



# AGENCY OVERVIEW





# Introduction

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

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

January 1, 2025 marked the 15<sup>th</sup> anniversary of the merger of the Clark County (and Henderson), City of Las Vegas, and North Las Vegas Housing Authorities. As one of the largest regionalized authorities, this was a highly successful merger.





# Introduction



The SNRHA's Board of Commissioners are composed of City Council members from the City of Las Vegas, City of North Las Vegas, and City of Henderson, two (2) Clark County Board of Commissioners, and four (4) Resident Commissioners, one from each of the jurisdictions.

The Agency has an annual budget of **\$244 Million** with approximately **272** budgeted positions.





# HOUSING CHOICE VOUCHER PROGRAM

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**13,162 Total Vouchers**

**100% utilized**

**(Emergency, Mainstream, and VASH)**

**SNRHA Services Over 45,000 Residents**







# HOUSING PORTFOLIO

## Public & Affordable Housing

**31,957 Total Waitlist Applicants**

**Public Housing – 10,630**

**Affordable<sup>5</sup> Housing – 13,733**

**HCV-Section 8 – 7,594**





# SNRHA HIGHLIGHTS



- Received the Choice Neighborhood Planning Grant (CNI) – 2021.
  - ❖ **CNI Grant Received in 2024 for Implementation; \$50 Million Collaboration.**
- In collaboration with the City of Las Vegas and the Library District, SNRHA engaged in a land swap to build a new library next to 3 of our developments in the community.
- Monthly collaboration between the VA and SNRHA to streamline our process to help connect Veterans with community services.
- Engaged with College of Southern Nevada to create learning programs with students from our public housing program.





# **SNRHA'S PILLARS FOR SUCCESS**



**INCREASE HOUSING OPPORTUNITIES**

**ENHANCE RESIDENT OPPORTUNITIES**

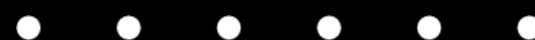
**CUSTOMER SERVICE | SERVICE DELIVERY**

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





# INCREASE HOUSING OPPORTUNITIES



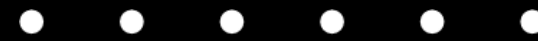
**There's a need for an increase in HCV vouchers and landlords.**

