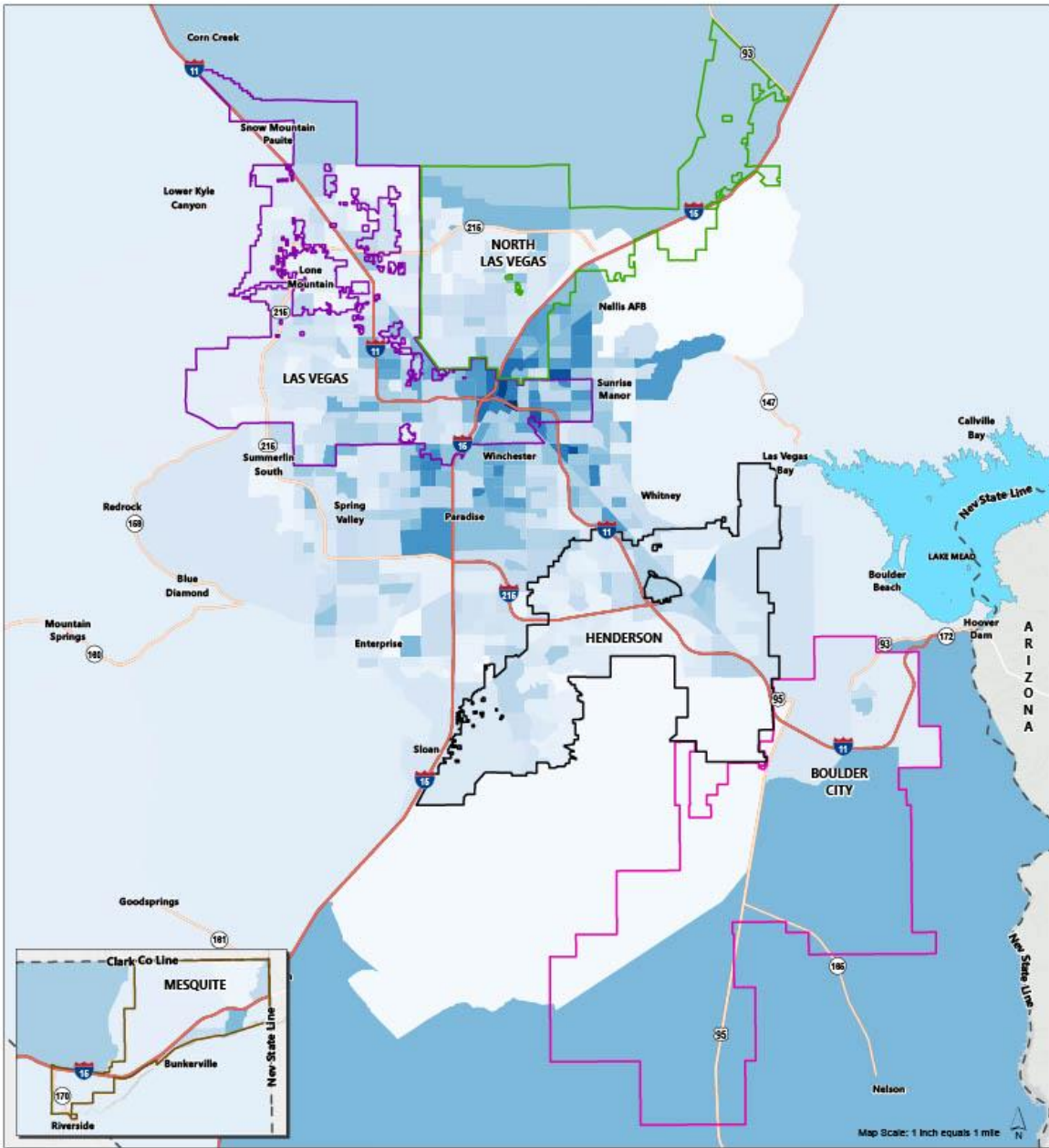
**Jurisdiction Boundaries**

- Boulder City
- City of Henderson
- City of Las Vegas
- City of North Las Vegas
- City of Mesquite

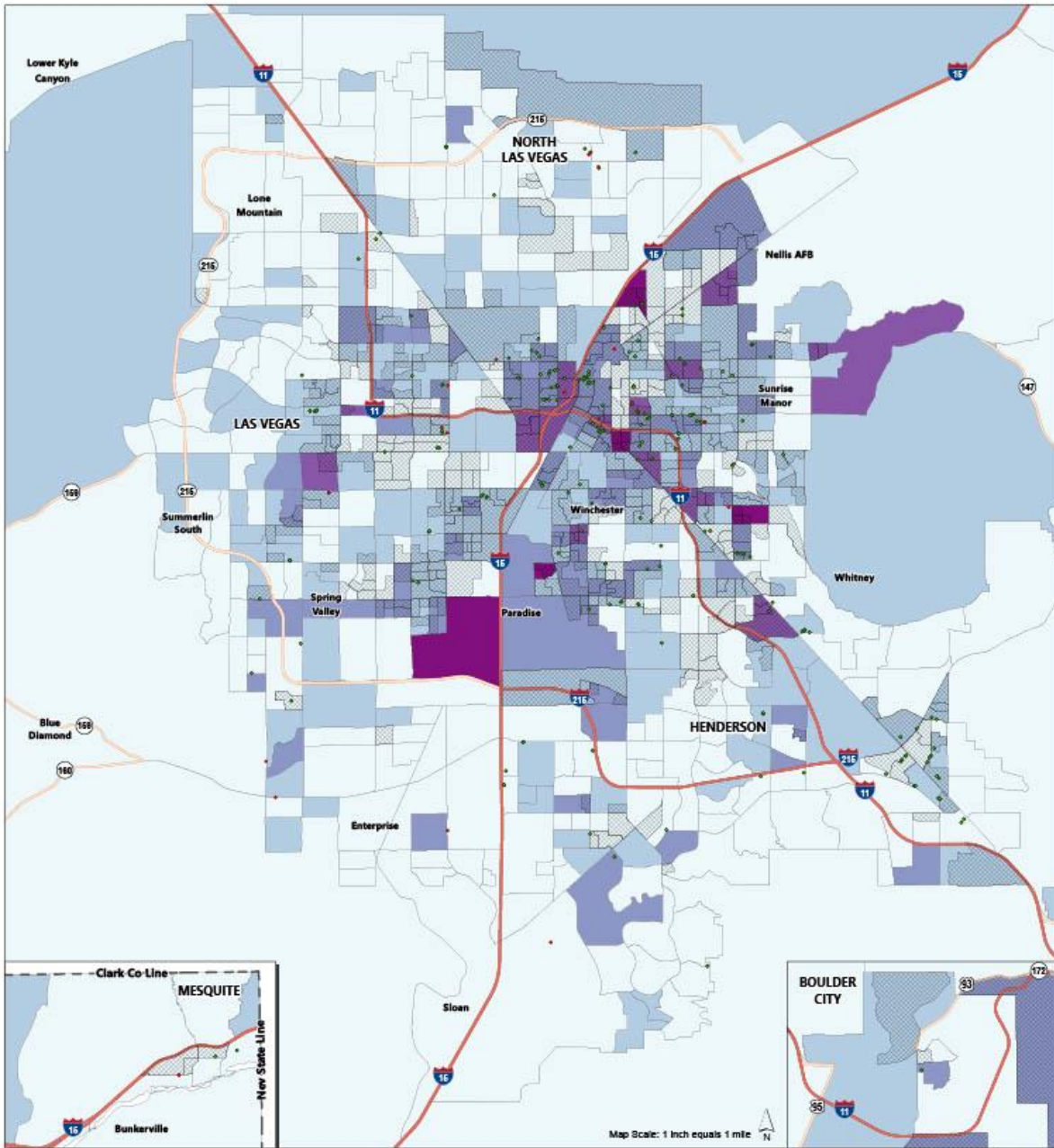
Map Scale: 1 Inch equals 1 mile

MAP 3 – Median Household Income





**MAP 4 – Estimated Percent of Population whose 2024 Income is Below Poverty Level**



**Family Income Less than \$10,000 with Affordable Housing and CDBG Eligible Areas**  
 Normalized by Tract Population  
 Clark County, Nevada  
 Source: U.S. Census Bureau's American Community Survey (ACS) 2019-2023 5-year estimates

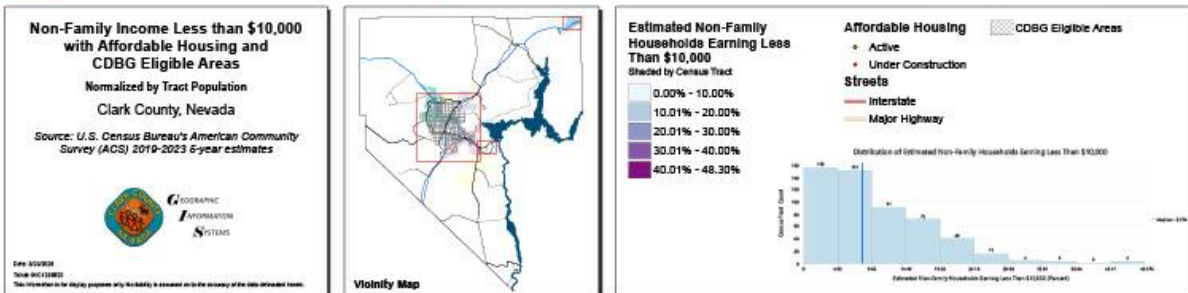
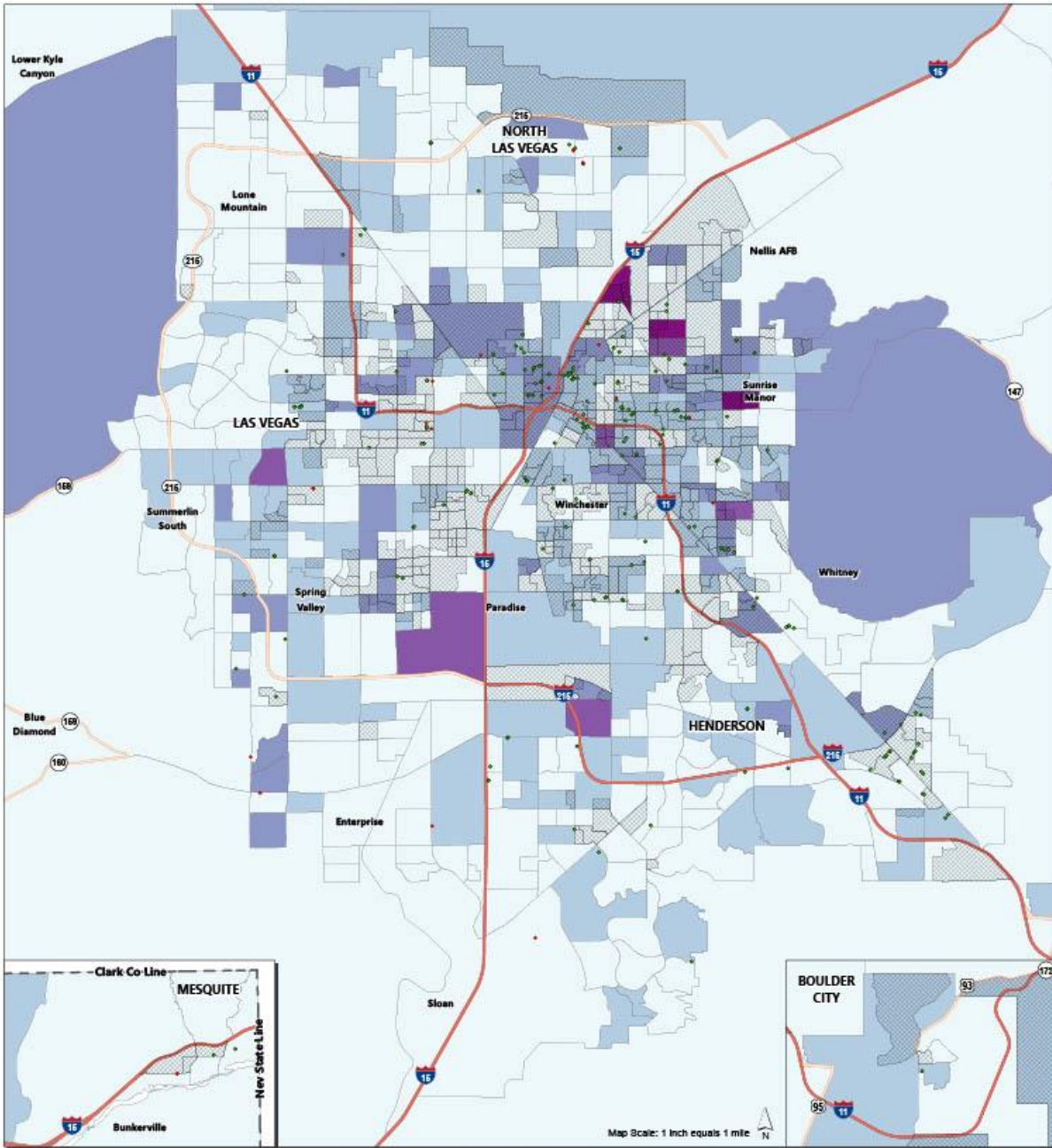
**Geographic Information Systems**

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 Time: 10:15:00 AM  
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**MAP 5 – Family Income Less than \$10,000 with Affordable Housing and CDBG Eligible Areas**





**MAP 6 – Non-Family Income Less than \$10,000 with Affordable Housing and CDBG Eligible Areas**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Residents of Clark County are well-connected, with 99% of residents having access to broadband access. However, it's concerning that despite this availability, a significant portion of households still lack internet subscriptions. The 2019 data from the U.S. Census Bureau highlights that 17% of households in Clark County, especially those with annual incomes under \$20,000, do not have an internet subscription underscores a digital divide.

This gap can impact access to education, employment opportunities, and essential services. Addressing this issue would involve not only increasing broadband availability but also making internet services more affordable and accessible to low-income households.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Even with multiple broadband providers available, especially those with lower incomes—still lack internet access, underscoring the importance of addressing this issue. The presence of three providers does not necessarily make broadband affordable for many low-income families.

The County has a Broadband Adoption and Community Engagement Plan (BACE) that aims to advance broadband adoption and enhance digital skills in unserved and underserved communities. Developed through stakeholder engagement, collaboration with the State, and analysis of state and federal data, this plan has been supported by a \$10.7 million federal Digital Equity Competitive Grant from the National Telecommunications and Information Administration (NTIA). The grant funds over 20 partners, including County social service departments, community anchor institutions, and nonprofits, to expand broadband access and provide digital skills training. Project activities include device distribution, virtual tech support, digital literacy programs, capacity building for County departments and partner organizations, public computers and Wi-Fi access, job-related digital skills training, and initiatives to foster advanced technology career skills, online entrepreneurship, and small business development for youth, adults, and small business owners, ultimately preparing them for greater economic opportunities. BACE will potentially enhance internet access, usage, and digital literacy for over 300,000 residents, thereby improving their ability to engage with internet-based services and opportunities.

Additionally, Clark County has initiated a pilot program in collaboration with the Southern Nevada Regional Housing Authority (SNRHA) to provide affordable and flexible broadband options for

residents of SNRHA properties. This program leverages existing wiring and equipment, allowing multiple providers to share the same infrastructure rather than installing and maintaining proprietary systems.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Southern Nevada is a dynamic and vibrant community that is quickly growing and expecting another one million residents by 2060. It's essential to plan for diverse housing options, enhanced public transportation, and robust infrastructure to support this expanding population. With the influx of new residents, the region faces unique challenges, like extreme heat and drought, due to climate change. Over recent years, Southern Nevada has faced significant climate changes, including increases in high heat days, extreme precipitation events, wildfires, high winds, and severe drought conditions. These challenges are affecting the region's health, economy, and safety. These impacts coupled with a lingering global pandemic, a high rate of underemployment, and growing housing affordability challenges have only reinforced the need to address the region's vulnerability to heat and other climate hazards.

