



INTRODUCTION – VISION
PARTNERSHIP

**LEWIS JORDAN, EXECUTIVE
DIRECTOR**

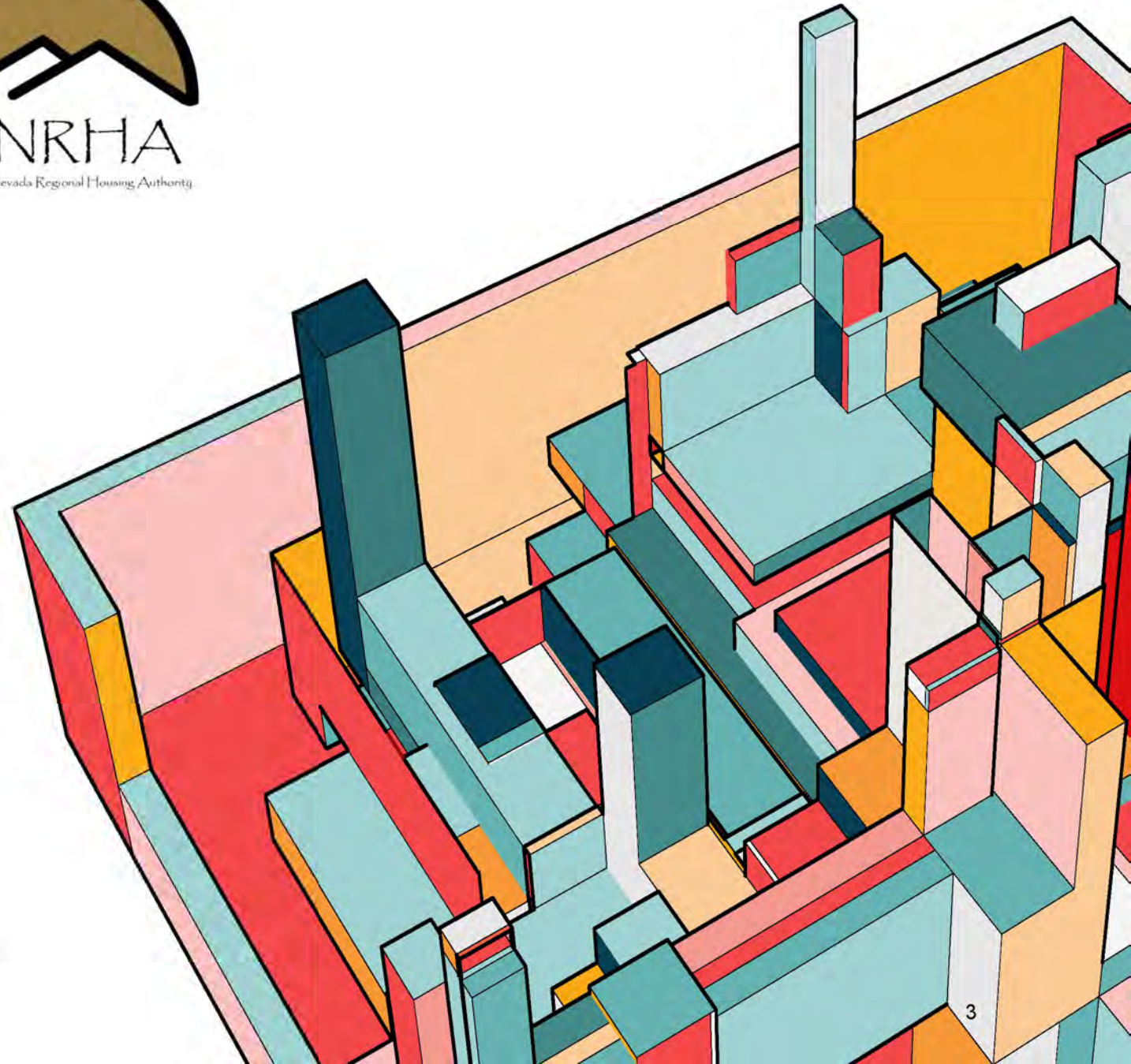


**Addressing Aging Public Housing
Portfolio
&
Developing New Affordable Housing**



About SNRHA

- The SNRHA was formed by Consolidating (3) Public Housing Authorities in 2010 (Las Vegas, Clark County and North Las Vegas)
- The agency has 2,149 Public Housing Units in 19 developments and single family homes, 890 Project Based Voucher Units in 10 developments and 1,043 Affordable Housing Units including to Mobile Home Parks
- Approximately 13,000 Rental Vouchers
- In addition the agency has developed through partnerships and/or provided voucher assistance to create and additional 600 units of affordable housing throughout Southern Nevada



