

**Housing Authority of the City of North Las Vegas**

**Assessment of Needs**

[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |               |                    |          |          |                    |          |               |
|---|---------------|--------------------|----------|----------|--------------------|----------|---------------|
| Family Type   | Overall       | Afford-<br>ability | Supply   | Quality  | Access-<br>ibility | Size     | Loca-<br>tion |
| Income <= 30%<br>of AMI   | <b>13,494</b> | <b>5</b>           | <b>5</b> | <b>5</b> | <b>5</b>           | <b>2</b> | <b>5</b>      |
| Income >30% but<br><=50% of AMI   | <b>14,278</b> | <b>5</b>           | <b>5</b> | <b>5</b> | <b>5</b>           | <b>3</b> | <b>3</b>      |
| Income >50% but<br><80% of AMI  | <b>13,346</b> | <b>1</b>           | <b>1</b> | <b>1</b> | <b>5</b>           | <b>1</b> | <b>2</b>      |
| Elderly   | <b>15,182</b> | <b>5</b>           | <b>4</b> | <b>5</b> | <b>5</b>           | <b>3</b> | <b>3</b>      |
| Families with<br>Disabilities   | <b>21,971</b> | <b>5</b>           | <b>5</b> | <b>5</b> | <b>5</b>           | <b>5</b> | <b>5</b>      |
| Race/Ethnicity  | <b>N/A</b>    |                    |          |          |                    |          |               |
| Race/Ethnicity  | <b>N/A</b>    |                    |          |          |                    |          |               |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s Clark County, Nevada  
Indicate year: Amended Consolidated Plan 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

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| <b>Housing Needs of Families on the Waiting List</b>  |   |                     |                 |
|---|---|---------------------|-----------------|
| Waiting list type: (select one)   |   |                     |                 |
| <input type="checkbox"/>  | Section 8 tenant-based assistance                                       |                     |                 |
| <input checked="" type="checkbox"/>   | Public Housing  |                     |                 |
| <input type="checkbox"/>  | Combined Section 8 and Public Housing                                   |                     |                 |
| <input type="checkbox"/>  | Public Housing Site-Based or sub-jurisdictional waiting list (optional) |                     |                 |
| If used, identify which development/subjurisdiction:  |   |                     |                 |
|   | # of families   | % of total families | Annual Turnover |
| Waiting list total  | <b>450</b>  |                     | <b>77</b>       |
| Extremely low income (<=30% AMI)  | <b>351</b>  | <b>78%</b>          |                 |
| Very low income (>30% but <=50% AMI)  | <b>83</b>   | <b>18%</b>          |                 |
| Low income (>50% but <80% AMI)  | <b>15</b>   | <b>3%</b>           |                 |
| Families with children  | <b>310</b>  | <b>69%</b>          |                 |
| Elderly families  | <b>77</b>   | <b>17%</b>          |                 |
| Families with Disabilities  | <b>6</b>  | <b>1%</b>           |                 |
| White/Hispanic  | <b>66</b>   | <b>15%</b>          |                 |
| White/Non-Hispanic  | <b>104</b>  | <b>23%</b>          |                 |
| Black/Hispanic  | <b>0</b>  | <b>0%</b>           |                 |
| Black/Non-Hispanic  | <b>261</b>  | <b>58%</b>          |                 |
| Amer Ind/Hispanic   | <b>0</b>  | <b>0%</b>           |                 |
| Amer Ind/Non-Hispanic   | <b>5</b>  | <b>1%</b>           |                 |
| Pacific Isl/Hispanic  | <b>1</b>  | <b>0%</b>           |                 |
| Pacific Isl/Non-Hispanic  | <b>7</b>  | <b>2%</b>           |                 |
| Asian/Hispanic  | <b>1</b>  | <b>0%</b>           |                 |
| Asian/Non-Hispanic  | <b>3</b>  | <b>1%</b>           |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |   |                     |                 |
| 1BR   | <b>425</b>  | <b>59%</b>          | <b>27</b>       |
| 2 BR  | <b>145</b>  | <b>20%</b>          | <b>23</b>       |
| 3 BR  | <b>148</b>  | <b>20%</b>          | <b>19</b>       |
| 4 BR  | <b>9</b>  | <b>1%</b>           | <b>20</b>       |
| 5 BR  | <b>0</b>  | <b>0%</b>           |                 |
| 5+ BR   |   |                     |                 |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |   |                     |                 |
| If yes:   |   |                     |                 |
| How long has it been closed (# of months)   |   |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes   |   |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |   |                     |                 |

**C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- 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
- Other (list below)

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

Select all that apply

- 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.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

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- 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
- Other: (list below)

**Explore the development of additional affordable housing through the Section 202 and Low-income housing tax credit programs**

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Continue to pursue housing opportunities utilizing the low-income housing tax credit program, Section 202 housing program or bond financing, if feasible.**

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Pursue housing opportunities utilizing the Section 811 program.**

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