Lake Mead, the primary water source for Clark County, supplies drinking water to over 2.3 million residents and more than 45.6 million visitors annually. As part of the Colorado River Basin, Lake Mead receives most of its water from snowmelt in the Rocky Mountains of Colorado and Wyoming. However, climate change is expected to further reduce snowpack, runoff, and rainfall in this area, potentially leading to more severe and prolonged droughts.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Major changes in Clark County's climate require a responsible and rapid response. Clark County is particularly vulnerable to a changing climate, with projections showing ten times more days with temperatures above 115°F by the end of the century and extreme drought classifications becoming commonplace. The continued temperature increase will have a significant impact on residents, visitors, infrastructure, and the economy.

Southern Nevada Extreme Heat Vulnerability Analysis, led by the RTC and Southern Nevada Strong, identified communities and locations where residents are most vulnerable to extreme heat. While everyone in Clark County is exposed to extreme temperatures, heat is not experienced equally. Low-income people, people with pre-existing health conditions, seniors and youth, and people living in urban heat island communities are especially vulnerable when it gets hot.

Clark County developed a plan known as the All-In Clark County Community Sustainability and Climate Action Plan. Clark County and the Climate Collaborative have developed an education and outreach strategy that will be executed over the next few years. The strategy will leverage

the relationships developed with community-based organizations (CBOs) through the All-In planning process to reach target audiences, particularly low-income and disadvantaged communities (LIDACs).

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The upcoming sections of this strategic plan provide context for the goals that will be addressed using federal grant funds and other leveraged resources over the next five years as part of the 2025-2029 Consolidated Plan.

The HCP Consortium established its priorities by analyzing the Consolidated Plan Community Needs data, current housing needs, the characteristics of the overall housing market, the ability of low-income households to afford, locate, and maintain housing, and the availability of resources to address these needs, as well as by utilizing the Regional Fair Housing & Equity Assessment.

The HCP Consortium has identified a variety of community needs including the following in no particular order:

1. Affordable Housing
2. Housing for other special needs populations (such as seniors and persons with disabilities)
3. Increase in affordable internet accessibility
4. Neighborhood Facilities such as Parks/Recreation
5. Access to affordable food
6. Streetlights and road repair
7. Critical Home Repair
8. Employment Assistance & Job Training
9. Direct Homeowner Assistance and Homeless Prevention
10. Youth Services such as childcare, tutoring, and after school care
11. Transportation
12. Fair Housing



## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 38 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Countywide
	<b>Area Type:</b>	Other
	<b>Other Target Area Description:</b>	Other
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction

The HCP Consortium's needs are distributed across the community, with no specific area designated as a priority for fund allocation in housing, public facilities, or public services. Certain block groups contain more than 51% low- to moderate-income residents (refer to the map below). Although no particular geographic priority has been identified, these areas benefit from countywide housing and community development programs.

Projects within the HCP Consortium are distributed based on identified needs. Each project is required to meet one of HUD's national objectives: benefiting low- and moderate-income (LMI) residents, addressing or eliminating slum and blight, or responding to an urgent community need. Furthermore, all projects must support at least one of the overarching goals outlined in the Consolidated Plan, which include ensuring the availability and preservation of affordable and supportive housing, expanding efforts to prevent and reduce homelessness, providing essential

services, and enhancing community facilities and infrastructure.

A core value in the County's 2021 Master Plan is unique neighborhoods and lifestyles, which includes diverse housing options and affordable housing. The 2021 Master Plan includes Goals and Policies where there is housing choice and affordability for Clark County residents.

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities

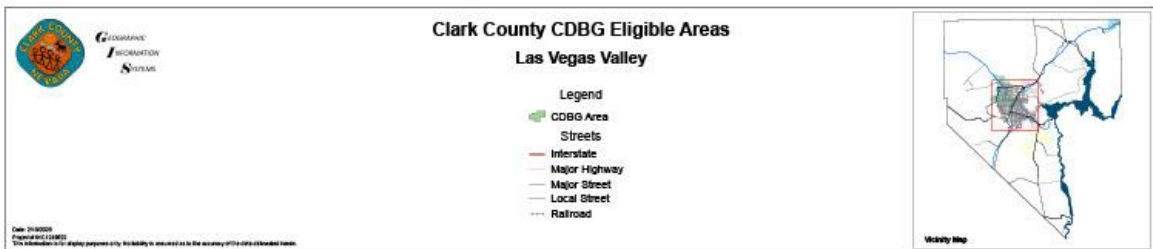
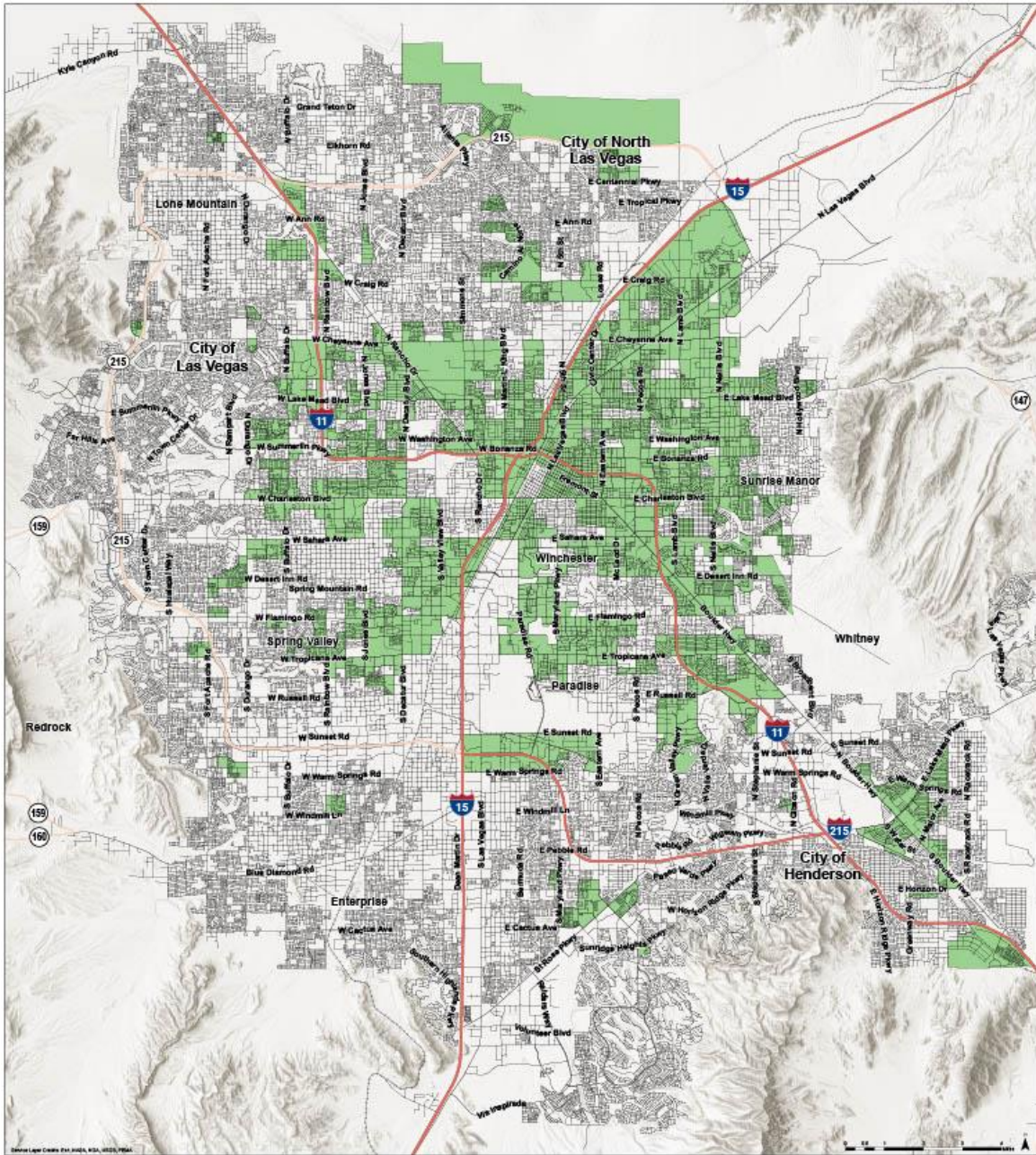
- Policy 1.1.1 Mix of housing types - Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes.
- Policy 1.1.2 Housing access - Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.
- Policy 1.1.3 Multi-Generational Housing - Support the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in-place and expand the supply of smaller dwelling units.
- Policy 1.1.4: Supportive Housing - Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.
- Policy 1.1.5: Housing for vulnerable populations - Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.

Goal 1.2: Expand the number of long-term affordable housing units in Clark County

- Policy 1.2.1: Existing Affordable Housing - Maintain the supply of long-term affordable housing (restricted for 20-50 years) by focusing efforts on rehabilitation and preservation of existing affordable units particularly in areas where redevelopment pressure exists or is likely to occur in the future.
- Policy 1.2.2: Financial Support - Support programs that use state, federal, and local housing program funds to preserve existing affordable housing and provide financial assistance to lower income homeowners to maintain their properties in good condition and improve energy efficiency.
- Policy 1.2.3: Non-Profit Ownership - Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward

pressure on prices and rents.

- Policy 1.2.4: Regulatory Tools - Investigate the feasibility of implementing regulatory requirements (e.g., inclusionary zoning), targeted incentives, and public-private partnerships to promote expanded construction of climate resilient affordable housing units throughout the County.
- Policy 1.2.5: Disposal Land - Support the implementation of affordable housing development plans on former Bureau of Land Management (BLM) lands designated for the development of affordable housing.
- Policy 1.2.6: New Affordable Units - Continue to work with community and regional partners to evaluate the feasibility of and pursue a variety of strategies that will expand the number of affordable units, such as, but not limited to activity bonds, housing trust funds, land banks or land trusts, and fee-in-lieu programs.



MAP 7 – Clark County CDBG Eligible Areas

**SP-25 Priority Needs - 91.415, 91.215(a)(2)**

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Ensure the availability and preservation of affordable housing
	<b>Description</b>	Supporting the development of new affordable housing for low/moderate income households and special needs populations.
	<b>Basis for Relative Priority</b>	Following extensive outreach to the community and stakeholders, it became evident that affordable housing is a key priority. This conclusion is further supported by quantitative data from the Needs Assessment, the National Low-Income Housing Coalition, the Consolidated Plan Community Needs survey and the Market Analysis.
<b>2</b>	<b>Priority Need Name</b>	Vital Services and Homeless Prevention
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Maintain and expand activities designed to prevent
	<b>Description</b>	Provide funding for the construction and rehabilitation to assist extremely low- and low-income households.
	<b>Basis for Relative Priority</b>	This priority is founded on the importance of social services in supporting low-income community members. In January 2024, a single-night count in Clark County revealed 7,906 individuals experiencing homelessness, reflecting a 20% rise compared to the 2023 count.
<b>3</b>	<b>Priority Need Name</b>	Provide Community and Supportive Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Provide Community and Supportive Services
	<b>Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.
	<b>Basis for Relative Priority</b>	The Consolidated Plan Community Needs Survey highlighted a growing demand for public services among HCP residents, particularly in areas such as education, youth programs, and workforce development. This was corroborated through the Community Development Advisory Committee (CDAC) process.
4	<b>Priority Need Name</b>	Community Facilities and Infrastructure
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Improve Community Facilities and Infrastructure
	<b>Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns.
	<b>Basis for Relative Priority</b>	The basis for this priority is from the Consolidated Plan Community Needs Survey and through community input from the CDAC.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High



<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	Other
<b>Associated Goals</b>	Increase Employment and Business Opportunities
<b>Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.
<b>Basis for Relative Priority</b>	Many respondents stressed the importance of workforce development programs and the creation of well-paying jobs. It is important to note that many of the submitted public comments regarding economic development directly tied back to housing availability and affordability.

**Table 53 – Priority Needs Summary**

**Narrative (Optional)**

Based on the Needs Assessment, Housing Market Analysis, and community outreach and engagement activities, goals were established based on the identified priority needs. Only projects addressing these high-priority needs, as summarized in the table above, will be considered for funding within the Consolidated Plan period. The Needs Assessment and Housing Market Analysis, along with qualitative data from the Consolidated Plan Community Needs survey, the Regional Fair Housing and Equity Assessment, forums, and meetings, underscore the HCP Consortium’s clear and detailed need for investment in affordable housing, vital services and homeless prevention, community and supportive services, community facilities and

infrastructure as well as economic development.

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	HUD funds are not allocated for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	HUD funds are not allocated for Tenant Based Rental Assistance.
New Unit Production	<p>As of January 2024, 7,906 people were counted as experiencing homelessness on a single night. The production of new units is an important tool for growing the affordable housing stock.</p> <p>In preparing this Consolidated Plan, the HCP Consortium conducted Consolidated Plan Community Needs Survey, reviewed the Housing Market Analysis, conducted the Regional Fair Housing and Equity Assessment, and the Needs Assessment. A few factors were identified including Quality of Affordable Units and Quantity of Affordable Units.</p>
Rehabilitation	According to Housing Market Analysis the Approximately 20% of Clark County's housing stock was built before 1980. It is presumed that many of these owner-occupied and rental homes require housing rehabilitation. While the need for more variety in the location of affordable housing may be best met through the production of new units, rehabilitation of existing affordable units is still needed in parts of town where it already exists.
Acquisition, including preservation	The number of low-income renters has risen, resulting in increased competition for a shrinking pool of affordable housing. In the HCP Consortium, over 191,500 households (42% of all households) earn below 80% of the area median income (AMI). Among these, 450,970 households (30%) face housing issues such as substandard living conditions, overcrowding, cost burden, or severe cost burden. The public input process and the review of the above-mentioned documents indicated that there is a need for larger scale housing rehabilitation and infill development, including rehabilitation, demolition, replacement and financing.

**Table 39 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The HCP Consortium expects to receive annual allocations of CDBG, HOME, and ESG funds from HUD over the next five years. These funds aim to support activities that create suitable living environments, provide decent housing, and expand economic opportunities for residents. They are intended to address priority needs identified throughout the County. The following section outlines the major sources of funding available in the first year of the Consolidated Plan, from July 1, 2025, to June 30, 2026.

### **Anticipated Resources**

In addition to HOME funds, other public funds that are leveraged into the construction and rehabilitation of affordable multifamily housing include:

**The State Account for Affordable Housing Trust Fund (AAHTF)** is a state-funded program for affordable housing. Funds are allocated by formula to participating jurisdictions (state and local governments) to expand and improve the supply of rental housing through new construction and rehabilitation of multifamily projects. Funding is supported with a real property transfer tax of ten cents for each \$500 of value or fraction thereof. Trust Funds may be used to provide financing for down payment assistance and homeowner rehabilitation of single-family residences, and to provide emergency assistance in the form of rental assistance, including security deposits and other manners in which to assist eligible families in obtaining or keeping housing to families who are in danger of becoming homeless. All funds must be used to benefit individuals and families whose incomes do not exceed 60% of the area median income, as defined by the U.S. Department of Housing and Urban Development.

**The National Housing Trust Fund (NHTF)** established in July 2008 as part of the Housing and Economic Recovery Act of 2008 (HERA) required that Fannie Mae and Freddie Mac pay 4.2 basis points of their annual volume of business to two funds. The purpose of the NHTF is to increase and preserve the supply of housing, principally rental housing for extremely low-income households. The law that created the National Housing Trust Fund (NHTF) requires HUD to use a formula to distribute NHTF dollars directly to states. The Nevada Housing Division (NHD) is the authorized agency to receive NHTF money from HUD and to administer the state's NHTF program.

**Clark County created their Community Housing Fund** in Spring of 2022 to address the urgent need for housing for low-income residents in Southern Nevada, including families, seniors, and

those who are employed but unable to find affordable housing. Since then, the Board of County Commissioners has approved over \$200M in CHF funding across our community, both new construction and rehab, to ensure that Clark County residents have safe, modern, and most importantly, affordable places to call home. These Welcome Home funds are the first of their kind provided by a local government in Nevada and are helping to build or maintain over 4,000 units of low-income rental housing. The funds were provided to projects that needed gap financing to supplement Low-Income Housing Tax Credits and other financing sources.

