



City of North Las Vegas Choice Neighborhood Initiative

Grantee: City of North Las Vegas

Co-Grantee: Southern Nevada Regional Housing Authority



Oversight Team

- City of North Las Vegas (CNLV)
Cass Palmer, Director, Neighborhood & Leisure Services
Lorena Candelario, Manager, Real Property & Neighborhood Services
James Haye, Choice Lead Coordinator

- Southern Nevada Regional Housing Authority (SNRHA)
Amparo Gamazo, Development/Modernization Director
Melanie Braud, Development /Modernization Department

- Lutheran Social Services of Nevada (LSSN)
Armena Mnatsakanyan, Executive Director

- Nevada Partners, Inc (NPI)
Dr. Tiffany Tyler, Chief Operations Officer

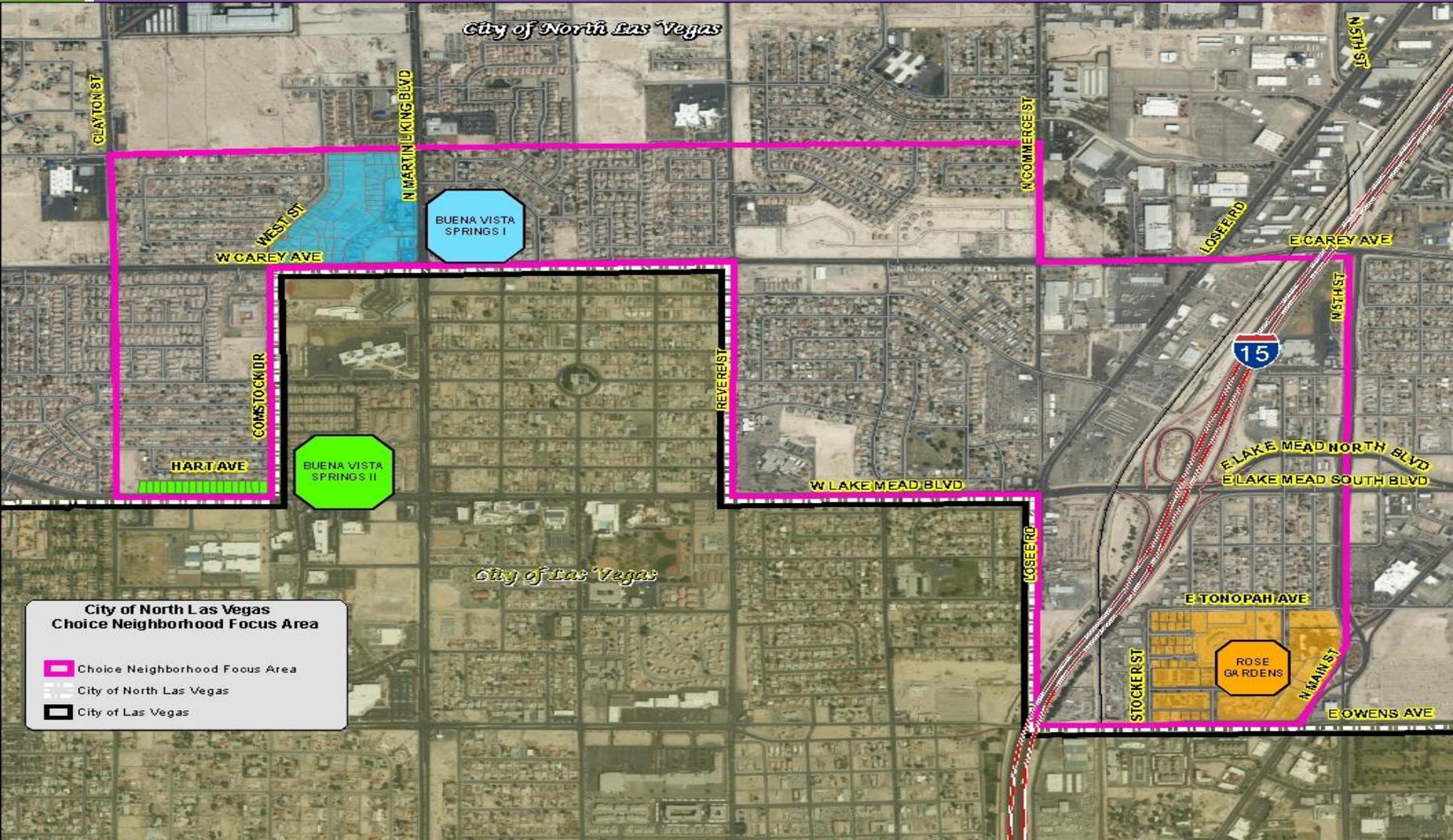


Key Partners and Stakeholders

- The City of North Las Vegas
- Southern Nevada Regional Housing Authority
- Clark County School District
- Lutheran Social Services of Nevada
- Nevada Partners
- College of Southern Nevada
- Catholic Charities of Southern Nevada
- University of Nevada, Las Vegas
- Outside Las Vegas Foundation
- Nevada HAND



