



# The Cost of **HOMELESSNESS**

PRELIMINARY ASSESSMENT & FUTURE EXPECTATIONS

May 17, 2019

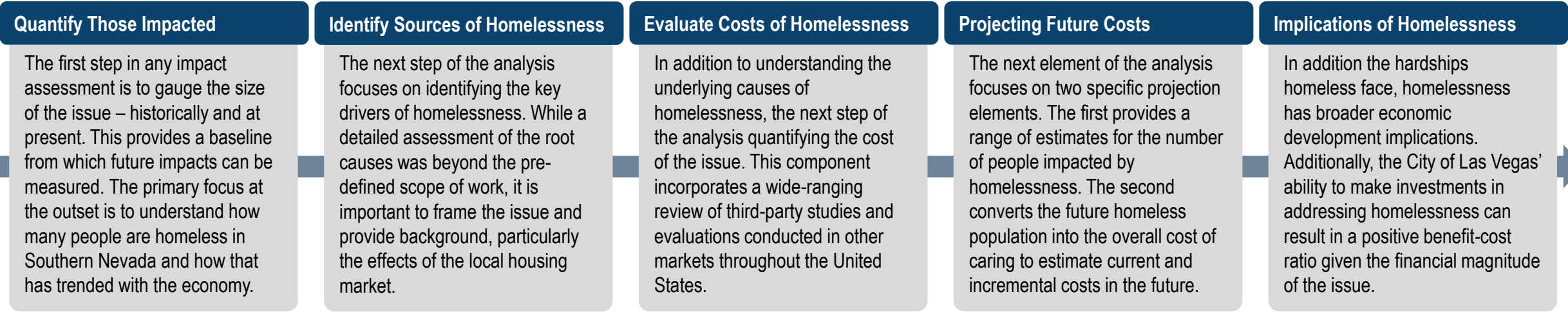
Ms. Kathi Thomas-Gibson, Director  
Office of Community Services  
City of Las Vegas, City Hall  
495 South Main Street  
Las Vegas, NV 89101

RE: The Cost of Homelessness | Preliminary Assessment & Future Expectations

Dear Ms. Thomas-Gibson:

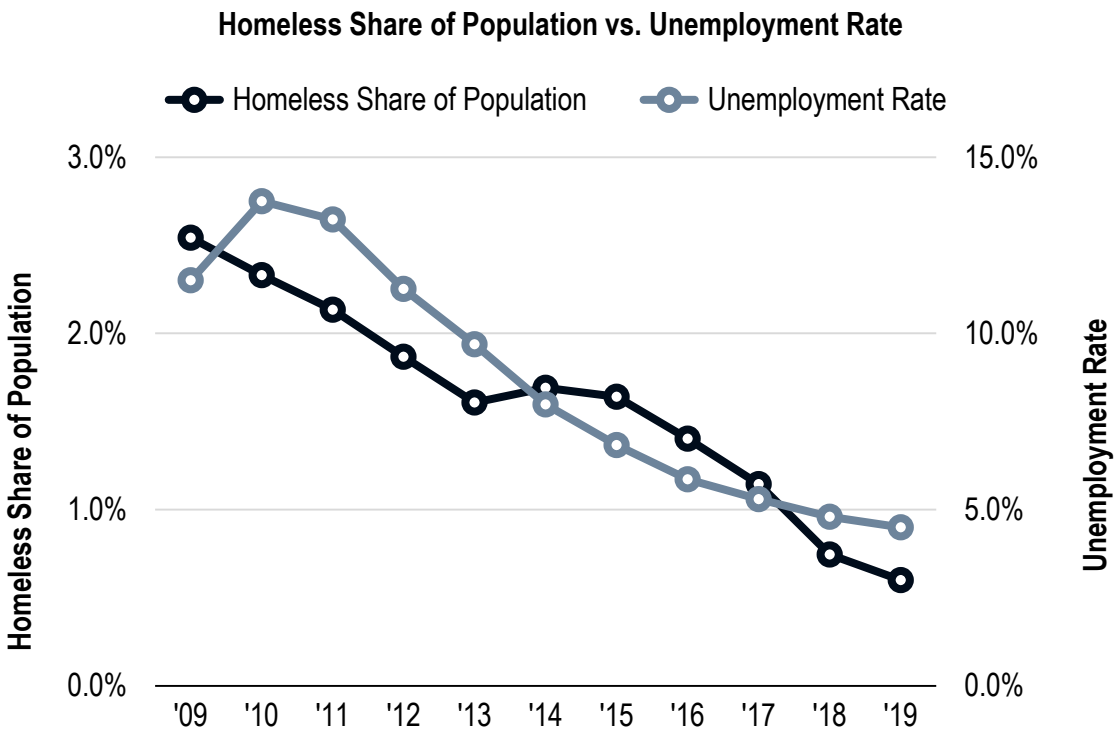
In accordance with your request, Applied Analysis (“AA”) is pleased to submit this report titled *The Cost of Homelessness | Preliminary Assessment & Future Expectations*. AA was retained by the City of Las Vegas (the “City”) to evaluate the cost of addressing homelessness in Southern Nevada and quantifying the cost on a go-forward basis. This summary report outlines the salient findings and conclusions of our review and analysis. To evaluate the costs associated with homelessness in Southern Nevada, this analysis employs a stepwise approach focusing on the following key elements.