Challenges

AGING PORTFOLIO

The current Physical Needs Assessment identified over \$225 mil in repairs for PHA units. In addition, the Affordable Housing inventory would add another \$50 mil in repairs

HOUSING SHORTAGE

Current wait list for Public Housing and Section Units is over 64,000 applicants which would currently take approximately 60 years to fill.

FUNDING

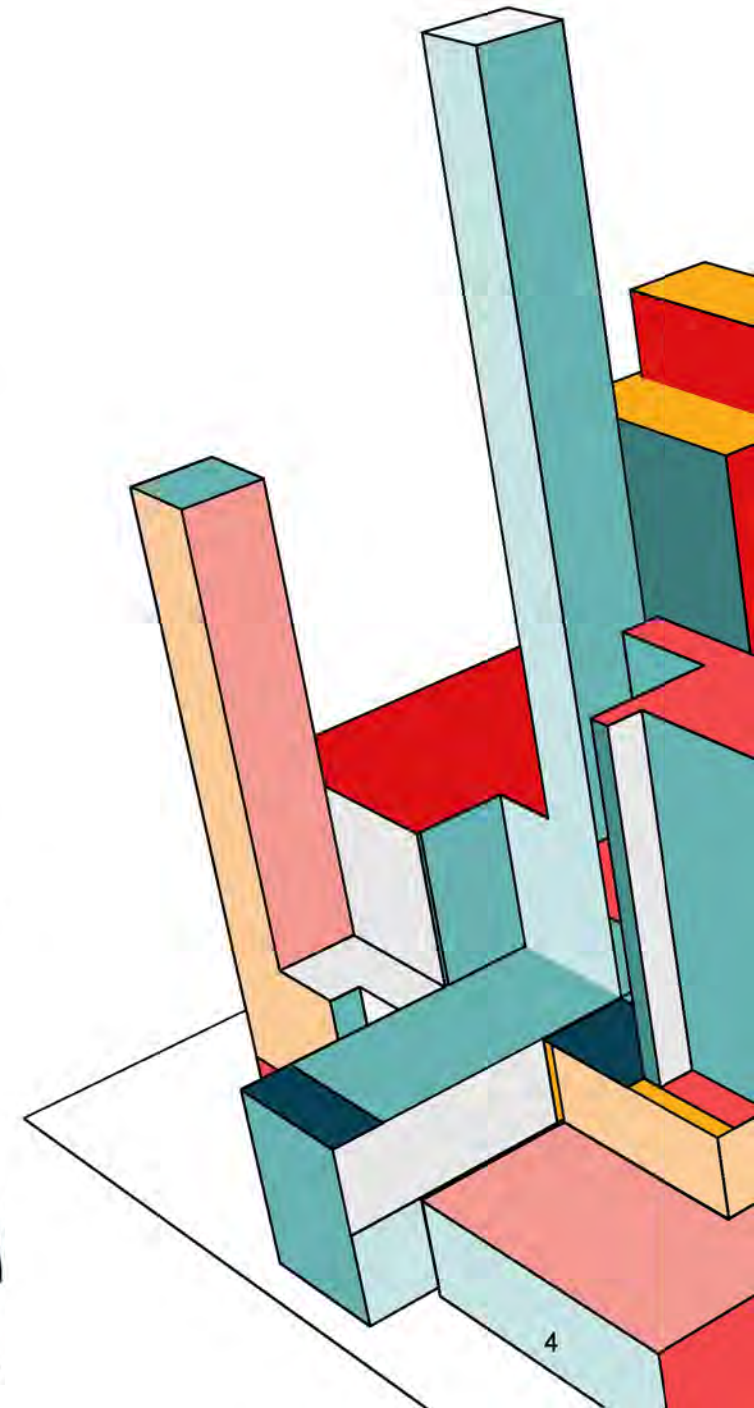
The average annual capital funds received for upgrades and construction average about \$3.5 mil