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





# INCREASE HOUSING OPPORTUNITIES



## LANDLORD INCENTIVE PROGRAM

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

**107 New Units**

**55 New Landlords (Over 3,000 Landlords Total)**





# FUTURE & CURRENT DEVELOPMENT PLANS

Property	Development Type	Units	Award Type	Award Amount	Need Amount	Type of Construction	Jurisdiction	Estimated Developer Fees	Commissioner	Status
James Down Towers	Senior	200	4% LIHTC/Bond/CC-CDBG	\$ 51,000,000	\$ 51,000,000	Rehab	Las Vegas	\$ 4,860,284	Knudsen	Under construction 70% complete; Cobblestone Construction
Hullum Homes	Family	59	9% LIHTC/AHP	\$ 16,768,000	\$ 16,768,000	Rehab	Clark County	\$ 750,000	Segerblom	Phase I, II & III Complete; Phase IV 75% complete; B & H Construction
Janice Brooks Bay	Family	100	HMNI/LIHTC	\$ 30,500,000	\$ 23,122,976	Rehab	Clark County	\$ 5,591,017	Segerblom	Phase I undergoing Haz/Mat Abatement; B & H Construction
Bennett Phase II	Senior	59	HMNI/CC-CHF	\$ 21,000,000	\$ 21,000,000	New	Las Vegas	\$ 1,260,537	Summers-Armstrong	Notice To Proceed Pending Building Permit Issuance Kalb Industries
Duncan & Edwards	Family	80	HMNI/LIHTC	\$ 45,000,000	\$ 45,000,000	New	Las Vegas	\$ 1,735,967	Summers-Armstrong	The Michaels Organization; R O Construction Grading Work In Progress