The funding levels shown in the draft Plan are estimated amounts. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts from HUD.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$8,474,967			\$8,474,967		Grants awarded on a formula basis for housing & community development. Primarily, recipients must be low to moderate-income (up to 80% AMI), or reside in a low/moderate-income area.
HOME	Public – Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multi Family Rental New Construction Multi Family Rental Rehab New Construction for Ownership TBRA	\$4,021,097	\$50,000	\$3,096,062	\$7,167,159		HOME funds are leveraged by State of Nevada HOME and Affordable Housing Trust Funds. North Las Vegas receives a portion of HOME/LIHTF as part of the HOME Consortium.

ESG	Public – Federal	Financial Asst. Overnight Shelter Rapid Rehousing Rental Asst. Services Transitional Housing	\$735,457			\$735,457		Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals through the Shelter Program.
Other State of Nevada HOME and AAHTF Funds	Public - State		\$2,325,210			\$2,325,210		The Clark County HOME Consortium expects to continue to receive State LIHTF which is used to provide the matching funds required by the HOME Program.
Other State of Nevada HOME Funds	Public – State		\$694,110	\$25,0000		\$719,110		The Clark County HOME Consortium expects to continue to receive State LIHTF which is used to provide the matching funds required by the HOME Program.

Clark County Community Housing Fund (CHF)	County	Affordable Housing Development	\$46,400,000			\$46,400,000	\$55,000,000	In 2022 Clark County created a housing trust fund to support and increase the development of affordable housing.
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Table 55 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

All jurisdictions included in the Consolidated Plan utilize federal resources to leverage both public and private sector funds. This approach supports the execution of housing and community development activities. For example, Clark County HOME funds are generally used in projects utilizing the Low-Income Housing Tax Credit (LIHTC) as well as Clark County Community Housing Funds (local funding source), the State of Nevada Account for Affordable Housing Trust Fund (AAHTF) funds, and private sector investment. CDBG funds are often used to leverage private non-profit and local government funds.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Clark County utilizes County land and discounted Bureau of Land Management (BLM) land under the Southern Nevada Public Lands Management Act (SNPLMA) for affordable housing purposes and will continue to do so. Section 7(b) of the Southern Nevada Public Land Management Act permits the direct sale of Bureau of Land Management (BLM) land to local jurisdictions, the State of Nevada, or housing authorities at a discounted price for the development of affordable housing. Clark County has allocated around 500 acres for future affordable housing developments and has successfully acquired five BLM parcels to date. Four of these parcels have been utilized for affordable multifamily rental housing, and one is currently being developed to provide affordable single-family homes through the County’s community land trust (CLT). In addition, over the past three years the County has provided three County-owned parcels for housing including two to build over 350 units of multifamily affordable housing for households between 30% and 80% of the Area Median income; and another to build 30 units of affordable homes that will be managed through the County’s newly created Community Land Trust.

**Discussion**



**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Southern Nevada Regional Housing Authority	PHA	Homelessness, non-homeless special needs, Planning, Public Housing, Rental, Neighborhood Improvements, Public Services	Region
Nevada Housing Division	Government	Non-homeless special needs, Ownership, Planning, Rental	State
Southern Nevada Homelessness Continuum of Care	Continuum of Care	Homelessness, non-homelessness special needs, Rental	Region
Clark County	Government	Economic Development, Homelessness, Non-homeless special needs, Ownership, Planning, Rental, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
North Las Vegas	Government	Homelessness, non-homeless special needs, Ownership, Rental	Jurisdiction
Boulder City	Government	Homelessness, non-homeless special needs, Rental, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City of Mesquite	Government	Public Facilities	Jurisdiction

**Table 40 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The HCP Consortium Consolidated Plan is developed through a collaborative effort involving all the jurisdictions affected by the plan. Each jurisdiction consulted with Clark County to research and draft the plan. The six jurisdictions—Clark County, City of North Las Vegas, City of Las Vegas, City of Henderson, City of Mesquite, and Boulder City—are all members of the Southern Nevada HUD Consortium. Clark County along with all the other jurisdictions are active members and partners of the SNH Continuum of Care. All the jurisdictions, along with the SNH Continuum of Care and the Southern Nevada Regional Housing Authority meet bi-monthly to share information, discuss best practices, new developments, and appropriation updates.

Regarding specific gaps, most needs are typically addressed in some capacity. However, the demand often surpasses the available funding. The citizen participation process highlighted significant deficits in the quantity and quality of affordable housing. Affordable housing continues to be a significant issue for Clark County. The primary concern is that rent growth is outpacing the increase in median income for renter households, making it increasingly difficult for renters to keep up with rising housing costs.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	x	x	
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
<b>Street Outreach Services</b>			
Law Enforcement	x	x	
Mobile Clinics	x	x	
Other Street Outreach Services	x	x	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	x	x	
Child Care	x		
Education	x	x	
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS	x	x	x
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x	x	

Other			
Other – Financial Literacy	x		

Table 57 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Regional level coordination takes place through several avenues, including the Southern Nevada Regional Planning Coalition (SNRPC), and its various committees, Southern Nevada Strong, the Southern Nevada Homelessness Continuum of Care (SNHCoC), and the Southern Nevada HUD Consortium Meetings. These organizations bring together all local governmental jurisdictions, along with the Regional Transportation Commission, the Clark County School District, the Metropolitan Police Department, Southern Nevada Adult Mental Health Services, and the Southern Nevada Regional Housing Authority, among others.

Recently, HUD awarded over \$8.5 million in funding to Clark County and the Southern Nevada Homelessness Continuum of Care. This federal support will bolster Clark County’s Youth Homelessness Demonstration Program, which aims to aid young people facing housing insecurity. The County will collaborate with community youth-serving partners to develop a coordinated community plan. The funding will support this plan by implementing innovative programs and services for homeless youth, including mental health counseling, substance abuse treatment, job training and educational opportunities, life skills development, case management, and financial literacy education.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Southern Nevada Homelessness Continuum of Care (SNH CoC) is comprehensive, providing access to a wide range of services necessary to help individuals and families achieve self-sufficiency. The SNH CoC aims to:

- Promote a community-wide commitment to the goals of ending homelessness.
- Provide funding for efforts to rapidly re-house homeless individuals and families.
- Promote access to and effective use of mainstream programs.
- Optimize self-sufficiency among individuals and families experiencing homelessness.

The main gap is the lack of permanently funded programs to adequately serve all homeless individuals in the HCP Consortium. According to the 2024 PIT Count, approximately 53% of the

homeless population in Southern Nevada experiences unsheltered homelessness. There are insufficient permanent supportive housing units, homelessness prevention resources, and family shelters. These shortages significantly impact the ability to support people at risk of or experiencing homelessness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strategy to address gaps in the institutional structure and service delivery system involves continually meeting with local agencies to identify potential improvements and collaborations. The HCP Consortium and its residents benefit from numerous dedicated nonprofit organizations that serve residents and are willing to adapt their programs to address any identified gaps.

The SNHCoC, along with the cities of Boulder City, Las Vegas, North Las Vegas, Henderson, and Clark County, as well as local providers and partners, share the responsibility of providing services to the diverse homeless households in Southern Nevada. The community continues to unite in response to growing needs, such as those arising from the COVID-19 pandemic, and embraces unique funding opportunities aimed at ending homelessness in the region.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Ensure the availability and preservation of afford	2025	2029	Affordable Housing	Countywide	Affordable Housing	HOME: \$20,105,485	Rental units constructed: 1,250 Household Housing Unit  Rental units rehabilitated: 1,500 Household Housing Unit
2	Maintain and expand activities designed to prevent homelessness	2025	2029	Homeless	Countywide	Vital Services and Homeless Prevention	CDBG: \$0 HOME: \$0 ESG: \$3,677,285	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted  Homeless Person Overnight Shelter: 100 Persons Assisted  Homelessness Prevention: 2,000 Persons Assisted
3	Provide Community and Supportive Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Provide Community and Supportive Services	CDBG: \$6,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Improve Community Facilities and Infrastructure	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community Facilities and Infrastructure	CDBG: \$35,474,835	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
5	Increase Employment and Business Opportunities	2025	2029	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$900,000	Jobs created/retained: 5 Jobs  Businesses assisted: 3 Businesses Assisted

**Table 58 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Ensure the availability and preservation of afford
	<b>Goal Description</b>	Provide funding for the construction and rehabilitation to assist extremely low- and low-income households.
2	<b>Goal Name</b>	Maintain and expand activities designed to prevent
	<b>Goal Description</b>	Provide needed public services that assist homeless individuals and families.
3	<b>Goal Name</b>	Provide Community and Supportive Services
	<b>Goal Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.
4	<b>Goal Name</b>	Improve Community Facilities and Infrastructure
	<b>Goal Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns.
5	<b>Goal Name</b>	Increase Employment and Business Opportunities
	<b>Goal Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

During the five-year course of this Consolidated Plan, assuming federal funding awards continue at the same levels as the previous five years, the HCP Consortium anticipates assisting with:

- 691 extremely low-income households
- 2,565 very low-income households
- 3,144 low-income households

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

All Public Housing properties have been certified to be in compliance with UFAS, Section 504 and ADA Title II. There are 168 wheelchair accessible units for seniors and families with physical disabilities or 5.8% of the Public Housing inventory and above the minimum requirement of 5%. Also, there are 61 units for individuals visually and/or hearing impaired or 2.1% of the Public Housing inventory and at the minimum requirement of 2%. The SNRHA has available hearing/visually impaired kits for installation as needed. A total of 613 applicants have indicated some type of mobility needs which is 6.9% of the 8,838 applicants in the wait list for Public Housing. These mobility needs will be addressed at the time of interview. The SNRHA also provides reasonable accommodations to address needs from our residents.

### **Activities to Increase Resident Involvements**

Public housing resident's involvement is critical to ensure that their needs are met. Successful resident involvement is based upon information and dialogue. Some of the activities to increase resident involvement are as follows:

- Active resident councils
- Meetings to seek resident input
- Engaging community partners to host onsite meetings/events
- Staff to have regular and ongoing contact with residents
- Engage residents in volunteering with community efforts
- Provide tangible and meaningful services
- Provide positive recognition of resident participation

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the 'troubled' designation**

The SNRHA is not designated as trouble under 24 CFR part 902. The SNRHA is has a designation of High Performer under the Housing Choice Voucher Program and a Standard Performer under the Public Housing Program.



## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Clark County partnered with the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite as part of the process of completing the Regional Fair Housing and Equity Assessment (RFHEA). As part of this processes, the County must determine through data analysis and community engagement activities the barriers to Fair housing. Barriers or impediments to fair housing are:

- Barriers to accessing housing opportunities exist for those with credit history, eviction history, and criminal background concerns.
- Residents, homebuyers, and landlords have insufficient understanding of fair housing requirements and protections.
- Navigating resources and affordable housing options is challenging and prevents residents from accessing housing opportunities.
- Coordinated approaches are needed to address the housing affordability concerns in the County.
- The region lacks the number of affordable housing units needed to meet the demands of low to moderate income households.
- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunity.
- Property turnover is resulting in displacement of residents and high costs of housing leave few options for accessing new housing that is safe, decent, affordable, and near opportunity areas.
- Eviction law in Nevada favors landlords and those who are evicted face greater challenges in securing new housing in the current market.
- Increasing rent costs have disparate impacts on special needs households that tend to have fixed incomes and fewer options for housing that accommodates their needs.
- Lending patterns show that low-income communities and communities of color, even those with high incomes, are more likely to be rejected for home loans.
- Lack of economic mobility further intensifies increasing housing cost burden, particularly for renters.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Clark County has recognized the impact of high housing cost on its residents and is actively working on several initiatives to expand the affordable housing stock.

In 2022 the County created the Community Housing Office (CHO) to provide additional dedicated resources to support the increased development of affordable housing in Clark County, and to coordinate those resources with the County's HUD entitlement programs. The CHO worked with other County agencies to create the following programs:

- The Community Housing Fund (CHF) with an initial investment of \$200M to support the new construction and rehabilitation of multifamily affordable housing. As of 2025 the CHF has supported over 4,000 affordable units which will come online by 2030. These units include permanent supportive housing units.
- Affordable housing development incentives including: expedited permitting, a density bonus and parking reduction, and a reduction in County development fees for qualifying projects.
- The Welcome Home Community Land Trust (CLT) which will provide affordable homeownership opportunities to households between 50% and 100% AMI; 240 homes to be constructed by 2030.
- Increased utilization of County-owned parcels and federal parcels (through the BLM's SNPLMA program) for the development of affordable housing.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The SNH CoC has a regional Mobile Crisis Intervention Team (MCIT) contract that provides 6 mobile crisis intervention and outreach teams to individuals and families experiencing homelessness, including those with disabilities and Limited English Proficiency, in outlying uninhabited areas, and in the flood control tunnels. These teams actively engage individuals and families and assess for service referrals to an agency appropriate for their needs including emergency sheltering, transportation and other services.

### **Addressing the emergency and transitional housing needs of homeless persons**

In response to the community's high number of unsheltered individuals during the 2024 PIT, Clark County invested in the increase of non-congregate shelter facilities throughout the valley. This improved availability increased the number of available non-congregate shelter beds by 1,670 or 62 percent from 2023 to 2024, simultaneously providing additional emergency shelter and transitional housing access to multiple providers in the community. Between 2022 to 2023, there was a four percent decrease in the sheltered population, suggesting that fewer people were seeking assistance in shelters at that time. Local efforts to expand shelters for those experiencing homelessness contributed to this rapid 33 percent increase of shelter use, offering a glimmer of hope in the fight against homelessness.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

A lack of affordable housing in Clark County remains a critical factor in the increase in chronic homelessness. This shortage has extended the duration that individuals experience homelessness, leading to a higher rate of chronicity. The low availability of all types of housing, including Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH), is a significant challenge. Without legislative measures such as rent caps on landlords, it is difficult to meet the demand for affordable housing.

The Coordinated Entry assessment tool has been revised to better address rising chronicity by prioritizing the most vulnerable individuals experiencing homelessness in our community. The

improved tool aims to better identify those most in need and promptly place them in appropriate housing programs. Additionally, Top 20 Case Conferencing has been implemented to focus on priority individuals.

The SNH CoC has prioritized its efforts to increase the number of available permanent supportive housing beds while maintaining flexibility with rapid rehousing programs. This approach allows clients to transfer directly to suitable housing without being placed back in the queue, reducing time spent homeless and the need to meet chronicity criteria for eligibility. One of the efforts underway is a modification to the RRH program by extending and transitioning it into an RRH and PSH program when clients are identified as requiring longer term assistance.

To increase non-employment cash income, SSI/SSDI Outreach, Access, and Recovery (SOAR) trained case managers encourage all who qualify for mainstream benefits to apply for and assist clients with applications for program enrollment. Case managers have been encouraged to become SOAR certified. Training support is offered at least monthly with Nevada Homeless Alliance meetings and trainings. Topics include community programs, referrals, mainstream benefits, workforce programs, and educational/employment services. Clark County also offers a monthly frontline learning collaborative for staff engaging with those experiencing a housing crisis. The collaborative hosts monthly presentations from various programs and providers to build connections to resources.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

In collaboration with the Departments of Family, Juvenile Justice, Social Services, and Non-Congregate Shelter (NCS) sites, efforts are focused on helping low-income individuals and families, particularly those at extreme risk of homelessness after exiting publicly funded institutions or systems of care. Through immediate identification and connection to private NCS spaces and essential resources, this coordinated approach ensures timely support from public and private agencies addressing housing, health, social services, employment, education, and youth needs.

Chafee Independent Living Services assists foster youth in transitioning to self-sufficiency. The CoC works closely with the Southern Nevada Adult Mental Health Services (SNAMHS), Mojave Mental Health and WestCare to ensure those exiting institutional mental health services have access to housing and ongoing treatment. Clark County has opened an additional NCS available to youth (18-24) to avoid exiting system involvement into homelessness.