CONSTRUCTION CONCERNS

- Unpredictability of Rehab Scope
- Limited Labor Market
- Rapidly Rising Material & Labor Cost
- Time Delays

LIVABILITY

Customers want properties that are energy efficient, open areas for walkability, recreation and outdoor activities, features for physically challenged residents, safety, security, health and education





Solutions

ASSESSMENT

In 2014 a Portfolio Assessment and Strategic Plan was prepared to address the SNRHA's Aging Properties. Over 540 of the approximately 1,700 identified units have been preserved and 177 new units have been developed

ASSETS

- Agency has 50 acres of vacant land to develop Affordable Housing
- Proven Development Team completing numerous LIHTC Mixed/Financed, Mixed/Income projects
- Partnerships with other Affordable Housing Developers and Municipalities

UTILIZING AVAILABLE HUD TOOLS

RAD – Rental Assistance Demonstration

Faircloth Units

Section 18 Demolition

LIHTC, BONDS, Public and Private Financing

ACCOMPLISHMENTS

WARDELLE TOWNHOUSES 700 WARDELLE STREET LAS VEGAS, NV

Self-Developed

Cost: \$16.5 Mil

Sources:

-9% LIHTC

-HOME Funds – City of Las Vegas & Clark County

Type: 20 Public Housing Units & 37 Project Based Voucher Units at 30% & 50% AMI or below

Completed: February 2021



PARTNERSHIP

WARDELLE TOWNHOUSES
700 WARDELLE STREET LAS VEGAS,
NV

**SNRHA donated 1.5 acres of
land to the City of Las Vegas
To build the Strong Start
Academy at Wardelle**

The Academy is an Early
Childhood Education and
Health Center serving children
at the Wardelle property and
within the community



ACCOMPLISHMENTS

ARCHIE GRANT PARK 1720 SEARLES AVE LAS VEGAS, NV

Self-Developed

Cost: \$14.8 Mil

Sources:

-9% LIHTC

-HOME Funds – City of Las Vegas, FHLB, Capital Funds

Type: 125 Project Based Voucher Units under RAD Program, Units 30% & 50% AMI or below

Completed: March 2021



ACCOMPLISHMENTS

ESPINOZA TERRACE
171 VAN WAGENEN STREET HENDERSON,
NV

Self-Developed

Cost: \$15.2 Mil

Sources:

-9% LIHTC

-HOME Funds – Clark County
& City of Henderson

Type: 100 Project Based
Voucher Units under RAD
Program, Units 30% & 50%
AMI or below

Completed: January 2020



ACCOMPLISHMENTS

ROSE GARDENS 1731 YALE STREET NORTH LAS VEGAS, NV

**Co-developed with NV
HAND**

Cost: \$24.2 Mil

Sources:

-4% LIHTC & Bonds
-SNRHA Reserve & Cap
Funds, FHLBSF Funds

Type: 120 Project Based
Voucher Units under RAD
Program, Units 30% & 50%
AMI or below

Completed: November 2018



Upcoming Redevelopment

**JAMES DOWN TOWERS
5000 W. ALTA DR. LAS VEGAS, NV**

200 Unit Senior Development
Built in 1972
4% LIHTC & Bonds, Capital
Fund
RAD – Project Based Voucher
Units at 30%-50% AMI
Construction Start – October
2022