28th & Sunrise	Family	121	HMNI/LIHTC	\$ 53,000,000	\$ 53,000,000	New	Las Vegas	\$ 3,035,688	Diaz	The Michaels Organization; R O Construction Grading Work In Progress
Senator Joseph M. Neal, Jr.	Senior	192	HMNI/LIHTC/ CNLV & CC HOME Funds CC-CHF/ SNRHA CFP	\$ 45,000,000	\$ 49,000,000	New	North Las Vegas	\$ 2,333,000	Garcia-Anderson	McCormak Baron Salazar; Finance Closing Scheduled April 2025
Basswood & Civic Center	Scattered Site	2	CDBG	\$ 718,000	\$ 718,000	Rehab	North Las Vegas	\$ -	Barron	Project Complete & Occupied
Pending Marble Manor Choice Neighborhood Initiative (CNI)	Family	627	CNI/CC-CHF/CC & CLV HOME/LIHTC	\$ 85,000,000	\$ 288,136,000	Phase I Planning	Las Vegas	\$ 4,900,992	Summers-Armstrong	Brinshore Development; Phase I Finance Closing scheduled July 2025; Phase I Demolition June 2025
Arthur Sartini Plaza	Senior	220	CC-CHF	\$ 4,500,000	\$ 19,000,000	Partial Rehab	Clark County	\$ -	Knudsen	100% Design Documents Completed
Total		1660		\$ 352,486,000	\$ 566,744,976			\$ 24,467,485		





# INCREASE HOUSING OPPORTUNITIES



## DUNCAN & EDWARDS

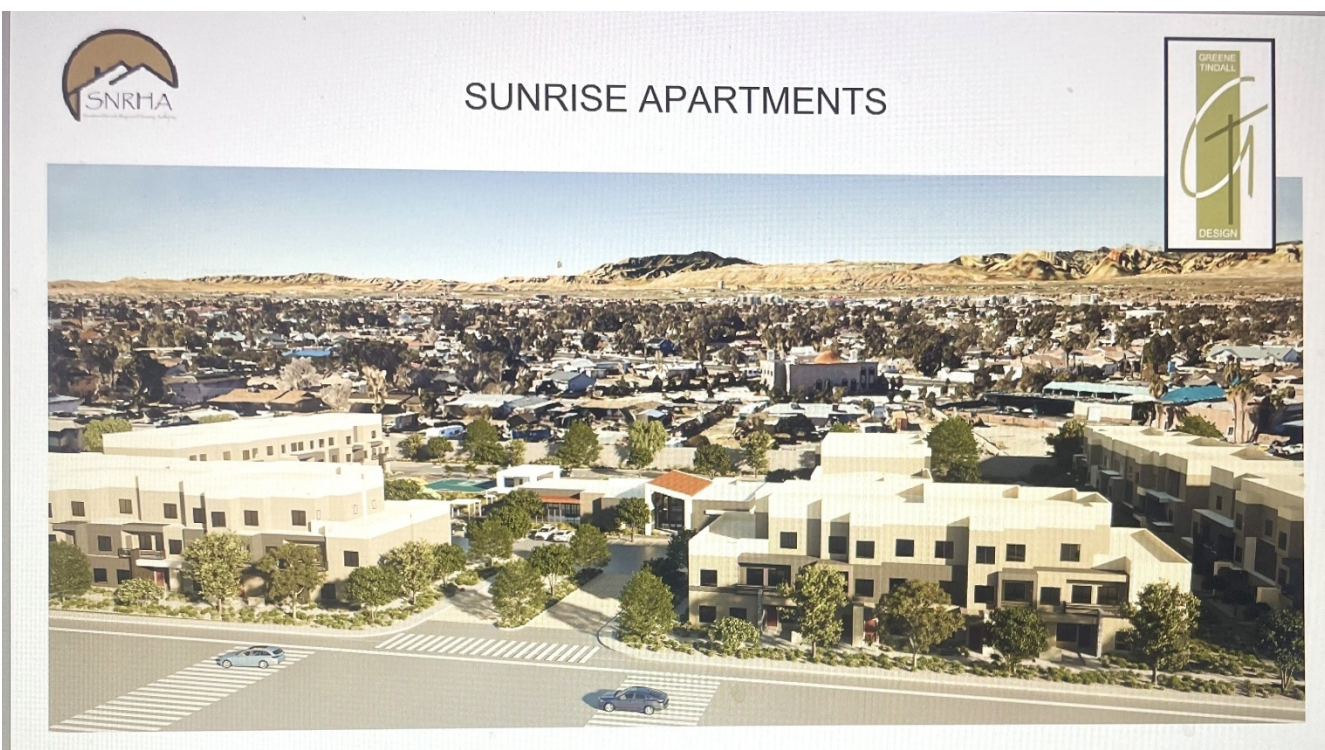
Duncan and Edwards Family Apartments, is an 80-unit, new construction, family apartment rowhouse style development. The development will serve families at a 30% to 80% of the area median income.