The SNH CoC is actively involved in the Clark County Criminal Justice Coordinating Council as a partner for addressing the needs of homeless, mentally ill and substance abusing criminal justice involved persons.

The Healthy Living Consolidated Project (HLCP), a permanent supportive housing project, continues to provide intensive case management via HELP of SNV, medical case management via MCO partners (Anthem, United Healthcare/Health Plan of Nevada (HPN), Silver Summit Health plan, Molina) and permanent housing for medically fragile individuals ready to exit hospitals, but not appropriate for shelters due to their medical fragility. Clients with medical fragility that do not meet the chronicity requirement are connected to other housing programs such as Operation Home! to support their recovery and continued improvement in health-related challenges.

Since 2017, Clark County has collaborated with local detention centers to identify the most frequent users of public systems and provide housing options to reduce the number of arrests and uses of high costs systems such as emergency rooms and 9-1-1 calls. Using data sharing agreements and an automated system, frequent users are identified and screened for enrollment in STAR TH-RRH (Stability, Tenancy, Access, Restore) which offers transitional housing in combination with rapid rehousing assistance, case management, and supportive services, ultimately with the goal of permanent housing. For those experiencing chronic homelessness, STAR PSH is a similar program offering a full range of services along with permanent supportive housing and more intensive case management.

There have been several strategic partnerships with organizations to ensure that special needs populations are returning from mental and physical health institutions to independent living situations. The County has been working on projects for frequent users of high-cost systems, particularly corrections and emergency medical services in recent years. The first component includes identification of clients from emergency rooms, arrests, and interactions with the mental health system. This includes attempting to integrate data from previously non-sharing data systems to find common clients and better coordinate services. Clients are assessed for vulnerability and prioritized for services in alignment with local coordinated entry procedures.

Clark County Social Service Step Up works closely with Family Services as young adults near age 18 and “age out” of the foster care system. Young adults attend a team 30-day transition meeting and learn about the support and services Step Up will offer them. They meet their Step Up case manager and have the opportunity to ask questions about their transition to living independently. Step Up provides a monthly living stipend of \$971.38 directly to young adults who aged-out of foster care in Clark County. This monetary assistance is used by the young adults to help them live independently in the community. The funds can be utilized for rent payments, for

example. In addition, Step Up provides \$1,000 move-in stipends to assist in covering the security deposit costs when a young adult enters into a lease.

Each young adult participant works with a Step-Up case manager who assesses their needs (via the Independent Living Transition Plan) and provides support and solutions to the needs of the young adults. This includes referrals to housing programs and landlords. In addition to housing navigation assistance, case managers are available to provide help with transportation and education related needs such as applying for the FAFSA and accessing Clark County Education and Training Vouchers to attend college or trade schools. Young Adults who need employment for additional income to live stability are paired with our community partners who offer workforce training and job opportunities.

Step Up maintains a drop-in center where young adults can go to for support. On-site case management services, hygiene/food/baby supplies, and access to a computer/WIFI are available.

Step Up provides assistance in accessing and obtaining any needed legal documents such as ID's, Social Security cards, and birth certificates. Through case management, monetary assistance, and access to the drop-in center Step Up removes barriers to prevent homelessness as young adults exit foster care.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead-based paint was banned from residential use in 1978 due to its health risks, especially for children. Homes built before 1980 may contain lead-based paint on interior or exterior surfaces, and the likelihood increases with the age of the housing units. According to 2016-2020 ACS data, there are 88,714 housing units in Clark County that were constructed before 1980 and are thus at risk of lead-based paint hazards.

Other factors used to determine the risk of lead-based paint problems include the housing unit's condition, tenure, and household income. Households with young children are also at greater risk, as young children engage in more hand-to-mouth activity and absorb lead more readily than adults. The two factors most correlated with higher risks of lead-based paint hazards are residing in rental or low-income households. Low-income residents are less likely to afford proper maintenance of their homes, leading to issues such as chipped and peeling paint.

The Southern Nevada Health District (SNHD) and the University of Nevada, Las Vegas (UNLV) are working together to prevent lead poisoning through the Nevada Childhood Lead Poisoning Prevention Program (NvCLPPP). NvCLPPP aims to eliminate one of the most preventable environmental outcomes in children: lead poisoning. In Nevada, lead based paint continues to be the primary source of lead exposure for children. Additionally, children in Nevada continue to be exposed to a variety of non-traditional lead exposure sources including lead from toys and jewelry; antiques and collectible items; lead-glazed pottery; food, cosmetics, ceremonial powders, and traditional remedies; and occupational or take-home lead exposure from jobs and hobbies.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Nevada Childhood Lead Poisoning Prevention Program (NvCLPPP) program services include:

**Case Management:** The NvCLPPP provides Case Management based on a child's blood lead level, offering services such as monitoring medical care (including regular blood tests) until lead exposure drops below 10 µg/dL, coordinating medical treatments or hospitalizations if needed, educating families about lead hazards and exposure reduction, and providing support services like developmental and nutritional referrals.

**Environmental Lead Investigation:** For children with elevated blood lead levels, the NvCLPPP schedules thorough environmental investigations of potential lead sources to protect them from further exposure. These investigations are performed by EPA-certified lead risk assessors, who interview families and test items/areas where the child may have come into contact with lead. Home visits are arranged at convenient times for the family.

Lead Surveillance: The Office of Acute Disease Control collects reports of lead exposure from physicians and laboratories in Clark County. This information helps determine the prevalence of childhood lead poisoning in the community and informs education and prevention efforts.

Lead Inspections for Homes Built Before 1978: Lead risk assessments involve on-site visual inspections and environmental sampling of paint, dust, and soil to identify lead-based paint hazards. EPA-certified risk assessors provide reports detailing the investigation results, suggestions for reducing hazards, and recommended strategies for controlling identified hazards. Note that these assessments do not certify units as “lead-free”.

**How are the actions listed above integrated into housing policies and procedures?**

All HCP Consortium HUD-funded program policies include provisions to comply with applicable lead-based paint hazard regulations. It is standard practice to conduct a lead-based paint assessment when HUD-funded projects date from 1979 or earlier.



## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The US Department of Housing and Urban Development (HUD) defines poverty in terms of income limits, which are based on the median family income for a given area. HUD also uses poverty thresholds, which are the minimum income needed to avoid poverty, to determine eligibility for federal assistance programs.

- **Low-income** - Families with incomes that are less than 80% of the median family income for their area
- **Very low-income** - Families with incomes that are less than 50% of the median family income for their area
- **Extremely low-income** - Families with incomes that are less than 30% of the median family income for their area, or the federal poverty guidelines, whichever is greater

The goal is to reduce the number of families in poverty by providing assistance to 6,250 families within the next 5 years. CDBG funds are being targeted to 1,500, HOME funds will be utilized to 2,750, and ESG funds will help 2,000. These funds will help low-income families find suitable housing or remain in their homes without using their limited funds.

Through the CDBG Program, Clark County aims to assist approximately 1,500 low-income individuals and families, including 10 through Economic Development, 500 through Public Services and 1,000 through Capital Improvement initiatives. The program will offer essential, holistic public services such as counseling, life skills training, daycare, work readiness programs, mentorship, and skills development, all designed to meet basic needs without placing additional strain on already limited resources.

By investing in capital improvement projects and enhancing public facilities, parks, and community centers, the program seeks to significantly improve residents' quality of life. Additionally, these efforts create meaningful opportunities for low-income individuals and families to acquire or enhance skills, equipping them for well-paying jobs that go beyond poverty-level wages. This dual approach not only fosters personal growth but also contributes to wider economic development and prosperity.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The HCP Consortium's programs and policies aim to reduce the number of poverty-level families. These initiatives complement affordable housing programs and contribute to creating a suitable

living environment. Overarching anti-poverty strategies align with various housing activities, benefiting individuals and families receiving rental assistance, living in public housing, and residing in shelters or permanent supportive housing. Developing affordable housing, expanding infrastructure, and improving facilities in low- to moderate-income (LMI) neighborhoods strengthen public safety, ensure access to vital community services, enhance educational and employment opportunities, and promote economic integration. These efforts serve as powerful examples of success for families living in poverty.

### **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Clark County monitors all grant activities carried out by Subrecipients to ensure strict compliance with applicable HUD and State of Nevada laws, regulations, and each of the program's specific requirements. The monitoring process includes an ongoing review of production levels as benchmarked in the Grant Agreement and County staff maintains frequent regular contact with subrecipient personnel to achieve objectives.

At least annually, the County conducts regular ongoing site visits as well as program and project file monitoring of the various units federally funded to ensure compliance with program goals, state, and federal regulations. Property inspections are required prior to the purchase of any - funded property and are conducted by County staff. Property inspections for quality control to be conducted by County staff are also required throughout various stages of rehabilitation, completion, and affordability period.

Clark County has several programs to support minority-owned businesses through its Purchasing and Contracts Department, including the Small Business Opportunity Program (SBOP), and Emerging Small Business (ESB) Application.

- **Emerging Small Business (ESB) Application** – the ESB certification program was created in 2014 to encourage the development and growth of small businesses in Nevada. The program seeks to assist small businesses in obtaining work with the state and local government agencies through identifying small businesses that want to contract with governments.
- **Small Business Opportunity Program (SBOP)** - Provides professional guidance and support to small business owners who want to compete for contracts. The program includes classroom sessions, mentoring, coaching, and relationship-building activities.

## Expected Resources

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

The HCP Consortium expects to receive annual allocations of CDBG, HOME, and ESG funds from HUD over the next five years. These funds will support activities that create suitable living environments, provide decent housing, and expand economic opportunities for residents. These resources are designed to address priority needs identified throughout the County. Detailed information on the expected resources and the activities planned to meet these priority needs are outlined in the Annual Action Plan for FY 2025. The following section summarizes the major funding sources available to carry out housing and community development activities.

The funding levels shown in the draft Plan are estimated amounts. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts from HUD.

#### **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$8,474,967			\$8,474,967		Grants awarded on a formula basis for housing & community development. Primarily, recipients must be low to moderate-income (up to 80% AMI), or reside in a low/moderate-income area.
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multi Family Rental New Construction Multi Family Rental Rehab New Construction for Ownership TBRA	\$4,021,097	\$50,000	\$3,096,062	\$7,167,159		HOME funds are leveraged by State of Nevada HOME and Affordable Housing Trust Funds. North Las Vegas receives a portion of HOME/LIHTF as part of the HOME Consortium.

ESG	Public - Federal	Financial Asst. Overnight Shelter Rapid Rehousing Rental Asst. Services Transitional Housing	\$735,457			\$735,457		Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals through the Shelter Program.
Other State of Nevada HOME and AAHTF Funds	Public - State		\$2,325,210			\$2,325,210		The Clark County HOME Consortium expects to continue to receive State LIHTF which is used to provide the matching funds required by the HOME Program.
Other State of Nevada HOME Funds	Public - State		\$694,110	\$25,000		\$719,110		The Clark County HOME Consortium expects to continue to receive State LIHTF which is used to provide the matching funds required by the HOME Program.

Clark County Community Housing Fund (CHF)	County	Affordable Housing	\$46,400,000			\$46,400,000	\$55,000,000	In 2022 Clark County created a housing trust fund to support and increase the development of affordable housing.
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**Table 41 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

All jurisdictions covered under the Consolidated Plan utilize federal resources to leverage public and private sector funds for housing and community development activities. Clark County and North Las Vegas use their private activity bonds for affordable multifamily housing production or affordable single-family mortgages. HOME funds are also leveraged through the Low-Income Housing Tax Credit program administered by the State of Nevada. Many of these projects also receive substantial County Community Housing Fund (CHF) dollars along with State HOME, State Account for Affordable Housing Trust Fund (AAHTF), and State National Housing Trust Fund dollars. For affordable housing developments, federal HOME funds leverage State of Nevada AAHTF dollars, which also serve as a match for the HOME dollars. With the creation of the County’s CHF fund, federal, local and State dollars pair with private investment to build and rehab affordable housing. Clark County also uses County land and discounted Bureau of Land Management (BLM) land under the Southern Nevada Public Lands Management Act (SNPLMA) for affordable housing purposes and will continue to do so, further leveraging public and private resources. CDBG funds leverage County capital funds along with private non-profit funding, and matching requirements for ESG Program funds will be met by the non-profit organizations receiving ESG Program funds. The county will implement this plan through partnerships with local governments, nonprofit organizations, private developers, and community stakeholders.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Clark County utilizes County land and discounted Bureau of Land Management (BLM) land under the Southern Nevada Public Lands Management Act (SNPLMA) for affordable housing purposes and will continue to do so. Section 7(b) of the Southern Nevada Public Land Management Act permits the direct sale of Bureau of Land Management (BLM) land to local jurisdictions, the State of Nevada, or housing authorities at a discounted price for the development of affordable housing. Clark County has allocated around 500 acres for future affordable housing developments and has successfully acquired five BLM parcels to date. Four of these parcels have been utilized for affordable multifamily rental housing, and one is currently being developed to provide affordable single-family homes through the County's community land trust (CLT). In addition, over the past three years the County has provided three County-owned parcels for housing including two to build over 350 units of multifamily affordable housing for households between 30% and 80% of the Area Median income; and another to build 30 units of affordable homes that will be managed through the County's newly created Community Land Trust.

**Discussion**

In addition to HOME funds, other public funds that are leveraged into the construction and rehabilitation of affordable multifamily housing include:

The State Account for Affordable Housing Trust Fund (AAHTF) is a state-funded program for affordable housing. Funds are allocated by formula to participating jurisdictions (state and local governments) to expand and improve the supply of rental housing through new construction and rehabilitation of multifamily projects. Funding is supported with a real property transfer tax of ten cents for each \$500 of value or fraction thereof. Trust Funds may be used to provide financing for down payment assistance and homeowner rehabilitation of single-family residences, and to provide emergency assistance in the form of rental assistance, including security deposits and other manners in which to assist eligible families in obtaining or keeping housing to families who are in danger of becoming homeless.

All funds must be used to benefit individuals and families whose incomes do not exceed 60% of the area median income, as defined by the U.S. Department of Housing and Urban Development.

The National Housing Trust Fund (NHTF) established in July 2008 as part of the Housing and Economic Recovery Act of 2008 (HERA) required that Fannie Mae and Freddie Mac pay 4.2 basis points of their annual volume of business to two funds. The purpose of the NHTF is to increase and preserve the supply of housing, principally rental housing for extremely low-income households. The law that created the National Housing Trust Fund (NHTF) requires HUD to use a

formula to distribute NHTF dollars directly to states. The Nevada Housing Division (NHD) is the authorized agency to receive NHTF money from HUD and to administer the state's NHTF program.

Clark County created their Community Housing Fund in Spring of 2022 to address the urgent need for housing for low-income residents in Southern Nevada, including families, seniors, and those who are employed but unable to find affordable housing. Since then, the Board of County Commissioners has approved over \$200M in CHF funding across our community, both new construction and rehab, to ensure that Clark County residents have safe, modern, and most importantly, affordable places to call home. These Welcome Home funds are the first of their kind provided by a local government in Nevada and are helping to build or maintain over 4,000 units of low-income rental housing. The funds were provided to projects that needed gap financing to supplement Low-Income Housing Tax Credits and other financing sources.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Ensure the availability and preservation of afford	2025	2027	Affordable Housing	Countywide	Affordable Housing	HOME: \$4,021,097	Rental units constructed: 281 Household Housing Unit Rental units rehabilitated: 323 Household Housing Unit
2	Maintain and expand activities designed to prevent	2025	2026	Homeless	Countywide	Vital Services and Homeless Prevention	ESG: \$735,457	Homeless Person Overnight Shelter: 20 Persons Assisted Homelessness Prevention: 400 Persons Assisted
3	Provide Community and Supportive Services	2025	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Provide Community and Supportive Services	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Improve Community Facilities and Infrastructure	2025	2027	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community Facilities and Infrastructure	CDBG: \$7,094,967	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
5	Increase Employment and Business Opportunities	2025	2026	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$180,000	Jobs created/retained: 1 Jobs Businesses assisted: 0 Businesses Assisted

**Table 60 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Ensure the availability and preservation of afford
	<b>Goal Description</b>	Provide funding for the construction and rehabilitation to assist extremely low- and low-income households.
<b>2</b>	<b>Goal Name</b>	Maintain and expand activities designed to prevent
	<b>Goal Description</b>	Provide needed public services that assist homeless individuals and families.
<b>3</b>	<b>Goal Name</b>	Provide Community and Supportive Services
	<b>Goal Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.
<b>4</b>	<b>Goal Name</b>	Improve Community Facilities and Infrastructure
	<b>Goal Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns.
<b>5</b>	<b>Goal Name</b>	Increase Employment and Business Opportunities
	<b>Goal Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the 5-year Consolidated Plan outlines the first annual action plan, detailing projects and activities for Clark County's FY 2025, which runs from July 1, 2025, to June 30, 2026. Below are the projects that the County proposes to implement using funds from the U.S. Department of Housing and Urban Development for CDBG, HOME, and ESG.