Approach to the Analysis



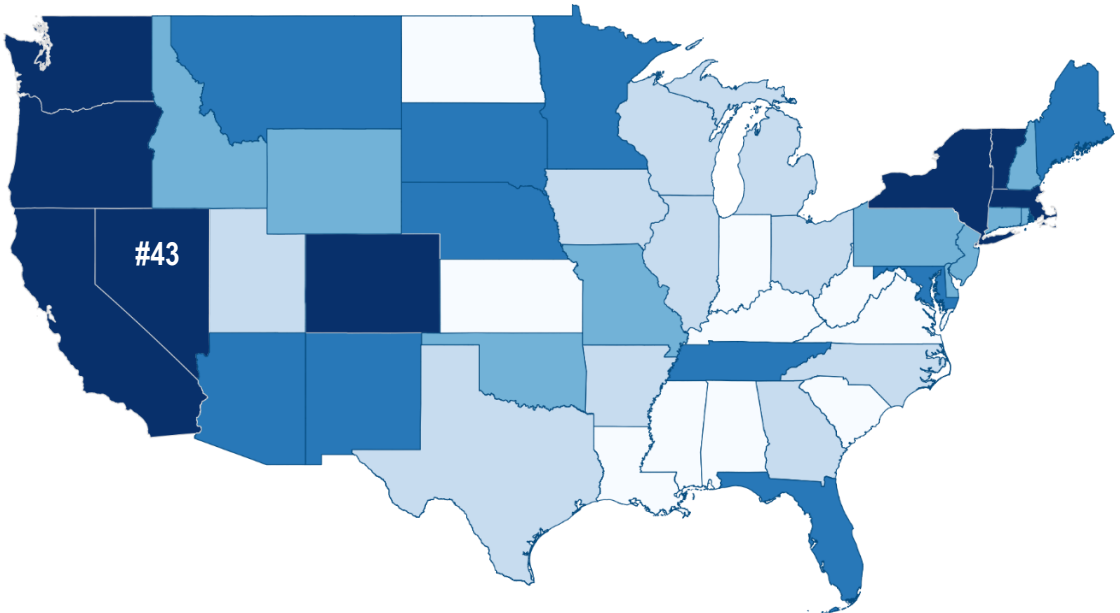
Quantify Those Impacted

- As of the most recent count (2019) there were an estimated 13,871 people living without a home in Southern Nevada. The count of people that are homeless can vary based on any number of factors, including, but not limited to, trends in the overall economy, availability of services and other support systems. During the past decade, there has been a strong correlation with the share of population that is homeless and the performance of the overall economy. Specifically, the overall unemployment rate has been a strong and consistent downward trend as the economy has performed positively since the wake of the Great Recession. Not surprisingly, the absolute counts and share of the population that are homeless has trended similarly.



- While the rate of homelessness has generally improved along with the economy, the region continues to rank poorly relative to the balance of the country. The state as a whole has 25 homeless per 10,000 residents. In 2018, Nevada ranked 43<sup>rd</sup> in the nation behind states like New York, Oregon, California and Washington.