Urban Core



**City of North Las Vegas
Choice Neighborhood Focus Area**

- Choice Neighborhood Focus Area
- City of North Las Vegas
- City of Las Vegas

Overview: Choice Neighborhoods Initiative



“Choice Neighborhoods grant transforms distressed neighborhoods, public and assisted projects into **viable** and **sustainable mixed-income** neighborhoods **by linking housing improvements** with **appropriate services, schools, public assets, transportation, and access to jobs.**”

- **CNLV** has received a **\$485,000** Choice Neighborhoods Initiative Planning Grant from the U.S. Department of Housing and Urban Development
- One of **seven** grantees across the United States
- Over **\$1.8MIL** in leveraged funds
- **Goal:** Develop a comprehensive **Transformation Plan** to revitalize the target neighborhood.

Overview: Ultimate Goal - Develop a Transformation Plan to include:



□ **Housing**

- Energy efficient, mixed-income, one-for-one replacement, sustainable, accessible and free from discrimination design
- Well-Managed and financially viable

□ **Neighborhood**

- Economically viable, with amenities, public transportation access, safe and walkable mixed-income neighborhoods

□ **People**

- Improved health, nutrition, safety, employment, mobility, and education

Transformation Plan

- Must include planning and implementation activities that address the entire 1.27 square mile Urban Core Focus Area
- Must address Housing, Neighborhood and People needs for not only the targeted Rose Garden and Buena Vista sites, but also for all of the Urban Core neighborhoods
- Must strive engage and include residents, all active Neighborhood Associations, businesses , and resources in development of the Transformation Plan

Project Timeline /Milestones

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- **Start Date – January 16, 2015**

- **End date – January 15, 2017**

July – October 2015 - Community Outreach, Resident Assessment & Surveys, Secondary Data Analysis

August 2015 – Conduct Target Area Market Study

October 2015 - Secure Target Area Developer

December 2015– Outline of Transformation Plan due

July 2016 - 1st Draft of Transformation Plan due

December 2016 – Transformation Plan Completed



Housing Planning: Objectives

- Long-Term Sustainability (Energy efficiency & Location efficiency)
- Excellent /High Quality and Friendly Design (walkable and without barriers); Access to Transit and Crime prevention through Environmental Design (CPTED)
- Transition Plan (1:1 Replacement)
 - Target site has 120 units, with full demo, plus 235 lost project based vouchers at Buena Vista Springs, min of 355 mixed- income replacement units needed.
 - Rebuild replacement units in target neighborhood or HUD qualified census tract.
- Relocation Strategy (Resident Relocation Plan and Committee)

Housing Planning: Site Opportunities



KEY: BLUE: SENIOR SUBSIDIZED HOUSING
GREEN: CNLV PROPERTIES
TAN: FAMILY SUBSIDIZED HOUSING
WHITE: COMMERCIAL

Future



Garden Grove Apartments, California



Tavarua Apartments, California



Garden Grove Apartments, California



The Vision of Buena Vista Springs

Overall Conceptual Site Plan



- COLOR LEGEND**
- ARTI MUSEUM
 - MIX USE (RETAIL/COMMERCIAL)
 - RETAIL USE
 - RECREATIONAL USE
 - MULTI-FAMILY RESIDENTIAL
 - OPEN / GREEN SPACE

Homelessness

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- How to address the residential area north of Rose Gardens and the impact of homelessness to those residents' quality of life.
- How to deal with residents' fear of walking the streets with their children due to number of homeless individuals near their homes.
- What can be done with the 22-acre vacant lot across from Rose Gardens that has a direct negative impact on economic development to the Choice Neighborhood for services to the residents?
- How can we work together to mitigate impact?
- How can we work with programs already taking place to improve on the issues and make the area safe for residents and businesses?
- What other steps can we take collaboratively?