#	Project Name
1	ESG 2025
2	HOME Administration 2025
3	HOME New Construction, Acquisition, & Rehabilitation 2025
4	CDBG Administration 2025
5	CDBG Public Services 2025
6	CDBG Community Development 2025
7	CDBG Economic Development 2025

Table 61 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The proposed activities align with the goals and priorities outlined in the 2025-2029 Consolidated Plan. Capital project priorities for CDBG funding were identified through the Consolidated Plan Community Needs Survey and recommendations from the CDAC. HOME program funding contributes to the development of new affordable housing across the county, while the County has designated ESG funds for homelessness prevention. These recommendations were based on priority needs and goals from the plan, the quality of proposals, staff evaluations, public feedback, and available resources. These initiatives aim to address the priority needs detailed in the Consolidated Plan and improve services for the homeless, individuals at risk of homelessness, low- and moderate-income (LMI) residents, and those with special needs. These projects will address the priority needs described in the Consolidated Plan and enhance services to the homeless, residents at risk of homelessness, low- and moderate-income (LMI) residents, and special needs populations.

Community Development Block Grant (CDBG) investments in community facilities and infrastructure bring numerous benefits to communities, particularly for low- and moderate-income residents. These initiatives not only address immediate needs but also lay the foundation for long-term community growth and prosperity. These benefits include:

**Improved Quality of Life:** Upgraded public facilities, such as parks, community centers, and libraries, provide safe and accessible spaces for recreation, education, and social interaction.

**Enhanced Public Services:** Investments in facilities for healthcare, childcare, and education improve access to essential services, addressing critical community needs.

**Long-Term Sustainability:** Projects often incorporate environmentally friendly designs and practices, promoting sustainability and resilience.

Community Development Block Grant (CDBG) funding for public services offers significant advantages, particularly for low- and moderate-income residents. These benefits include:

**Employment Services:** Job training programs designed to equip individuals with the skills needed to secure meaningful and sustainable jobs. 10 Persons assisted.

**Healthcare Access:** Programs offering supportive services, psychosocial education, mental health support, and substance abuse counseling. 50 Persons assisted.

**Education:** Supporting educational programs where low/moderate income individuals learn versatile skills, enabling them to pursue higher-paying employment opportunities. 100 Persons assisted.

**Childcare:** Comprehensive family support- access to childcare programs that foster practical skills by licensed childcare centers impacting the stability of families. 50 Persons assisted.

For the 2025-2026 program year ESG services will benefit the following: At least 400 families and individuals through our homelessness prevention efforts. These clients will also receive case management services to ensure their sustainability and connect them to other services available in Clark County. A portion of the ESG funding is also committed to the alternative HMIS database used by our providers serving victims of domestic violence. In subsequent program years Clark County leadership in coordination with the Continuum of Care will direct which allowable activities will be the focus of the program. This decision will take community need and emerging issues into account.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	ESG 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Maintain and expand activities designed to prevent
	<b>Needs Addressed</b>	Vital Services and Homeless Prevention
	<b>Funding</b>	ESG: \$735,457
	<b>Description</b>	Activities to include street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and Homeless Management Information System (HMIS). Funding for emergency shelter operations and street outreach will not exceed 60% of ESG funding award and no more than 7.5% for administrative costs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 persons will benefit from the proposed activities. All of these households will meet the ESG eligibility requirements and all clients except for clients receiving Homeless Prevention assistance will be literally homeless.
	<b>Location Description</b>	Located in Clark County.
	<b>Planned Activities</b>	Public Services: Operating of Homeless/AIDS Patients Programs (03T)
2	<b>Project Name</b>	HOME Administration 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Ensure the availability and preservation of affordable housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$3,618,987.30

	<b>Description</b>	Funds to administer, coordinate, and monitor the HOME program. Funds will be used to prepare reports and plans required by HUD and monitor compliance with all federally funded activities under the grant.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and Planning: Administration (21A)
3	<b>Project Name</b>	HOME New Construction, Acquisition, & Rehabilitation 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Ensure the availability and preservation of afford
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$402,109.70
	<b>Description</b>	Provide funding for activities such as home repairs, down payment assistance, new housing development, housing rehabilitation, and new construction which may include acquisition, demolition and relocation.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 604 families and individuals will benefit from the proposed project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition, Disposition, Clearance, Relocation: Acquisition and Rehabilitation (1), Clearance and Demolition (4)

4	<b>Project Name</b>	CDBG Administration 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Community and Supportive Services Improve Community Facilities and Infrastructure Increase Employment and Business Opportunities
	<b>Needs Addressed</b>	Provide Community and Supportive Services Community Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$1,694,993.40
	<b>Description</b>	Funds to administer, coordinate, and monitor the CDBG program. Funds will be used to prepare reports and plans required by HUD and monitor compliance with all federally funded activities under the grant. Clark County: \$XXX; Fair Housing Agency: \$XXX.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and Planning: General Program Administration (21A), Fair Housing Activities (21D)
5	<b>Project Name</b>	CDBG Public Services 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Community and Supportive Services
	<b>Needs Addressed</b>	Provide Community and Supportive Services
	<b>Funding</b>	CDBG: \$1,200,000
	<b>Description</b>	Provide programs and services that increase the quality of life to support low-income persons within Clark County.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Services will benefit the following: 100 persons will be assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Services: Senior Services (05A), Youth Services (05D), Transportation Services (05E), Services for Abused and Neglected (05N), Operating of Homeless/AIDS Patients Programs (03T), Employment Training (05H)
6	<b>Project Name</b>	CDBG Community Development 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Community Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$5,399,976.60
	<b>Description</b>	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, and addressing public safety concerns
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projects will benefit the following: 200; Because the beneficiaries are dependent on the area to be served, beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, 200 households have been used. It is important to note, however, that this is only an estimate and actual number assisted may vary.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Facilities (03) Parks, Recreational Facilities (03F)



<b>7</b>	<b>Project Name</b>	CDBG Economic Development 2025
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Increase Employment and Business Opportunities
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$180,000.00
	<b>Description</b>	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, and low to moderate income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 2 jobs will be created or retained, and 1 business will be assisted.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Jobs Created/Retained, Businesses Assisted: Formulation, coordination, and implementation of local economic development strategies.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Projects are allocated in the HCP Consortium based on needs. Every project must satisfy one of HUD's national objectives: benefiting low and moderate-income (LMI) residents, preventing or eliminating slum and blight, or addressing an urgent community need. Additionally, each project must align with at least one of the overarching goals of the Consolidated Plan, which include creating a suitable living environment, providing decent housing, or expanding economic opportunities for residents.

A core value in the County's 2021 Master Plan is unique neighborhoods and lifestyles, which includes diverse housing options and affordable housing. The Master Plan includes Goals and Policies where there is housing choice and affordability for Clark County residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide & Unincorporated Clark County	100

**Table 62 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

By allocating investments countywide and unincorporated Clark County, the County aims to prevent further concentrations of low-income and minority populations. This strategy involves targeted affordable housing projects, expanding economic opportunities, and increasing housing options for low- and moderate-income residents throughout Clark County and Unincorporated Clark County.

### **Discussion**

HUD funding will continue to be used for housing activities countywide. Public infrastructure projects in low- and moderate-income areas will utilize CDBG funds, providing improvements countywide for the benefit of all residents.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Consolidated Plan investments of HOME resources during the coming year are planned to provide affordable housing for 604 households. Affordable housing will be provided to LMI households. Households will be supported through the production of new units, and rehabilitation of existing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	
Non-Homeless	604
Special-Needs	
Total	604

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	
The Production of New Units	281
Rehab of Existing Units	323
Acquisition of Existing Units	
Total	604

**Table 65 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The annual affordable housing goals include all the HOME funded affordable housing planned through the HOME Consortium.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

Southern Nevada Regional Housing Authority's Supportive Services Department's primary function is to connect residents to resources and services in the community. The department's mission is to assist residents and their surrounding communities in developing and achieving self-sufficiency, quality of life and aging in place. These goals are continuously met by providing several onsite service providers, advocating for the residents, distributing resource information, and making referrals as needed.

### **Actions planned during the next year to address the needs to public housing**

SNRHA also has over 70 active partnering agencies as a part of its Program Coordinating Committee (PCC) which includes representatives from:

- Clark County
- Cities of Las Vegas, North Las Vegas, and Henderson
- Nevada System of Higher Educations (NSHE)
- Universities of Nevada, Las Vegas, and Reno
- College of Southern Nevada
- Nevada State College
- Early Childhood Education
- Communities in Schools
- Workforce Partnering Agencies
- Local Office of US Housing and Urban Development
- Local Nonprofit and Community Agencies
- Resident Representatives
- Healthcare Providers

Commitments with these organizations are established either verbally or through MOU's.

SNRHA has a Resident Advisory Board (RAB) that is made up of resident council and tenant organization presidents, and members from Housing Choice Voucher (HCV)/Section 8 and Public Housing scattered sites. Their focus is to review the SNRHA's 5-year and annual plans. SNRHA also has its first tenant organization, different from a resident council in that it represents the Affordable Housing properties (non-public housing). Residents in housing developments converted to Project Based Rental Assistance (PBRA), from Public Housing, through Rental Assistance Demonstration (RAD) have the right to establish and operate a resident organization

in accordance with 24 CFR Part 245, to address issues related to their living environment.

SNRHA also continues to expand its partnerships and is working hard to continue securing grants, private donor funds, and charitable gifts that may promote household self-sufficiency, moving into home ownership, and assisting seniors to age in place.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

As of January 31, 2024, the Family Self-Sufficiency (FSS) program had 567 voluntary slots, and 425 participants from the Public Housing (PH) and the Housing Choice Voucher (HCV) programs. Of those participants, 32 were PH residents. There are an additional 69 that are currently on the FSS interest list. The last graduating class of FSS in October 2024 produced:

- 45 graduates
- 42 graduates working full-time
- 3 first-time homebuyers
- 20 graduates became home buyer ready (credit scores 640+ and savings =\$2500+)

SNRHA's Resident Opportunity and Self-Sufficiency (ROSS) program targets residents of PH for program participation in activities which lead up to independence and self-sufficiency. This program allows SNRHA to serve the below sites:

- Jones Gardens
- Marble Manor
- Marble Manor Annex
- Sherman Gardens
- Sherman Gardens Annex
- Villa Capri
- Ernie Cragin Terrace
- Hampton Court
- Simmons Manor

SNRHA is looking to develop its technological infrastructure at housing sites to provide resident's free access to Internet/Wi-Fi. Through the Federal Communication Commission (FCC) Affordable Connectivity Program, households receiving federal housing assistance were eligible to receive a discount of up to \$30 per month for internet/Wi-Fi and a one-time discount of \$100 to purchase a computer or tablet from their provider. Many broadband providers had committed to offer a

broadband tier for those eligible at or below the cost of the subsidy.

SNRHA continues its HCV homeownership and housing counseling programs to assist low-income families reach the dream of owning a home of their own and moving out of subsidized housing. Between January 1, 2024, and December 31, 2024, six (6) SNRHA HCV participants became homeowners. Housing counseling, through SNRHA's HUD certified Housing Counselors, is utilized as a part of regular programming for Family Self-Sufficiency participants who are interested in "seeking, financing, maintaining, renting, or owning a home". We have a total of six (6) HUD Certified Housing Counselors in the Supportive Services Department.

SNRHA continues to improve on its Section 3 program, especially while continuing the revitalization of its James Down Towers and Hullum Homes sites and its Choice Neighborhood Implementation grant for Marble Manor. The Section 3 program currently has a list with 157 interested participants. SNRHA will invite residents to receive training and/or employment within those PH sites and the surrounding low-income communities while working with contractors. The future of HUD Section 3 reporting will focus on labor hours attained. No reports were due in 2024.

In 2024 SNRHA was awarded a \$3,000,000, 4-year Jobs Plus grant to open and operate a workforce center to serve residents at six public housing developments on the Historic Westside. The purpose of the Jobs Plus program is to develop locally based, job-driven approaches to increase earnings and advance employment outcomes through job readiness, connection to employers, job placement, educational advancement in technology skills and financial literacy for residents of public housing. The Jobs Plus program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families and providing resources and services including intensive case management, designed to build a culture of long-term economic self-sufficiency.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The SNRHA is not designated as a troubled agency.

**Discussion**

The Southern Nevada Regional Housing Authority Capital Fund Program (CFP) Funds are being used to finance comprehensive modernization of Public Housing Units utilizing HUD Tools such as the Rental Assistance Demonstration (RAD), Section 18/RAD Blend and Faircloth to RAD conversion. CFP funds are also being utilized to provide gap funding for new construction and preservation of affordable housing units under the Home Means Nevada Initiative, Clark County Community Housing Fund and Mixed Finance Program. The SNRHA also continues to utilize its

CFP funds for required capital improvements. The SNRHA and City of Las Vegas was recently awarded a \$50 million HUD Choice Neighborhood Initiative (CNI) Implementation Grant for the redevelopment of Marble Manor Historic Westside.

SNRHA's most recent RAD and LIHTC projects include:

As part of HUD's Section 18 repositioning strategy the SNRHA is continuing the comprehensive modernization of the 200-unit James Down Towers Senior Housing Development under HUD Section 18/RAD Blend Program. Under this program 60% of the units (120) units are Project Based Voucher (PBV) units and 40% of the units (80) units are RAD PBV units. The property is utilizing 4% LIHTC Tax-Exempt Bonds, City of Las Vegas Volume Cap Bonds, Affordable Housing Program Target Funds and CFP funds for the rehabilitation. The first one hundred units have been completed and reoccupied with the remaining one hundred units, under construction. Construction began in June 2023 and is scheduled for completion in July 2025.

The agency submitted and received approval for a 9% Low Income Housing Tax Credit application to convert the fifty-nine (59) unit Hulum Homes Development from public housing to project-based voucher units under the RAD Program. Rehabilitation construction began in October 2023 with a completion date of January 2025. Forty-four (44) units have been completely renovated and occupied.

In November 2021, under its Choice Neighborhood Initiative (CNI) Program, HUD awarded an agreement to the Southern Nevada Regional Housing Authority and City of Las Vegas to create a Transformation Plan for the Historical Westside of Las Vegas with the Marble Manor Development. The Transformation Plan was finalized in November 2023 and approved by HUD in February 2024. The agency submitted a CNI Implementation Application in February 2024 and was one of eight (8) cities awarded and Implementation Grant in July 2024. The total amount of the award is \$50 million dollars to support the housing, people and neighborhood sectors over the eight (8) of the redevelopment process. The development will create 627 new units of which 235 will be replacement units for current Marble Manor Residents as well as 254 units up to 60% AMI and 138 units at 80% AMI or above. Demolition and construction of the first phase of the development is scheduled for July 2025 with the second phase starting January 2026. The project will be completed in five phases on eight years.

An additional Request for Proposal was issued to partner with developers to increase the amount of affordable and supportive housing throughout Southern Nevada. The SNRHA awarded over three hundred (300) project-based vouchers supporting eleven (11) additional affordable housing developments.