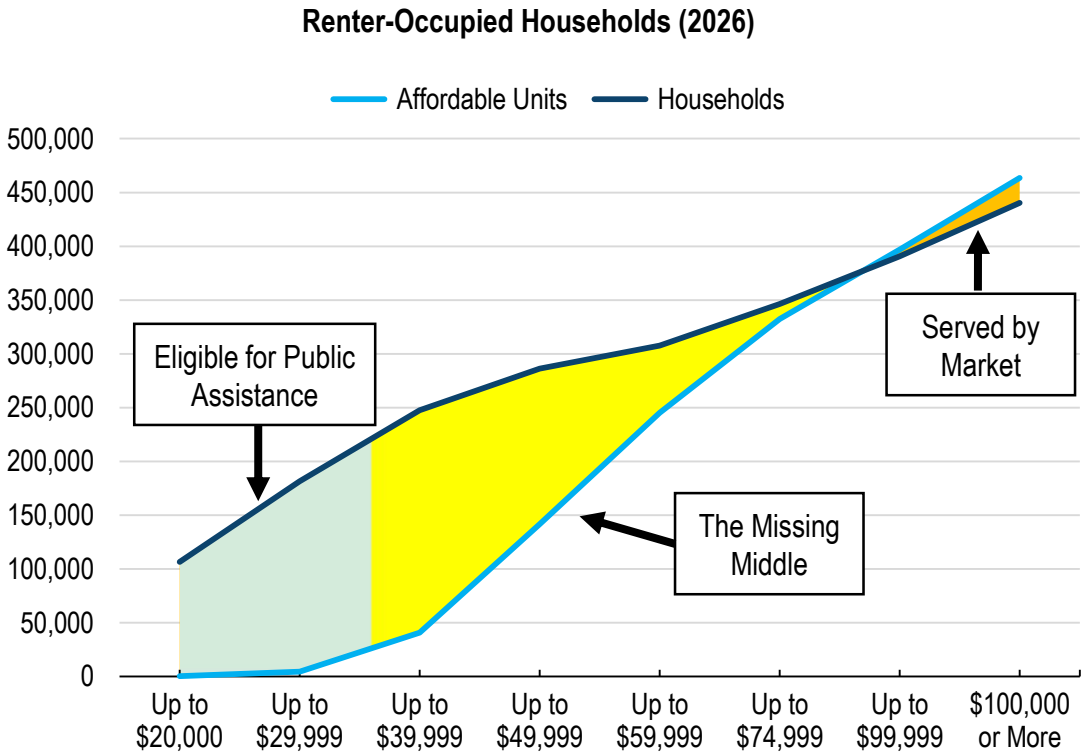
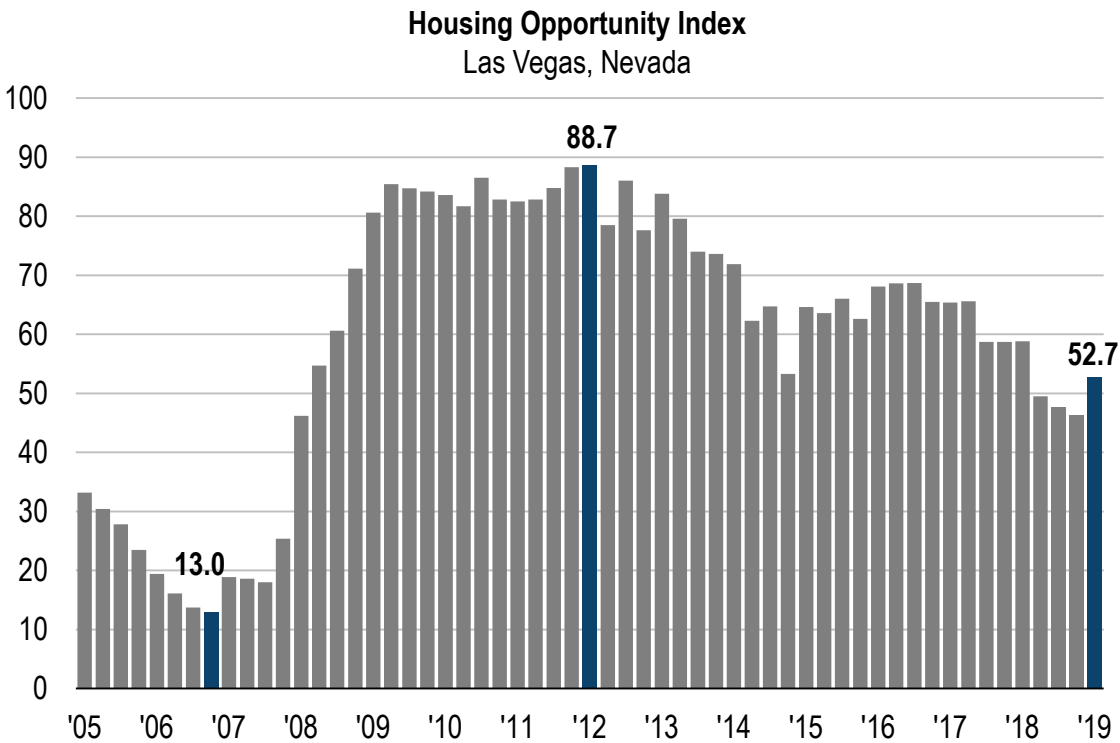
Homeless Rankings per 10,000 Residents



Homeless Per 10,000 Residents			Homeless Per 10,000 Residents		
State	Homeless Per 10,000 Residents	Rank	State	Homeless Per 10,000 Residents	Rank
New York	47	50	Massachusetts	29	45
Hawaii	46	49	Alaska	27	44
Oregon	35	48	Nevada	25	43
California	33	47	Vermont	21	42
Washington	30	46	Colorado	19	41