Construction began January 2025 with a completion date of May 2025. Property is being co-developed by The Michaels Organization and the SNRHA

Amenities include ceiling fans and washer and dryer in units, a clubhouse, computer lab, dog park, playground, basketball court, barbeque stations, bicycle parking, a turf park, shaded areas, lounge seats and a pavilion.





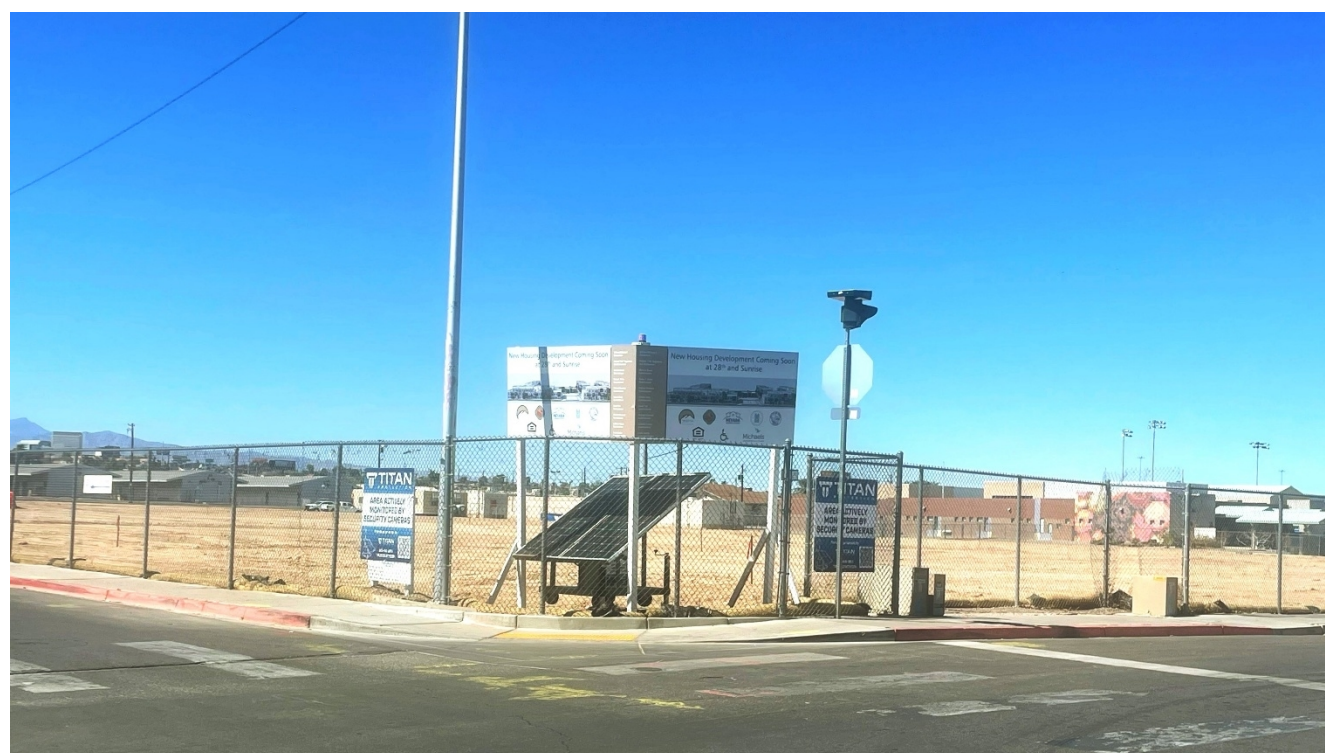


## 28<sup>TH</sup> & SUNRISE

28<sup>th</sup> & Sunrise Family Apartments, is a 121-unit, new construction, family apartment rowhouse style development. The development will serve families at a 30% to 80% of the area median income.

Construction began January 2025 with a completion date of July 2025. Property is being co-developed by The Michaels Organization and the SNRHA

Amenities include ceiling fans and washer and dryer in units, a clubhouse, computer lab, dog park, playground, barbeque stations, bicycle parking, a turf park, shaded areas, lounge seats and a pavilion.







# INCREASE HOUSING OPPORTUNITIES



## MARION D. BENNETT SR. APTS – PHASE II

Marion D. Bennett Sr. Phase II Apartments, is a 59-unit, new construction, elderly preference 3-Story development with an elevator. The development will serve families at a 30% to 60% of the area median income.

Construction is scheduled to begin April 2025 with a completion date of June 2025. Property is being self-developed by Southern Nevada Regional Housing Authority.

Amenities a large community room, social rooms on each floor, wellness and exam room, computer and study room public balconies and terraces, shuffle board court and an on-site maintenance shop.







# INCREASE HOUSING OPPORTUNITIES



## SENATOR JOSEPH M. NEAL JR.

Senator Joseph M. Neal, Jr. Apartments, is a 192-unit, new construction, elderly preference apartment complex. The development will serve families at a 30% to 80% of the area median income.

Construction is scheduled to begin May 2025 with a completion date of May 2027. Property is being co-developed by McCormack Baron Salazar and the SNRHA

Amenities include a large multi-purpose room, warming kitchen, computer lab, library, fitness center, salon arts and craft room, laundry rooms, patios, picnic tables and barbeque grilles, raised garden bed and a dog park.







# INCREASE HOUSING OPPORTUNITIES



## JANICE BROOKS BAY

Janice Brooks Bay is a 100 unit Affordable Housing Development owned by the SNRHA. This development does not receive any federal funds.

The property was built in 1972 and is undergoing comprehensive rehabilitation. Construction began in February 2025 with a completion date of May 2025.

52 of the 100 units will have project base vouchers and the remaining units will be LIHTC. A new Activity Building and Maintenance Shop will be also be constructed.







# INCREASE HOUSING OPPORTUNITIES



Recent Development and Modernization  
Preservation & New Construction Projects

## **JAMES DOWN TOWERS**

200-Unit Senior Housing Development  
RAD Conversion. Scheduled Completion  
July 2025

## **HULLUM HOMES**

59-Unit Family Housing Development RAD  
Conversion. Scheduled Completion April  
2025





# INCREASE HOUSING OPPORTUNITIES



## WARDELLE TOWNHOMES

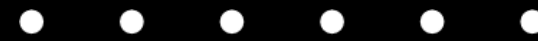
Wardelle Townhomes, which opened in June 2021, is a 57-unit, new construction, family duplex and rowhouse development.