Upcoming Redevelopment

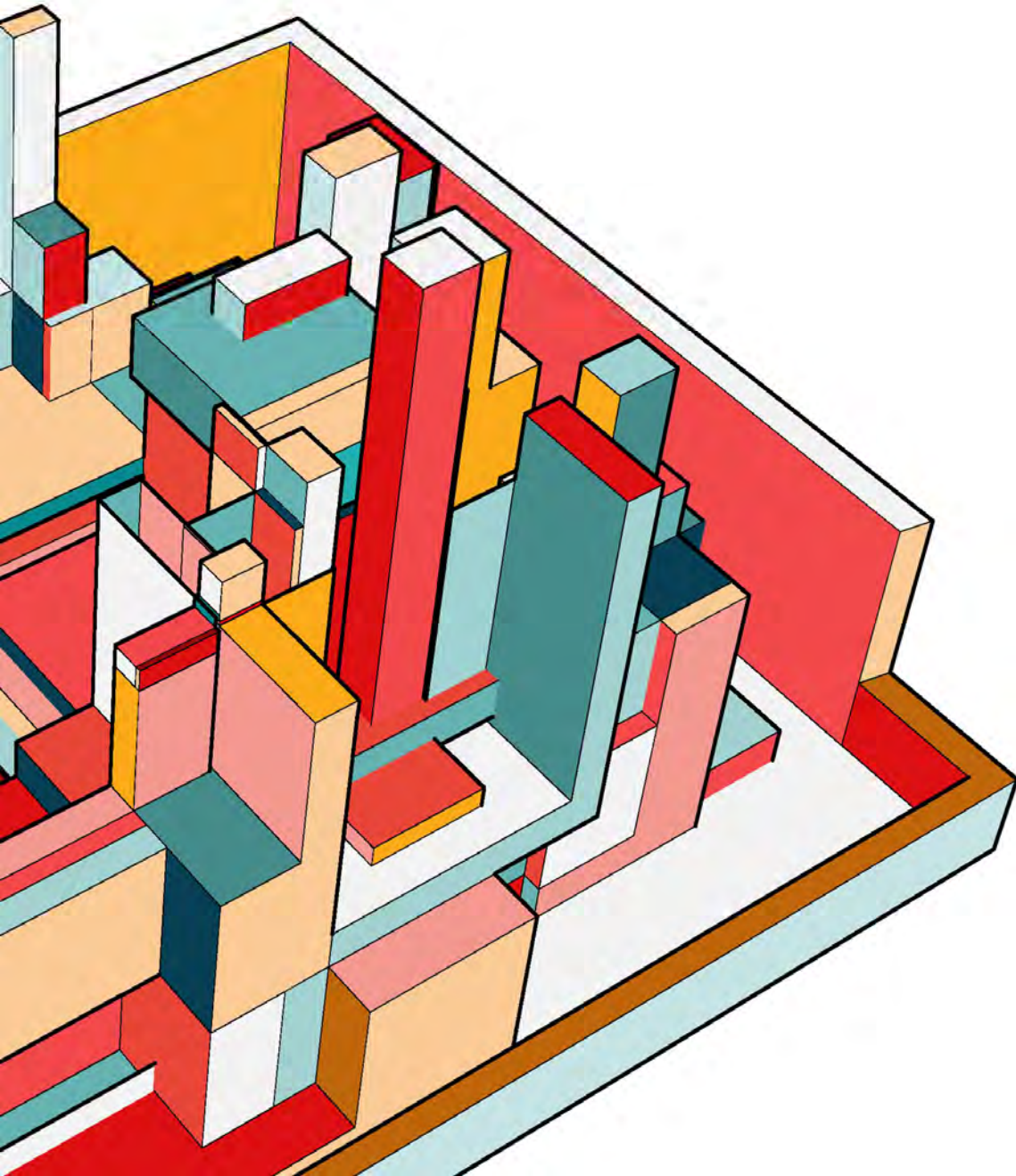
**MARBLE MANOR
1320 MORGAN AVE, LAS VEGAS,**

N

- 235 Unit Family Development
- Built in phases from 1942-1962
- Choice Neighborhood Initiative Grant with the City of Las Vegas
- Property covers 35 acres
- Mixed-Finance, Mixed-Income, Mixed Used Master Plan Development



PIC-COLLAGE



CONCLUSION

- The SNRHA is continuing to take steps to preserve and build affordable housing

- The agency will use all tools at its disposal including LIHTC, Municipal Bonds, RAD Conversion, Public and Private Financing

Partnerships will be established with other non-profits and municipalities to create more affordable housing throughout Southern Nevada



THANK YOU

Lewis Jordan, Executive Director

Fred Haron, Chief Administrative Officer

Frank Stafford, Development/Modernization
Director