Identify Sources of Homelessness

- **Unfortunately, it is not one thing that causes homelessness; it is many things.** Every person is different, and every situation is different. Notable causes of homelessness include loss of a job, poverty, mental health issues, drug abuse/addiction, physical health issues, limited affordability housing options and a whole host of other factors. While it is difficult to specifically identify and quantify the challenges the homeless face, conditions in the housing market can exacerbate the difficulties. The Housing Opportunity Index is simply one example of how quickly the housing market shifts and how quickly people can be priced out of the market. The index suggests that approximately one-half of residents can afford the median-priced home. Prices in the for-rent market area also escalating and limiting housing options.
- **There is a segment of the rental market that is referred to as “The Missing Middle”;** they generally reflect households that don’t earn enough to afford market pricing, yet they earn too much to qualify for housing subsidies. This segment of the market is expected to continue to increase in both absolute and percentage terms. The following graphic depicts this dynamic in 2026. The disconnect between incomes and housing options has the potential to continue to put upward pressure on overall homelessness.



Evaluate Costs of Homelessness

- **The costs associated with homelessness span a number of services – some that are quantifiable and some that area not.** Depending on what is measured and how, the costs of homelessness can vary significantly. In recent years, several localized studies have been conducted in an attempt to quantify these costs in jurisdictions throughout the country. A common methodology involves tracking actual costs for a certain population of homeless people. In general, the costs of homelessness involve social services, housing, policing, incarceration and medical treatment, but the studies varied in the types of costs they tracked and estimated.
- **Despite Nevada’s high-ranking homelessness, a number of communities face similar challenges; they have also quantified the cost of addressing the issue.** The cost findings from the reviewed studies on the costs of homelessness were compiled and adjusted for inflation and geographic cost-of-living variances. These adjustments provide a range of annual cost estimates for each homeless person in Southern Nevada. The average annual cost per homeless person was \$25,492 in 2018, and the median cost was \$26,068. The compiled cost data was used to estimate the total costs of homelessness in Southern Nevada in 2018.

Estimated Cost of Homelessness in Southern Nevada



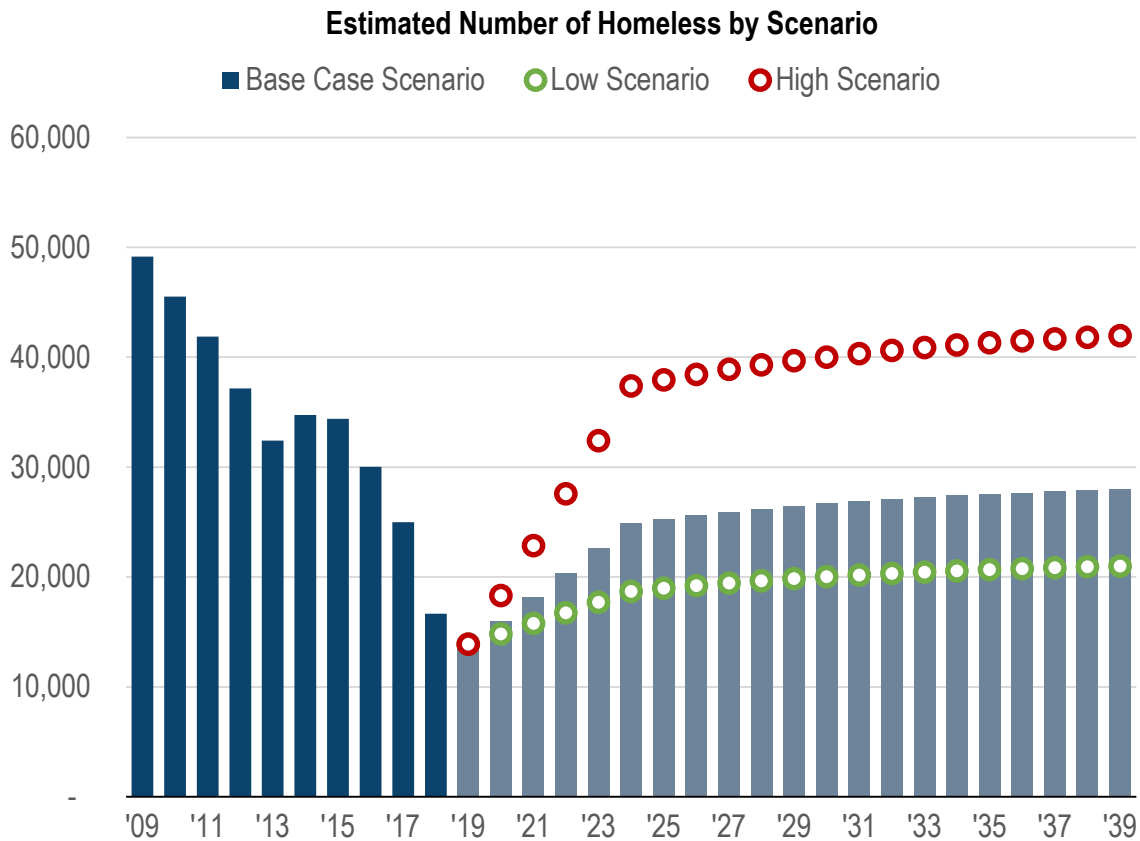
Estimated Cost of Homelessness in Southern Nevada