The SNRHA is in the process of developing new affordable housing on four of its vacant parcels totaling an additional four hundred fifty-two (452) units. New construction is scheduled to begin February 2025 for a fifty-nine (59) unit, three-story building will be constructed on 1.3 acres as part of Marion Bennett Apartments Phase II in the City of Las Vegas. This building will have a senior preference designation. The Senator Joe Neal Apartments will be one hundred ninety-two (192) new units on 5.85 acres of the former Rose Gardens and Casa Rosa Apartments in North

Las Vegas. This building will have a senior preference and is scheduled to begin construction in April 2025. Construction began in January 2025 for one hundred twenty-one (121) new units on the 6.01 acres site at 28th & Sunrise in the City of Las Vegas and eighty (80) new units at a 5.15 acres site at the intersection of Duncan and Edwards in the City of Las Vegas. In addition to these units the agency began preservation construction in February 2025 for the one hundred (100) unit Janice Brooks Bay Apartments in Clark County. This property which is part of the agency's non-aided portfolio will be overlaid with fifty-two (52) project-based vouchers and LIHTC units. All of these developments are scheduled for completion in 2026.

Funding from the State of Nevada Housing Division Home Means Nevada, Clark County Community Housing Fund, HOME Funds from the City of Las Vegas, Clark County, City of North Las Vegas as well as SNRHA Capital Fund, Affordable Housing Funds and LIHTC are part of the mixed financing to develop these units. The SNRHA is also taking advantage of HUD's Faircloth to RAD repositioning program by overlaying one hundred fifty (150) Faircloth Public Housing Unit allocations and converting them to Project Based Voucher units.

The Authority's continues other modernization activities addressing necessary work items in order of priority as established in the Capital Plan.

Plans are in process to upgrade the 220-unit Arthur Sartini Plaza infrastructure utilizing Clark County Community Housing Funds. The SNRHA has solicited a proposal from an architectural firm to complete design drawings for this work to include water and waste lines, energy efficient heating and ventilation system and windows.

The agency is analyzing their public and affordable housing portfolio for possible repositioning as well as exploring options to develop more affordable housing on its remaining vacant land throughout Southern Nevada. These developments will be mixed-income, mixed-financed developments including public and affordable housing.



## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The following strategies outline the HUD Consolidated Plan (HCP) Consortium's one-year goals and actions for reducing and ending homelessness. They include restructuring the sheltering system; expanding rapid rehousing and permanent supportive housing opportunities; implementing targeted, collaborative, diversion efforts, identification, and intervention for frequent users and chronically homeless; moving clients to self-sufficiency; better use of data to make funding decisions; and discharge planning. The SNHCoC maintains the objective to create a system of care that prevents homelessness to the maximum extent possible, while seeking to ensure that homelessness, when it happens, is rare, brief, and limited to a one-time occurrence. This is being done through the proven practices, collaboration, and civic engagement involved in the restructuring of the Coordinated Entry System, the low barrier access of the expanded NCS sites, and the ongoing strategic planning of the SNH CoC.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

Clark County Social Service continues to provide financial assistance services for homeless households and bridge housing at locations across the county. Family Promise of Las Vegas provides scattered site sheltering as well as bridge housing for families. Las Vegas Rescue Mission provides single site sheltering for families. HELP of Southern Nevada provides emergency shelter to youth at the Shannon West Homeless Youth Center and bridge housing for families and the medically fragile. Safe House and SafeNest provide sheltering for those fleeing domestic violence. Clark County also provides non-congregate sheltering for adults without children, youth ages 18-24, individuals experiencing mental/behavioral health, substance use disorders, and individuals with justice system involvement.

In 2025, Clark County expanded its contract with Clean the World Foundation to ensure three mobile hygiene units were available and dispatched to the community 7 days a week. This ensures mobile showers are available at homeless outreach, resource pop-up, and County sponsored events in Southern Nevada.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The SNH CoC manages a regional Mobile Crisis Intervention Team (MCIT) contract, which deploys six mobile crisis intervention and outreach teams. These teams serve individuals and families experiencing homelessness, including those with disabilities or Limited English Proficiency, in

remote uninhabited areas and flood control tunnels. They actively engage with individuals and families, conducting assessments to connect them with appropriate agencies for services such as emergency shelter, transportation, and other necessary support.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Faced with a significant number of unsheltered individuals reported in the 2024 PIT count, Clark County prioritized the expansion of non-congregate shelter facilities across the valley. This effort resulted in a 62 percent increase in available non-congregate shelter beds, rising by 1,670 between 2023 and 2024. This expansion provided additional emergency shelter and transitional housing options for multiple community providers. Notably, a four percent decline in the sheltered population between 2022 and 2023 suggested a temporary reduction in the demand for shelter assistance. However, local initiatives to enhance shelter availability fueled a remarkable 33 percent rise in shelter utilization, symbolizing hope in the ongoing battle against homelessness.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

A lack of affordable housing in Clark County remains a critical factor in the increase in chronic homelessness. This shortage has extended the duration that individuals experience homelessness, leading to a higher rate of chronicity. The low availability of all types of housing, including Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH), is a significant challenge. Without legislative measures such as rent caps on landlords, it is difficult to meet the demand for affordable housing.

The Coordinated Entry assessment tool has been revised to better address rising chronicity by prioritizing the most vulnerable individuals experiencing homelessness in our community. The improved tool aims to better identify those most in need and promptly place them in appropriate housing programs. Additionally, Top 20 Case Conferencing has been implemented to focus on priority individuals.

The SNH CoC has prioritized its efforts to increase the number of available permanent supportive housing beds while maintaining flexibility with rapid rehousing programs. This approach allows clients to transfer directly to suitable housing without being placed back in the queue, reducing time spent homeless and the need to meet chronicity criteria for eligibility. One of the efforts

underway is a modification to the RRH program by extending and transitioning it into an RRH and PSH program when clients are identified as requiring longer term assistance.

To increase non-employment cash income, SSI/SSDI Outreach, Access, and Recovery (SOAR) trained case managers encourage all who qualify for mainstream benefits to apply for and assist clients with applications for program enrollment. Case managers have been encouraged to become SOAR certified. Training support is offered at least monthly with Nevada Homeless Alliance meetings and trainings. Topics include community programs, referrals, mainstream benefits, workforce programs, and educational/employment services. Clark County also offers a monthly frontline learning collaborative for staff engaging with those experiencing a housing crisis. The collaborative hosts monthly presentations from various programs and providers to build connections to resources.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In collaboration with the Departments of Family, Juvenile Justice, Social Services, and NCS sites, efforts are concentrated on supporting low-income individuals and families, particularly those at extreme risk of homelessness after exiting publicly funded institutions or systems of care. This coordinated approach ensures timely assistance by immediately identifying and connecting individuals to private NCS spaces and essential resources, addressing housing, health, social services, employment, education, and youth needs through public and private agency support.

Chafee Independent Living Services aids foster youth in their transition to self-sufficiency. The CoC partners with Southern Nevada Adult Mental Health Services (SNAMHS), Mojave Mental Health, and WestCare to ensure individuals exiting institutional mental health services have access to housing and ongoing treatment. Additionally, Clark County has established a new NCS program specifically for youth (ages 18–24) to prevent them from exiting systems of care into homelessness.

The SNH CoC also plays an active role in the Clark County Criminal Justice Coordinating Council to address the needs of individuals experiencing homelessness, mental illness, and substance abuse who are involved in the criminal justice system.

The Healthy Living Consolidated Project (HLCP), a permanent supportive housing initiative, continues to deliver intensive case management through HELP of SNV, medical case management

via MCO partners (including Anthem, United Healthcare/Health Plan of Nevada, Silver Summit Health Plan, and Molina), and permanent housing for medically fragile individuals transitioning from hospitals. Those who do not meet chronicity requirements are referred to other housing programs, such as Operation Home!, to facilitate recovery and address health challenges.

Since 2017, Clark County has collaborated with local detention centers to identify frequent users of public systems and provide housing solutions aimed at reducing arrests and reliance on high-cost systems such as emergency rooms and 9-1-1 calls. Using data-sharing agreements and automated systems, these frequent users are identified and assessed for enrollment in STAR TH-RRH (Stability, Tenancy, Access, Restore), which offers transitional housing paired with rapid rehousing assistance, case management, and supportive services, ultimately aiming for permanent housing. For those experiencing chronic homelessness, STAR PSH provides similar services, emphasizing permanent supportive housing and intensive case management.

Strategic partnerships with various organizations ensure that individuals with special needs returning from mental and physical health institutions are supported in transitioning to independent living. Recent projects also focus on frequent users of high-cost systems, particularly within corrections and emergency medical services. This includes identifying clients through emergency room visits, arrests, and mental health system interactions and working to integrate data from previously siloed systems for improved service coordination. Clients are assessed for vulnerability and prioritized for services according to local coordinated entry procedures.

Social Service Step Up works closely with Family Services as young adults near age 18 and “age out” of the foster care system. Young adults attend a team 30-day transition meeting and learn about the support and services Step Up will offer them. They meet their Step Up case manager and can ask questions about their transition to living independently.

Step Up provides a monthly living stipend of \$971.38 directly to young adults who aged out of foster care in Clark County. This monetary assistance is used by the young adults to help them live independently in the community. The funds can be utilized for rent payments, for example. In addition, Step Up provides \$1000 move-in stipends to assist in covering the security deposit costs when a young adult enters into a lease.

Each participant is paired with a Step Up case manager who evaluates their needs using the Independent Living Transition Plan and offers tailored support to address them. This includes referrals to housing programs and landlords. Case managers also provide assistance with transportation and education, including help with FAFSA applications and access to Clark County Education and Training Vouchers for college or trade school enrollment. Young adults seeking employment to stabilize their finances are connected with community partners who provide

workforce training and job opportunities. Step Up maintains a drop-in center where young adults can go to for support. On-site case management services, hygiene/food/baby supplies, and access to a computer/WIFI are available.

Step Up aids in accessing and obtaining any needed legal documents such as ID's, Social Security cards, and birth certificates. Through case management, monetary assistance, and access to the drop-in center Step Up removes barriers to prevent homelessness as young adults exit foster care.

### **Discussion**

The SNH CoC, and the cities of Las Vegas, North Las Vegas, and Henderson, and Clark County as well as local providers and partners share responsibility to provide services to the array of homeless households in Southern Nevada. The community continues to band together to respond to growing needs and embraces these unique funding opportunities towards ending homelessness in our community.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

The most significant barriers to securing affordable housing in the HCP Consortium are insufficient income and a lack of affordable housing units. Not only are there few units available, but many of the most affordable units are occupied by households with incomes that could afford higher rent. This exacerbates the issue for extremely low-income households due to the insufficient number of available units at lower rents.

Housing data for the County demonstrates that the greatest needs and highest housing priorities are affordability, choice, and supply. Addressing these priorities is crucial for ensuring that residents have access to affordable, diverse, and adequate housing options.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

With the goal of reducing land use barriers to affordable housing, Clark County will continue to use the BLM land disposal process for the purpose of using federal land to develop affordable housing. In 2022-2023 the County was instrumental in assisting the BLM update their guidance document used for facilitating the transfer of Federal land under the Section 7(b) provision of the federal law governing this program, the Southern Nevada Public Lands Management Act (SNPLMA). The land will now be transferred at \$100/acre as opposed to the discount of 90% to 95% of fair market value under the old guidance, and the timeline for applying for and transferring federal land for this purpose has been reduced. There are currently two affordable housing projects under development using this process (195 units at the Pebble and Eastern project, and 210 for the County's Welcome Home Community Land Trust (CLT)), and the County expects to nominate for development more of the federal land it currently has reserved for affordable housing through 2030.

In 2022 the County catalogued its County-owned parcels and ranked priority parcels that could be used for affordable housing development. There are currently three projects under development on County-owned parcels (76 units of affordable housing as part of the Microbusiness project, 30 single-family homes for the County's CLT and 360+ senior multi-family units at Robindale/215).

On March 16, 2021, the Board of County Commissioners (BCC) implemented a policy of providing development fee discounts of 75% for affordable housing projects that offer units available to households at or below 60% AMI, and a 50% discount for projects with units available to 60%-

80% AMI households. The Planning Department also offers fee waivers and expedited processing for no additional cost. In January of 2023 the County's development code was updated and additional affordable housing development incentives were added, including a density bonus and parking reduction for affordable housing developments. Through the end of 2024, 14 Certified affordable housing projects with 2,210 units have saved over \$2.15M in County imposed fees.

In 2022, the County established the Community Housing Office (CHO) to enhance the development of affordable housing in Clark County and coordinate resources with the County's HUD entitlement programs. The CHO worked with other County agencies to initiate several programs. These include the Community Housing Fund (CHF) with a \$200M investment to support multifamily affordable housing, which has funded over 4,000 units expected by 2030. Additionally, development incentives such as expedited permitting, density bonuses, parking reductions, and reduced County development fees for qualifying projects were introduced. The Welcome Home Community Land Trust (CLT) was also created to provide affordable homeownership opportunities for households between 50% and 100% AMI, with 240 homes planned by 2030. Lastly, there has been an increased use of County-owned and federal parcels for affordable housing development through the BLM's SNPLMA program.

## **Discussion**

Clark County will continue to remove barriers to affordable housing by internally pursuing and collaborating with other local jurisdictions, and by continuing to provide incentives such as reduced parking requirements, a property tax abatement, flexible zoning, and fee waivers/discounts as well as gap funding/financing that could make affordable housing more economically feasible to develop. It will also continue to facilitate land transfers from the local and federal level, which is one of the primary barriers to developing housing in Southern Nevada.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section will describe the County's plans to use its 2025 projects to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate, and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

In 2025, the County will address many of its underserved needs through activities of the ongoing, multi-year HUD funded housing programs. Affordable housing, particularly for renters at 60% of area median income and below, continues to be an issue of concern in Clark County. Therefore, Clark County continues to fund new construction that primarily targets people at 60% of AMI and below.

Clark County supports and participates in Project Homeless Connect, an annual event that connects homeless individuals with the services they need in a one-stop setting. Those in need come to find housing support, shelter referrals, job search assistance, obtain IDs and birth certificates, and access a variety of other services they need to get off the streets. Over the last five years alone, these events have assisted over 15,000 individuals experiencing homelessness in accessing vital resources and services.

### **Actions planned to foster and maintain affordable housing**

Through the Clark County HOME Consortium, public sector and nonprofit organizations collaborate to expand the availability of affordable rental and owner-occupied housing in Clark County. During FY 2025-2026, Clark County and North Las Vegas will support five new construction developments aimed at serving families, low-income individuals, and senior households. These projects will leverage Low-Income Housing Tax Credits, Private Activity Bonds, and a combination of federal, state, local, and private funding sources.

The Welcome Home Program and Clark County's Community Housing Fund (CHF) were launched to address the critical housing shortage for low-income residents in Southern Nevada, including families, seniors, and employed individuals struggling to secure affordable housing. Since then, the Board of County Commissioners has allocated more than \$200 million in CHF funding to support 38 housing developments across the region, encompassing both new construction and rehabilitation efforts.

These Welcome Home funds, the first initiative of their kind by a local government in Nevada, have contributed to the creation or preservation of over 4,000 units of affordable rental housing.



The funding has been strategically directed toward projects needing gap financing to complement Low-Income Housing Tax Credits and other financial resources.

A core value in the County's 2021 Master Plan is unique neighborhoods and lifestyles, which includes diverse housing options and affordable housing. The Master Plan includes Goals and Policies where there is housing choice and affordability for Clark County residents.

#### **Actions planned to reduce lead-based paint hazards**

The County will continue to comply with HUD regulations concerning lead-based paint (LBP), including notifying applicants of the lead requirements, performing lead screening, and completing clearance testing on HUD-funded housing projects and addressing lead hazards on residential buildings constructed prior to 1978 by reducing or mitigating these hazards.

#### **Actions planned to reduce the number of poverty-level families**

The HCP Consortium will undertake multiple efforts to reduce poverty and help people transition from crisis to stability. Most activities funded by CDBG, HOME, and ESG are aimed at reducing the number of people living in poverty and improving the quality of life for the HCP Consortium residents.