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





# INCREASE HOUSING OPPORTUNITIES



## AFFORDABLE HOUSING FORUM

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





# CUSTOMER SERVICE | SERVICE DELIVERY



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

- Developed a **Monthly Agency Newsletter**
- Restructured the Customer Care Center to **Reduce Hold Times**
- Established **Tenant Associations** at Affordable Housing Sites
- Improvements Were Made to the **Call Center**
- Expanded our **Technical Support** Offerings to Keep up with the Rising Volume of Technical Support Calls.







# CUSTOMER SERVICE | SERVICE DELIVERY



- Conducted a Complete Revamp of the **SNVRHA.ORG Website** to Incorporate a more Visually Aesthetic Site Featuring Pictures and Video Instruction. ADA and WCAG Compliant for Individuals with Disabilities and Language needs making SNVRHA.ORG an Inclusive Web Site.
- Actively Exploring **Two (2) AI Initiatives**
  - **AI Chat Bots from Ring Central**
    - To be a Force Multiplier and Utilized in the Call Center where AI is designed to stimulate Human Conversation and Provide Specific Information or Assistance
  - **AI Powered Intranet**
    - Internal Communication and Collaboration Platform that Leverages AI Technologies to Enhance User Experience, Streamline Operations and Improve Information Access for Employees.





# ENHANCE RESIDENT OPPORTUNITIES



## Family Self-Sufficiency (FSS)

- The FSS Program is a 5-year voluntary work-based program designed to assist families become self-sufficient through increases in earned income and rental portions.
- Participating families are provided with an interest-bearing escrow account.
- On completion of the FSS contract, a family may claim its escrow account.
- All FSS Coordinators are also HUD Certified Housing Counselors and many times families are transitioned to homeownership.



# ENHANCE RESIDENT OPPORTUNITIES



The Pre-Apprenticeship Program aims to foster workforce development for SNRHA residents.

The SNRHA Resident Pre-Apprenticeship Program offers:

- Paid On-the Job Training
- Financial Literacy Training
- Case Management
- Supportive Services
- Job Search and Placement Assistance





# ENHANCE RESIDENT OPPORTUNITIES

**Section 3** of the Housing and Urban Development Act of 1968 aims to ensure that employment and economic opportunities generated by HUD-funded projects are directed to low-income individuals and businesses that employ them, particularly those who are recipients of government assistance for housing.

To achieve this goal, the Southern Nevada Regional Housing Authority maintains a Section 3 Job Bank, which is utilized as a referral program. The Job Bank connects our contractors and vendors with qualified residents who are interested in obtaining employment. The types of opportunities that are commonly available include general labor, demolition, site cleanup, janitorial, grounds keeping, and office administration/clerical. The Section 3 program creates opportunities for our residents to obtain employment and ultimately achieve self-sufficiency.



# ENHANCE RESIDENT OPPORTUNITIES

**Jobs Plus (FLEX) Program** is a program to develop locally based, job driven approaches to increase earnings and advance employment outcomes through job readiness, connection to employees, job placement, educational advancement in technology skills, and financial literacy for residents of public housing. SNRHA was awarded a \$3 Million, 4-year Jobs Plus Grant to serve 6 Communities (five on the Historic Westside and one on the Eastside).





# INCREASE, IMPROVE, AND ENHANCE EMPLOYEE GROWTH AND DEVELOPMENT

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- **Increased training opportunities for all staff**
  - Cyber Security
  - Sexual Harassment | Workplace Conduct | Workplace Bullying
  - PRESS (Presenting Reliable Educational Safety Solutions)
    - Employee Led, Executive Supported
    - Workplace Safety – OSHA related trainings via Safe and Sound Week
    - Psychological Safety – Communication Progress
    - Integrated Well-Being – Vision Boards and Other Employee Focused Engagements
    - Fun – Holiday Decorating Contests and Dress Up Days
- **Positive and transparent negotiations with SEIU**
- **Agency absorbed insurance premium increases (2022 and 2023)**











# THANK YOU

**Lewis Jordan**  
**Executive Director**