City	Study Year	Adjusted Cost
Santa Clara, CA	2012	\$2,994
Louisville, KY	2005	\$8,914
Nashville, TN	2006	\$9,889
Los Angeles, CA	2008	\$14,265
Minneapolis, MN	2011	\$18,823
Sarasota, FL	2014	\$19,604
Fresno, CA	2009	\$23,974
Clark County, NV	2015	\$26,068
Portland, ME	2007	\$30,313
New York, NY	1999	\$32,777
Orange County, CA	2015	\$33,166
Orlando, FL	2013	\$36,561
Seattle, WA	2007	\$39,877
Portland, OR	2006	\$41,784
Albuquerque, NM	2015	\$43,371
Average		\$25,492
Median		\$26,068



Projecting Future Costs

- The total homeless population is expected to reach nearly 23,000 by 2023 (5 years from 2019) and nearly 28,000 by 2039 (20 years from 2019). Over the course of the next 20 years under the base case scenario, the total homeless population is expected to remain below levels reported following the Great Recession. Alternative scenarios place the homeless population at a low of 21,000 and high of 42,000 in the next 20 years. The range is intended to provide an order-of-magnitude estimate.



- The overall cost of addressing the needs of the homeless population is significant and has the potential reach in excess of a \$1.0 billion annually in the next 20 years. At an average cost of \$26,589 per homeless person, the aggregate cost is estimated to be \$369 million annually (in 2019). Assuming more normalized rates of homelessness in Southern Nevada during the next five years, and a mid-case cost scenario, the annual cost is expected to increase in excess of \$730 million. In the next 20 years, the annual cost is expected rise to approximately \$1.1 billion. In addition to the base case scenario, more conservative (low) and aggressive (high) scenarios of cost per homeless person and overall homeless population were considered. Regardless of the scenario, annual costs are expected to range from \$0.5 billion to \$2.2 billion. Future costs are expected to increase by hundreds of millions of dollars regardless of the scenario.

**Estimated Costs of Homelessness in Southern Nevada**  
By Scenario

Homeless Population Scenario	2019			2024 (+5 Years)			2039 (+20 Years)		
	Cost Scenario			Cost Scenario			Cost Scenario		
	Low	Mid	High	Low	Mid	High	Low	Mid	High
Low	\$234 M	\$369 M	\$493 M	\$348 M	\$549 M	\$734 M	\$526 M	\$829 M	\$1,109 M
Base (Mid)	\$234 M	\$369 M	\$493 M	\$464 M	\$731 M	\$978 M	\$701 M	\$1,105 M	\$1,478 M
High	\$234 M	\$369 M	\$493 M	\$696 M	\$1,097 M	\$1,467 M	\$1,052 M	\$1,658 M	\$2,217 M

Implications of Homelessness

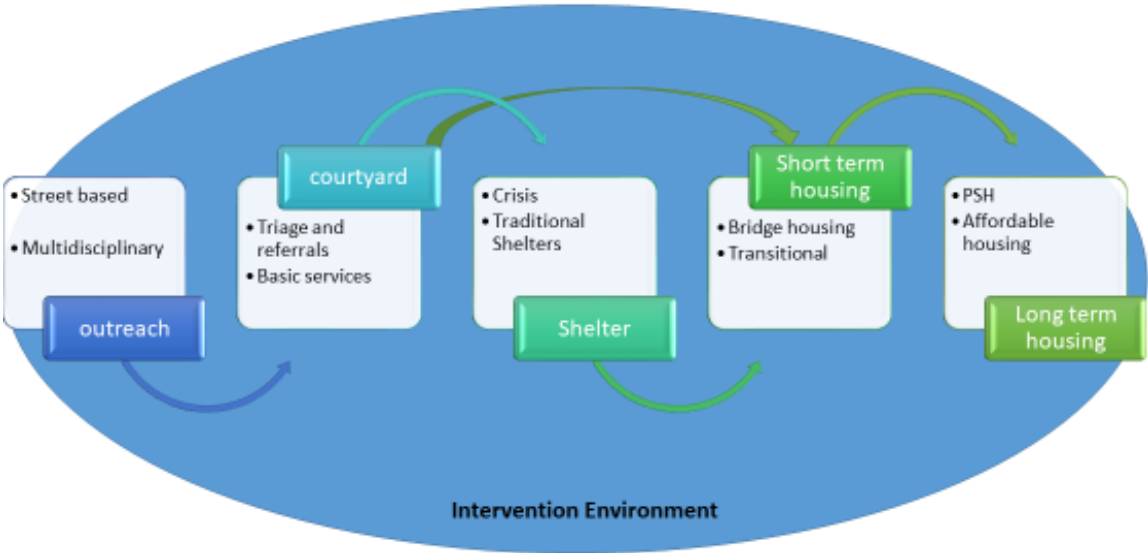
- In addition to the hard cost estimates of serving the homeless, there are broader implications for communities when it comes to this issue. The presence of social service issues has the potential to deter private investment, which ultimately has the potential to be counter productive to economic development efforts taking place.