#### **Actions planned to develop institutional structure**

Clark County, along with the cities of Las Vegas, Henderson, North Las Vegas, Boulder City, and Mesquite, continue to meet bi-monthly to discuss issues related to HOME, CDBG, and ESG programs. These meetings include representatives from the SNH CoC, SNRHA, and the State of Nevada Housing Division. The discussions range from questions about joint projects to coordination of grant application cycles.

Although Henderson, Las Vegas, and recently North Las Vegas are independent entitlement communities, they still collaborate closely with the HCP Consortium to ensure effective coordination of housing and community development efforts. This ongoing collaboration enhances the efficiency and effectiveness of the programs, ensuring that resources are utilized effectively to meet the needs of the community.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

Clark County, North Las Vegas, and Boulder City are members of the Southern Nevada Homelessness Continuum of Care, which is primarily responsible for managing the overall planning for the entire CoC on homeless issues. The HCP Consortium collaborates with the Southern Nevada Regional Housing Authority (SNRHA) throughout the year, addressing new

issues as they arise and supporting activities and housing opportunities for public housing and Section 8 residents. In addition, the County's Community Housing Office coordinates regularly with Clark County Social Services to ensure that new affordable housing developments are serving clients most in need of housing, and in coordination with other service providers.

Coordination with non-profit service providers and among governments takes place consistently through community meetings. The HCP Consortium will remain active members of these committees and others.

### **Discussion**

Clark County staff participate in various housing roundtables and legislative committees at both the state and federal levels to explore and address impediments to affordable housing. In addition to these actions, there are regional initiatives underway in which the HCP Consortium participates. These initiatives aim to enhance collaboration, share best practices, and address regional housing challenges comprehensively. With ongoing engagement and coordination, the Consortium seeks to ensure that affordable housing solutions are both effective and sustainable.

In Spring 2022, the Welcome Home Program and Clark County's Community Housing Fund (CHF) were established to address the urgent need for housing for low-income residents in Southern Nevada, including families, seniors, and those who are employed but unable to find affordable housing. Since then, the Board of County Commissioners has approved CHF funding of over \$200 million for 38 housing developments across the community, involving both new construction and rehabilitation projects.

These Welcome Home funds are the first of their kind provided by a local government in Nevada, helping to build or maintain over 4,000 units of low-income rental housing. The funds were directed to projects requiring gap financing to supplement Low-Income Housing Tax Credits and other financing sources.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	None
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	None
3. The amount of surplus funds from urban renewal settlements	None
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	None
5. The amount of income from float-funded activities	None
Total Program Income	

#### Other CDBG Requirements

1. The amount of urgent need activities	None
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**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Southern Nevada Homelessness Continuum of Care, along with all interested stakeholders, continue to support and enhance our Coordinated Entry system. This system was mandated by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The system is designed to ensure that people with the most severe conditions and dire needs who are experiencing homelessness are prioritized for assistance. Clark County Social Service serves as the lead site however there are intake sites throughout our community, including our community partners who are offering services.

The Coordinated Entry system continues to operate under a Housing First approach to ensure clients have fair and equal access to be assessed and connected to housing and other services. Our system is consistently evaluated and monitored to determine efficiency and uncover ways to make improvements.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Clark County releases an application for homelessness services under the Emergency Solutions Grant (ESG) annually. In preparation for this application, Clark County program staff consults with the Continuum of Care and County leadership to determine the focus areas or allowable activities to be funded for the upcoming grant cycle. The needs of the local community as well as the national priorities are taken into account when determining the direction of the program.

The application is released in the Fall. It is advertised in our local newspapers, on our county website, on the Southern Nevada CoC website, and other locations to ensure the service provider community is aware of the potential funding opportunity.

Upon submission, each application is reviewed to ensure it is complete, includes all required attachments, and meets the threshold to be eligible to be considered for funding. At the first CDAC meeting a request is made of the body for 3-5 members to participate on a subcommittee. The remainder of this subcommittee is comprised of volunteers from the CoC and its work groups. This responsibility of this subcommittee is to review, deliberate, score, and make preliminary funding recommendations of the ESG applications. Once these preliminary recommendations are agreed upon by the subcommittee, the recommendations are carried forward to full CDAC. At this time the CDAC can accept the recommendations of the subcommittee or make any changes they deem necessary. The CDAC then approves the recommendations and carries them forward to the Bureau of County Commissioners.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Clark County meets the homeless participation requirement by including homeless or formerly homeless persons on our CoC and its work groups.

5. Describe performance standards for evaluating ESG.

The Clark County ESG program continues to use the performance standards and evaluation criteria developed in coordination with Home Base, a HUC technical assistance organization. Performance standards for ESG are as follows:

- Homelessness Prevention  
Reduce the number of homeless households with children: at least 50% of participants will remain on permanent housing for at least 6 months after the last assistance provided under the ESG program.
- Rapid Rehousing (please note: RRH will not be funded during 2025-2026)  
Reduce the number of households children, sheltered and unsheltered, in the continuum of care: at least 50% of participants will remain in permanent housing for at least 6 months after the last assistance provided under the ESG program.
- Case Management
  - Case management is a component of homelessness prevention, rapid rehousing, and emergency shelter
  - 80% of program participants have a monthly service transaction and housing plan in HMIS
  - 30% of program participants will display an increase in self-sufficiency scores
- Emergency Shelter (please note: ES will not be funded during 2025-2026)
  - Reduce the length of stay in emergency shelters to 50 days and 40% of shelter stays to less than 31 days
  - Exiting 50% of clients into transition or permanent housing

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>2024 LVGEA Perspective - Applied Analysis</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Las Vegas Global Economic Alliance (LVGEA)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>LVGEA is a public-private partnership dedicated to growing the economy of the Greater Las Vegas region. LVGEA is designated as the Southern Nevada Regional Development Authority (RDA) by the Governor's Office of Economic Development.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Expanding the Las Vegas economy through intentional business attraction, expansion, and connectivity.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Focused on Southern Nevada.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2024</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>Comprehensive Housing Market Analysis</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development, Office of Policy Development and Research</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Its a comprehensive housing market analysis of Nevada including Las Vegas, Henderson, and Paradise.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.</p> <p>Urbanized areas are defined using the U.S. Census Bureau 2020 Census Urban and Rural Classification and the Urban Area Criteria.</p> <p>The census tracts referenced in this report are from the 2020 Census.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>January 1, 2024</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>The GAP - A Shortage of Affordable Housing</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>National Low Income Housing Coalition</p> <p><b>Provide a brief summary of the data set.</b></p> <p>NLIHC uses American Community Survey (ACS) data to estimate how many affordable rental homes are available to various income groups, with a particular focus on extremely low-income renters – those with incomes at or below either the federal poverty guideline or 30% of AMI.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>To help bridge the gap between incomes and housing costs through rental assistance; expanding and preserving the supply of affordable rental homes; stabilizing low-income families and preventing evictions; and strengthening and enforcing renter protections.</p>



	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Comprehensive data using American Community Survey (ACS) data</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>March 2024</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>Nevada Statewide HIV Assessment</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Collaborative Research</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The online survey was sent via email to clients who indicated consent to receive emails from the Ryan White Parts A/B Recipients and individual subrecipient (service providers) of the Ryan White Parts A/B programs. Also, 4x6 postcards were distributed to Ryan White Part A Subrecipients and community partners in the Las Vegas TGA Ryan White Part A to solicit participation in the HIV and Aging needs assessment.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of the 2022 Nevada Statewide HIV Needs Assessment is to understand better the current care and service needs of people with HIV (PWH) across Nevada and within the Las Vegas TGA.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The needs assessments target population is people with HIV living in the State of Nevada and Mojave County, Arizona (the Las Vegas TGA). The Nevada HIV Needs Assessment Survey collected 386 responses from people with HIV.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2022</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

5	<b>Data Source Name</b>	Southern Nevada Homelessness Continuum of Care
	<b>List the name of the organization or individual who originated the data set.</b>	Southern Nevada Homelessness Continuum of Care (SNHCoC)
	<b>Provide a brief summary of the data set.</b>	The Point-in-Time (PIT) count, is the primary census-based method for quantifying both sheltered and unsheltered homelessness.
	<b>What was the purpose for developing this data set?</b>	The Department of Housing and Urban Development (HUD) mandates that communities conduct a biennial count of individuals experiencing homelessness on a single night in January.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	Concentrated on Southern Nevada
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	January 2024
	<b>What is the status of the data set (complete, in progress, or planned)?</b>	Complete
6	<b>Data Source Name</b>	The Housing and Community-Living Landscape for People with Developmental Disabilities in Nevada
	<b>List the name of the organization or individual who originated the data set.</b>	The Guinn Center Nevada Governor's Council on Developmental Disabilities
	<b>Provide a brief summary of the data set.</b>	The Guinn Center spoke with 35 people across three focus groups and 20 key informant interviews and conducted other research, including data collection and a review of government documents.
	<b>What was the purpose for developing this data set?</b>	This evaluation of community-living needs and resources for people with DD in Nevada was commissioned by the Nevada Governor's Council on Developmental Disabilities (NGCDD).

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This study was conducted over two years using a mixed-methods approach.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2 years (2023-2024)</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

## Appendix – Southern Nevada Regional Housing Authority

According to the Southern Nevada Regional Housing Authority these are the updated numbers for the region.

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,831	12,092	825	8,516	1,231	361	1,159

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 22 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	17,917	66,626	14,847	18,367	15,848	17,564	
Average length of stay	0	0	6	18	4	4	7	3	
Average Household size	0	0	2	10	2	3	1	4	
# Homeless at admission	0	0	433	1,792	191	348	1,059	184	
# of Elderly Program Participants (>62)	0	0	653	1553	532	207	781	33	
# of Disabled Families	0	0	197	1,627	481	530	521	95	
# of Families requesting accessibility features	0	0	1,986	N/A	N/A	N/A	N/A	N/A	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

**Table 23 - Characteristics of Public Housing Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,020	2,815	526	631	754	658	246
Black/African American	0	0	3,451	4,536	1,130	1,089	701	1,070	546
Asian	0	0	65	199	39	36	45	68	11
American Indian/Alaska Native	0	0	32	192	22	46	80	34	10
Pacific Islander	0	0	58	155	32	33	38	46	6
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Table 24-Race of Public Housing Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	679	910	14	300	137	368	91
Not Hispanic	0	0	3,858	4,850	18	1,459	1,378	1,296	699

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Table 25-Ethnicity of Public Housing Residents

## Appendix - Consolidated Plan Community Needs Survey



**Clark County  
Social Service**

# Your Input

is needed to help improve  
housing in Clark County

Clark County is working to update their five-year Consolidated Plan. The Consolidated Plan identifies housing and community improvement needs, outlining how federal funding will be used to address those needs.

The County needs your input to inform the priorities of the next Consolidated Plan.

This survey lets you tell us which improvements and services are most needed for our community. Your responses will help prioritize investments over the next five years. We want to hear from you!

**SCAN  
THE SURVEY  
BELOW**



**English**      **Spanish**

 Affordable Housing     Stable Housing     More Opportunity

 Call Us  
702-455-5025     Visit Our Website  
[www.clarkcountynv.gov](http://www.clarkcountynv.gov)     Email Us  
[CRMInfo@ClarkCountyNV.Gov](mailto:CRMInfo@ClarkCountyNV.Gov)



Las Vegas Review-Journal  
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Order Confirmation	
Order No.:	324916
Order Po.:	
Date:	10/28/2024
Account No.:	104037
Account Manager:	Aidan Smith asmithic@reviewjournal.com

Start-End Date	# of Ads	PO Number	Description	Ad Size
10/30/2024- 10/30/2024	2		Review Journal CLARK COUNTY COMMUNITY SURVEY	1col (1.49) x 68 lines

Summary	
Total Net Amount	\$ 198.96
Total Amount	\$ 198.96

**PUBLIC NOTICE  
 CLARK COUNTY COMMUNITY  
 SURVEY**

Clark County Community Resources Management is currently seeking input on the needs, goals, and objectives for the upcoming Five-Year Consolidated Plan. The Consolidated Plan identifies and outlines how federal funding will be used to address the needs of the community for the next five years. The objective of the plan is to help guide Clark County's need on the development of services, housing and capital investments for our US Department of Housing and Urban Development (HUD) funded programs: Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG).

This feedback will help inform the Community Review Committee as they review applications for funding and prepare to make recommendations to the Board of County Commissioners. Members of the public are invited to participate in this online survey to express viewpoints about the goals and the activities that are under consideration for the upcoming five-year plan. You can access the survey at:

<https://forms.office.com/g/GN-VbYFHTb9?origin=lpLink>.

More information can be found on the County Website at: [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/citizen\\_participation.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/citizen_participation.php).

To receive a paper copy of the survey please contact Clark County Community Resources Management at 455-5025 or contact Natalie Cacho at [Natalie.Cacho@ClarkCountyNV.gov](mailto:Natalie.Cacho@ClarkCountyNV.gov)

PUB: Oct. 16, 2024  
 LV Review-Journal



# LAS VEGAS REVIEW JOURNAL *en español*

## AVISO PÚBLICO ENCUESTA COMUNITARIA DEL CONDADO DE CLARK

La Administración de Recursos Comunitarios del Condado de Clark está buscando actualmente información sobre las necesidades, metas y objetivos para el próximo Plan Consolidado de Cinco Años. El Plan Consolidado identifica y describe cómo se utilizarán los fondos federales para abordar las necesidades de la comunidad durante los próximos cinco años. El objetivo del plan es ayudar a guiar las necesidades del Condado de Clark en el desarrollo de servicios, vivienda e inversiones de capital para nuestros programas financiados por el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD); Subvención en Bloque para el Desarrollo Comunitario (CDBG), Ley de Asociación de Inversión HOME (HOME) y Subvención para Soluciones de Emergencia (ESG).

Estos comentarios ayudarán a informar al Comité de Revisión de la Comunidad a medida que revisan las solicitudes de financiamiento y se preparan para hacer recomendaciones a la Junta de Comisionados del Condado. Se invita a los miembros del público a participar en esta encuesta en línea para expresar sus puntos de vista sobre los objetivos y las actividades que se están considerando para el próximo plan de cinco años. Puedes acceder a la encuesta en:

<https://forms.office.com/g/GNvBYFHTb9?origin=prLink>.

Se puede encontrar más información en el sitio web del condado en: [https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/citizen\\_participation.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/citizen_participation.php).