Addressing Homelessness Has Implications Beyond Those Being Served



- The City of Las Vegas continues to make investments in addressing homelessness in Southern Nevada. Through its internal efforts and collaboration with other agencies, non-profits and the private sector, the City continues to evolve its strategies. Given the estimated cost of homelessness (i.e., \$369 million in the base case scenario), additional, cost-effective strategies aimed at reducing the incidence of homelessness would be expected to have a positive benefit-cost ratio.

City of Las Vegas Continuum of Interventions



This report was designed by AA in response to your request. However, we make no representations as to the adequacy of these procedures for all your purposes. Generally speaking, our findings and estimates are as of the date of this report and utilize the most recent data available. The information provided in this summary, and the conclusions reached herein, are based on the findings of our research and our knowledge of the market as of the date of this report. Our report contains economic, development and other predominant market data. This information was collected from our internal databases and various third parties, including the City and other public data providers. The data were assembled by AA. While we have no reason to doubt its accuracy, the information collected was not subjected to any auditing or review procedures by AA; therefore, we can offer no representations or assurances as to its completeness.

This report is an executive summary. It is intended to provide an overview of the analyses conducted and a summary of our salient findings. AA will retain additional working papers relevant to this study. If you reproduce this report, it must be done so in its entirety. We welcome the opportunity to discuss this report with you at any time. Should you have any questions, please contact Jeremy Aguero or Brian Gordon at (702) 967-3333.

Sincerely,



Applied Analysis



# Homelessness in Southern Nevada

Quantifying the Number of People Impacted



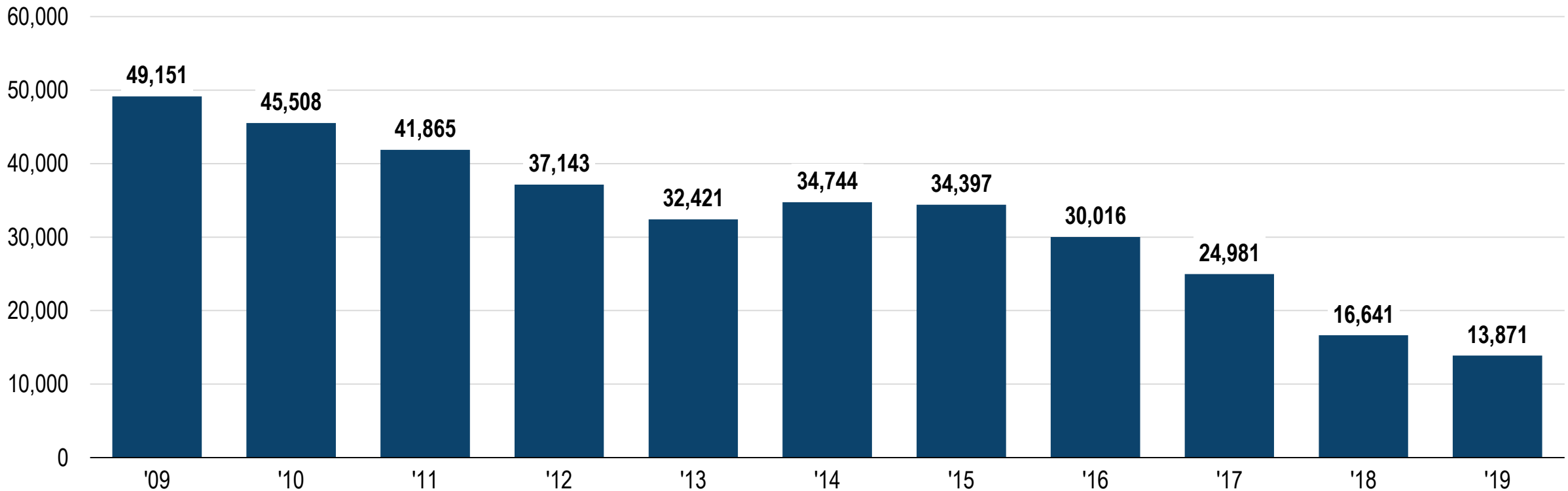
The Cost of HOMELESSNESS



# Homelessness in Southern Nevada

Over the past decade, homelessness in Southern Nevada peaked during the height of the economic downturn. As the economy has improved, the number of homeless in the community has declined. The figures used in this report reflect the estimates that are calculated based on the one-night point-in-time count for the Clark County Homeless Census report.

**Annual Homeless Population Estimate**

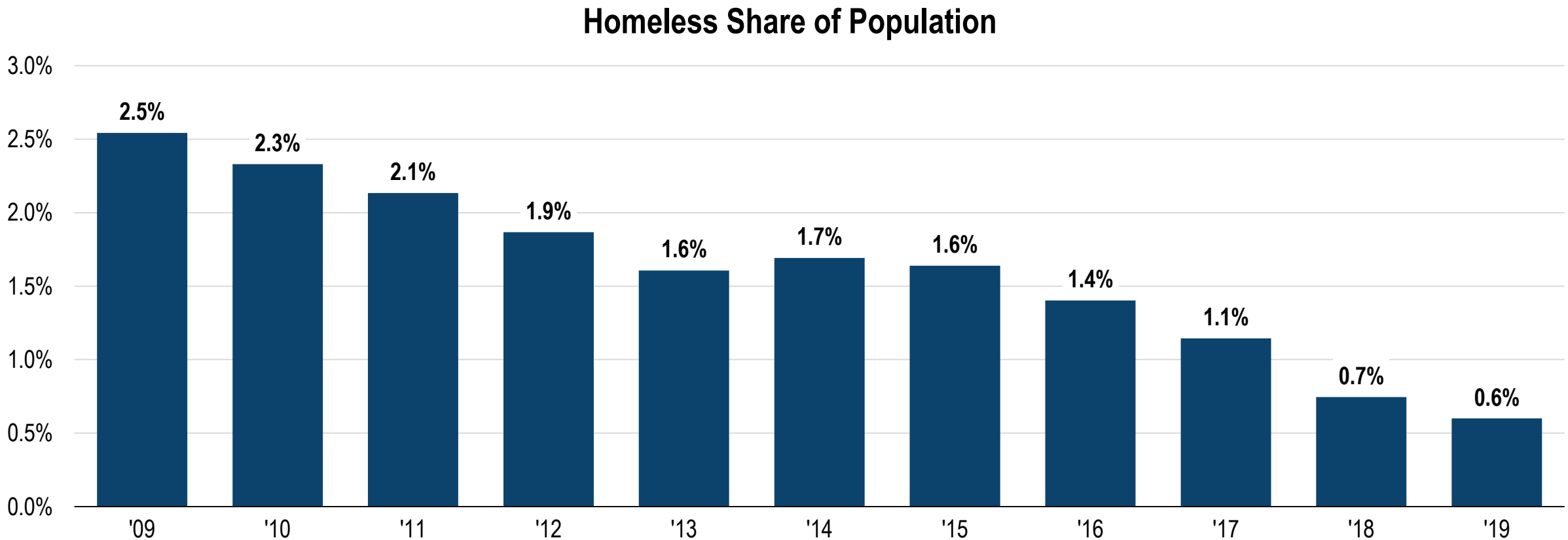


Source: Clark County Annual Homeless Census



# Homelessness in Southern Nevada

At an estimated 0.6 percent, the homeless share of Southern Nevada's population in 2019 was the lowest in the past 10 years. The homeless share peaked in 2009 at 2.5 percent of the region's population.