Para recibir una copia de la encuesta, comuníquese con la Administración de Recursos Comunitarios del Condado de Clark al 455-5025 o comuníquese con Natalie Cacho al [Natalie.Cacho@ClarkCountyNV.gov](mailto:Natalie.Cacho@ClarkCountyNV.gov)

PUB: Oct. 16, 2024  
LVRJ en Español

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Order Confirmation	
Order No.:	324918
Order Po.:	
Date:	10/28/2024
Account No.:	104037
Account Manager:	Aidan Smith <a href="mailto:asmithic@reviewjournal.com">asmithic@reviewjournal.com</a>

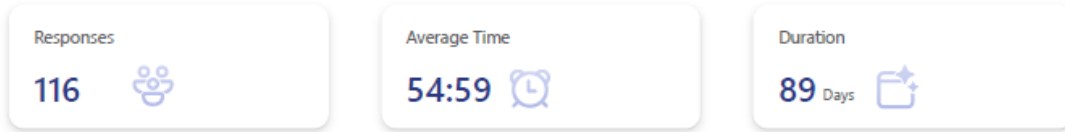
Start-End Date	# of Ads	PO Number	Description	Ad Size
10/30/2024-11/5/2024	8		RJ Espanol CLARK COUNTY COMMUNITY SURVEY	1col (1.48) x 77 lines

Summary	
Total Net Amount	\$ 75.28
Total Amount	\$ 75.28

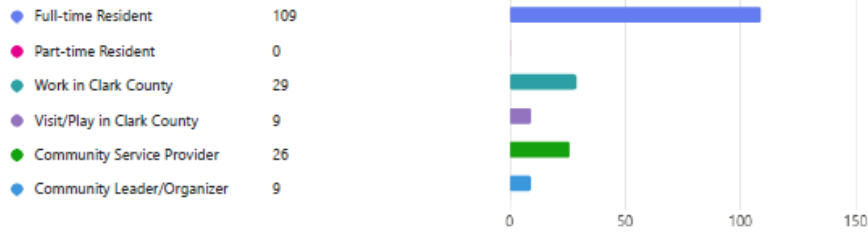


## 2025-2029 Clark County Consolidated Plan Community Needs Survey

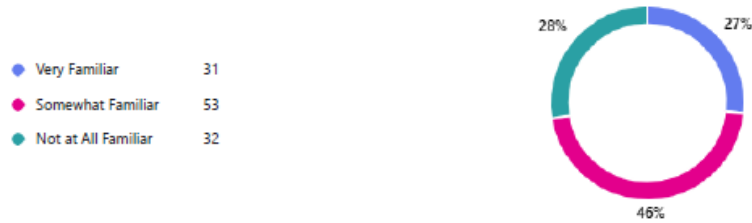
### Responses Overview Active



1. What is your relationship to Clark County? (Choose all that apply)



2. How familiar are you with Clark County's housing programs and community development services?



3. What have you perceived to be the County's major housing or community development concerns over the past 5 years?

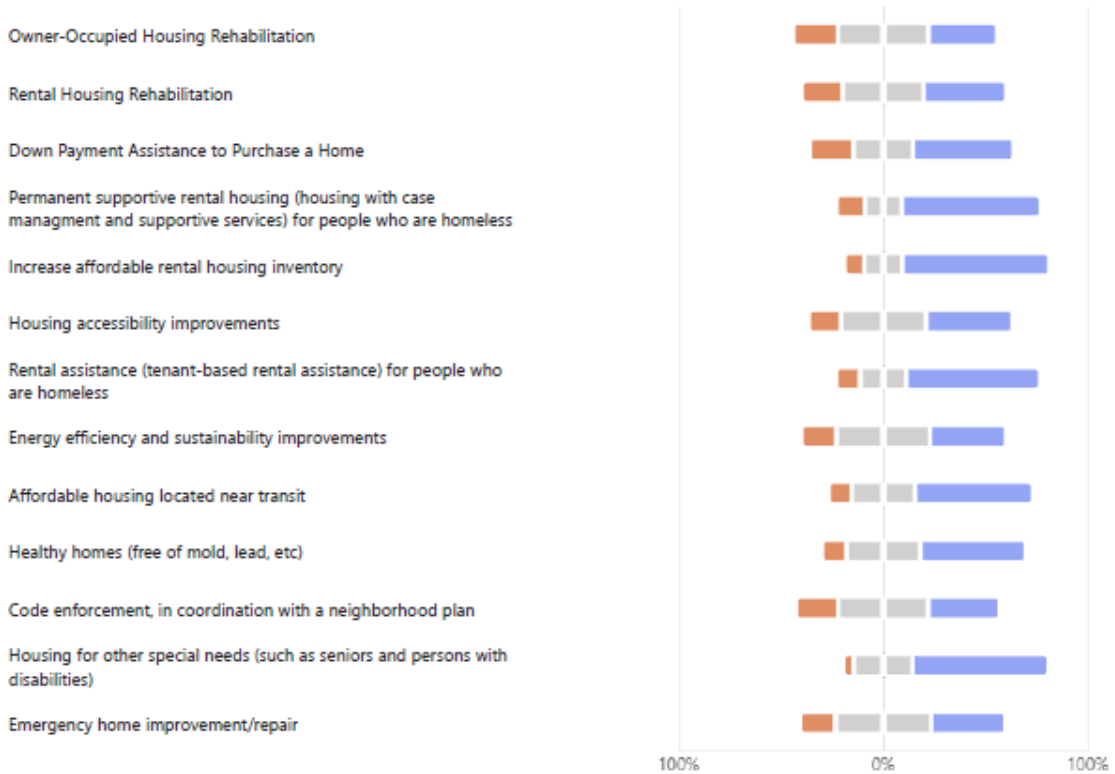
110 Responses

Latest Responses

- "Lack of actual housing capacity"
- "The cost of housing is not affordable."
- "Huge lack of subsidized housing in rural areas."
- ...

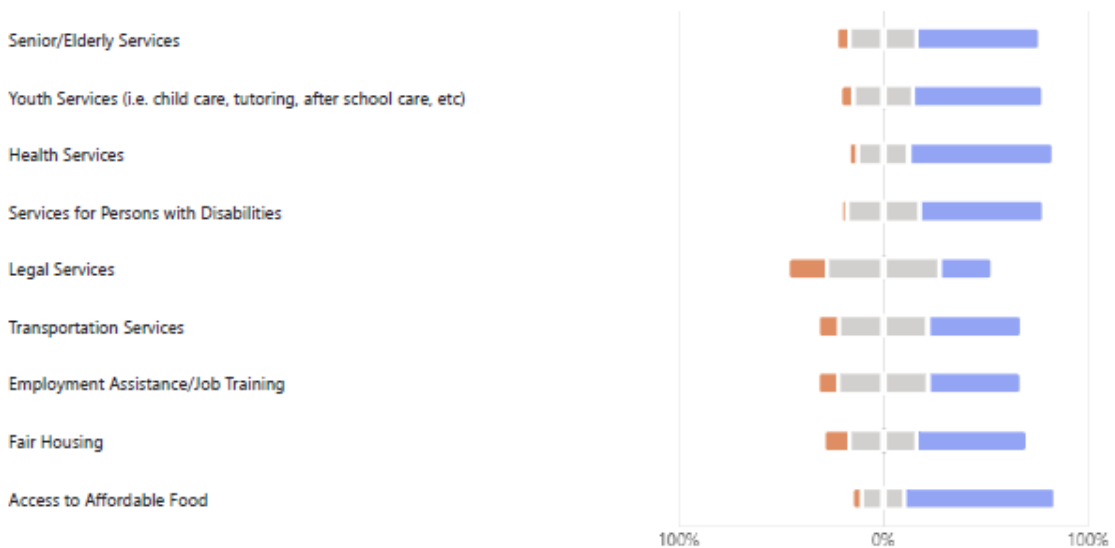
4. Please rate the need for the following housing activities from low to high priority:

● Low Need ● Medium Need ● High Need



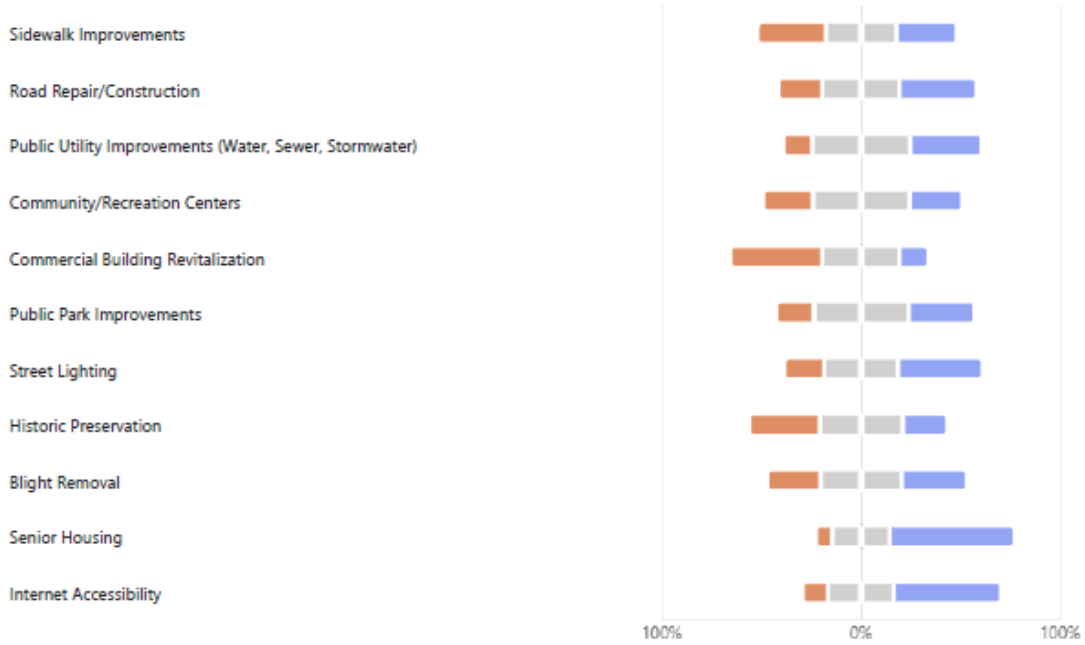
5. Please rate the need for the following public/social services activities from low to high priority:

● Low Need ● Medium Need ● High Need



6. Please rate the need for the following community and economic development activities from low to high priority:

● Low Need ● Medium Need ● High Need



7. From the activities listed in questions 3 thru 5, what do you perceive to be the 3 highest priorities for housing and community development in Clark County over the next 5 years?

106  
Responses

Latest Responses  
 "Affordable Housing, Easily accessible services for seniors/homeless, Health Servic... "  
 "housing for elderly/disabled"  
 ...

8. What other needs (not listed above) exist related to housing, public/social services, or community and economic development?

93  
Responses

Latest Responses  
 "The cost of living in general; Prices on food."  
 ...

9. Do you feel information pertaining to housing programs and community development services is readily available to you?



10. What suggestions, if any, do you have for the County to better communicate and work with housing providers or community development initiatives?

78  
Responses

Latest Responses  
"advertising via internet and flyers at community locations"  
...

11. Before taking this survey, were you aware of Fair Housing Laws?



12. Have you ever experienced discrimination in housing?



13. If you answered "Yes" in question 11, when did this occur?



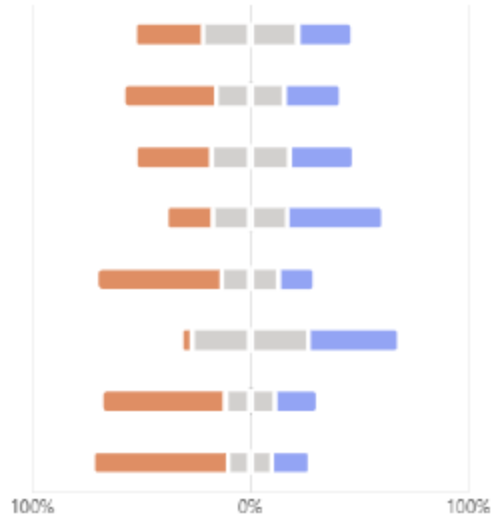
14. If you answered "Yes" in question 11, on what protected group basis do you believe this discrimination occurred?




15. Does the neighborhood you live in provide you access to opportunities?

● Agree ● Neutral/Unsure ● Disagree

- High Performing Schools
- Affordable Public Transportation
- Reliable Public Transportation
- Jobs that Pay a living Wage
- Easily Accessible Food
- Affordable Childcare
- Access to Health Services (Clinics, Doctor's offices, Emergency Rooms)
- Safe Recreation Areas



# Appendix – Regional Fair Housing and Equity Assessment



## YOUR VOICE MATTERS!

You are invited to participate in a community discussion about fair housing challenges and opportunities in Clark County! Your participation will inform a Regional Fair Housing and Equity Assessment (RFHEA) for the following communities: Clark County, Las Vegas, North Las Vegas, and Henderson.

### Fair Housing Planning

This planning effort contributes to meeting goals and obligations under the federal fair housing rules. The requirement to affirmatively further fair housing is a condition of receiving funds from the U.S. Department of Housing and Urban Development (HUD). The RFHEA is a five-year plan, and your feedback on potential actions is critical to meeting community needs.

### Attend A Meeting!

The County is hosting a series of in person and virtual meetings. These meetings will be facilitated discussions around community concerns related to housing challenges and opportunities, potential actions to address them, and fair housing considerations overall. Please share the word about these meetings and encourage others who may have valuable input to attend. To attend a meeting **virtually or in person** on October 31, register at the link below or scan the QR Code by 10/29/2024.

**TO REGISTER:** <https://tinyurl.com/ClarkCountyFH>

### Accommodations

Clark County's Community Resources Management meetings are held in accessible facilities. Citizens requiring an accommodation should notify the unit of specific needs at least five days prior to the date of the event by contacting Administration at (702) 455-5025 or TT/TDD Relay Nevada Toll-Free: (800) 326-6868 or TT/TDD Relay Nevada Toll-Free: (800) 877-1219 (Spanish) or CRMInfo@ClarkCountyNV.gov (Examples of accommodations include interpreter for the deaf, large print materials, and accessible seating arrangements.)

**OCTOBER 31 2024** Register Here!

All in-person sessions held at:  
Clark County Social Services  
1600 Pinto Lane, Third Floor  
Las Vegas, NV 89106



-  **PUBLIC FORUM**  
8:00 AM - 9:30 AM
-  **HOUSING PROVIDER DISCUSSION**  
10:00 AM - 12:30 PM
-  **NONPROFIT PROVIDER DISCUSSION**  
2:00 PM - 3:30 PM
-  **PUBLIC FORUM**  
4:00 PM - 5:00 PM





togetherforbetter

# FAIR HOUSING SURVEYS

*Are you a resident of Clark County, Las Vegas, North Las Vegas,  
Henderson, Boulder City, or Mesquite?  
Do you provide services in these areas?*

Take our surveys to tell us about fair housing concerns and challenges with accessing housing opportunities! Your input is valuable in shaping community planning for the next 5 years as part of the Regional Fair Housing and Equity Plan!



**RESIDENT  
SURVEY**

**SURVEYS  
CLOSE ON  
12/30!**



**STAKEHOLDER  
SURVEY**

*¡Esta encuesta está  
disponible en español!*

Visit Our Website  
[www.clarkcountynv.gov](http://www.clarkcountynv.gov)





# Appendix – Citizen Participation Plan

**PUBLIC NOTICE  
CLARK COUNTY, NORTH LAS  
VEGAS, BOULDER CITY  
AND MESQUITE  
CITIZEN PARTICIPATION  
PLAN**

A draft of the FY 2025-2029 Citizen Participation Plan will be available Wednesday, November 20, 2024, for a 30-day public review and comment period. The Citizen Participation Plan (CPP) sets forth the County's policies and procedures for citizen participation in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments to these plans, the Consolidated Annual Performance and Evaluation Report (CAPER) and the Citizen Participation Plan itself.

The plan is to be used to address citizen participation in the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Shelter Grant (ESG) Program.

The Citizen Participation Plan must be submitted to the U.S. Department of Housing and Urban Development by May 15, 2025, for review and approval. If you would like to receive a copy of the plan, please contact Clark County Community Resources Management at 455-5025 or email a request with name and address to: [Natalie.Cacho@ClarkCountyNV.Gov](mailto:Natalie.Cacho@ClarkCountyNV.Gov) or visit the Clark County website at:

[https://www.clarkcountynv.gov/residents/assistance\\_programs/community\\_resources\\_management/citizen\\_participation.php](https://www.clarkcountynv.gov/residents/assistance_programs/community_resources_management/citizen_participation.php)

All comments must be submitted in writing no later than 5:00 p.m. on Friday, December 20, 2024 to:

Clark County Community Resources Management, 1600 Pinto Lane, Las Vegas, NV 89106, Attention: Natalie Cacho or emailed to [Natalie.Cacho@ClarkCountyNV.Gov](mailto:Natalie.Cacho@ClarkCountyNV.Gov).

PUB: Nov 20 - Dec. 20, 2024  
LV Review-Journal

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INVOICE	
Invoice No.:	810487
Order No.:	326022
Invoice Date:	12/20/2024
Customer Acc No.:	104037
Amount Due	\$ 4,523.88
Payment Due Terms:	15
Invoice Collector Name	Kelly Reynolds
Invoice Collector Tel No.:	702-387-5271

cls - CLS \$ 4,523.88

No	Ad Po	Date	Description	Position	Format
6718		11/20/2024 - 12/20/2024	CPP 11/20-12/20	Review Journal - Legals - CLS	1 x 6.47

## Appendix - Emergency Solutions Grant Written Standards