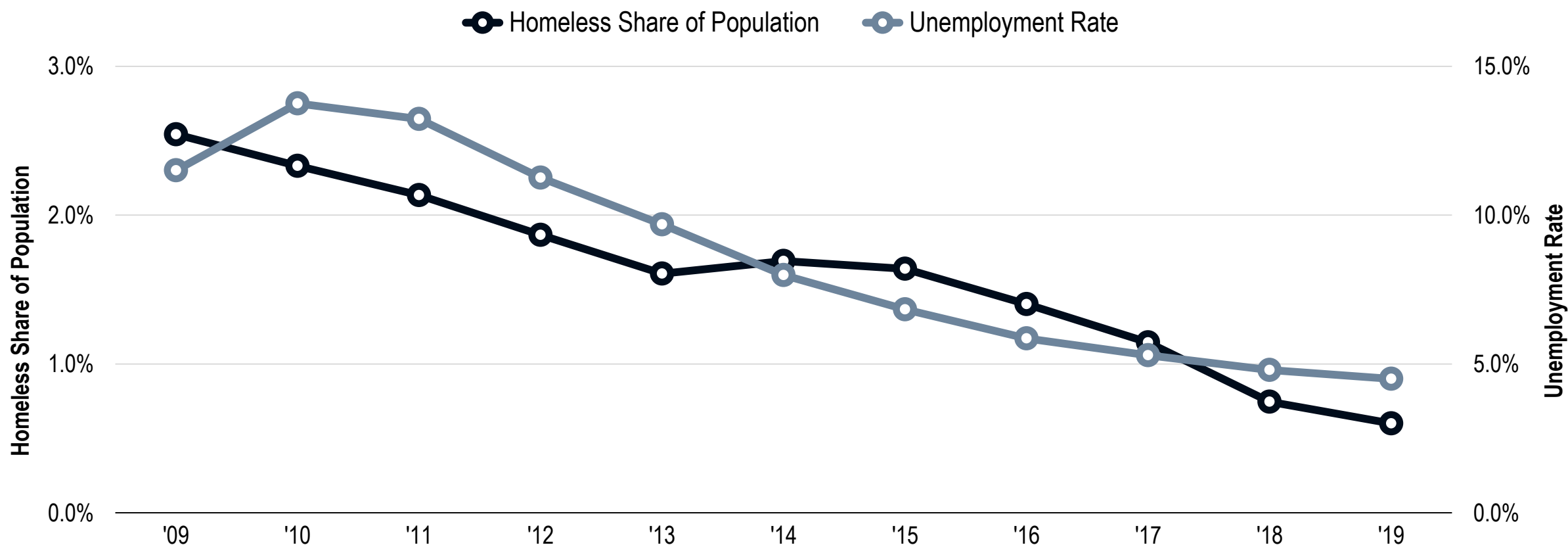


Source: Clark County Annual Homeless Census



# Homelessness and Unemployment

Homelessness is often linked to the inability to secure steady employment and wages. In Southern Nevada, this relationship has been strong over the past decade, as homelessness has declined in step with falling unemployment.

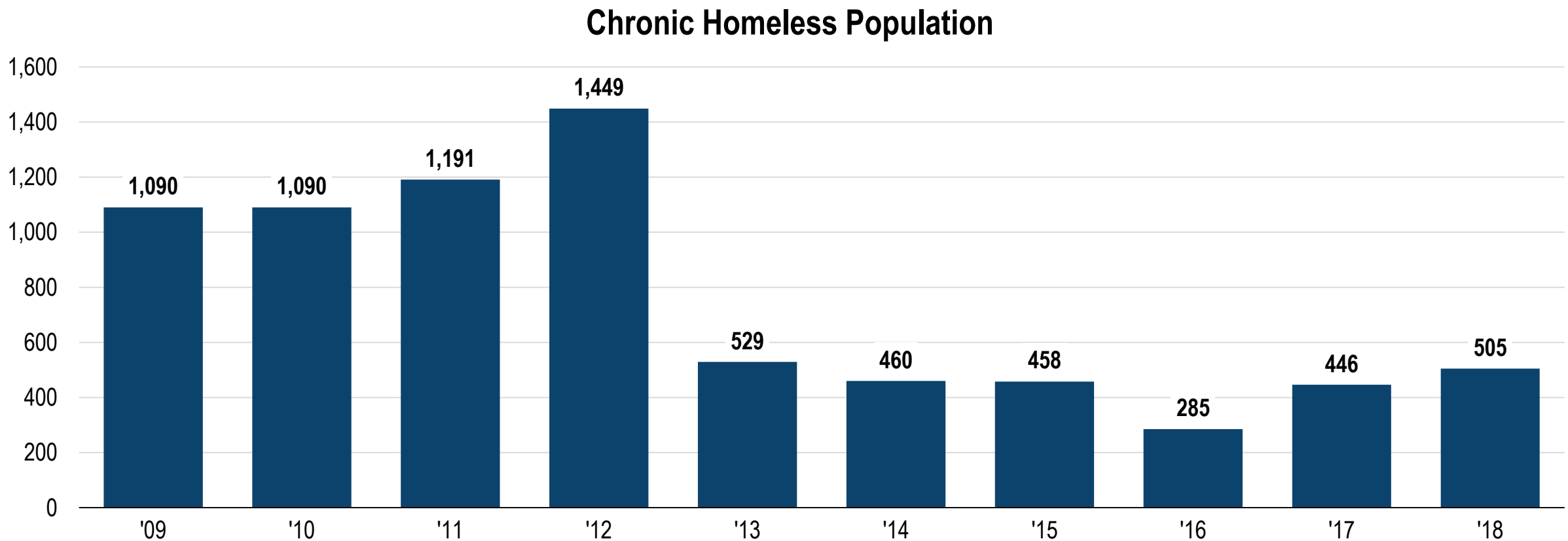


Source: Clark County Annual Homeless Census, Nevada Department of Employment, Training and Rehabilitation



# Chronic Homelessness

The number of chronic homeless people in Southern Nevada has declined with the overall homeless population. The number of chronic homeless may be relatively small, but this population tends to require a disproportionate share of intensive and costly public services.



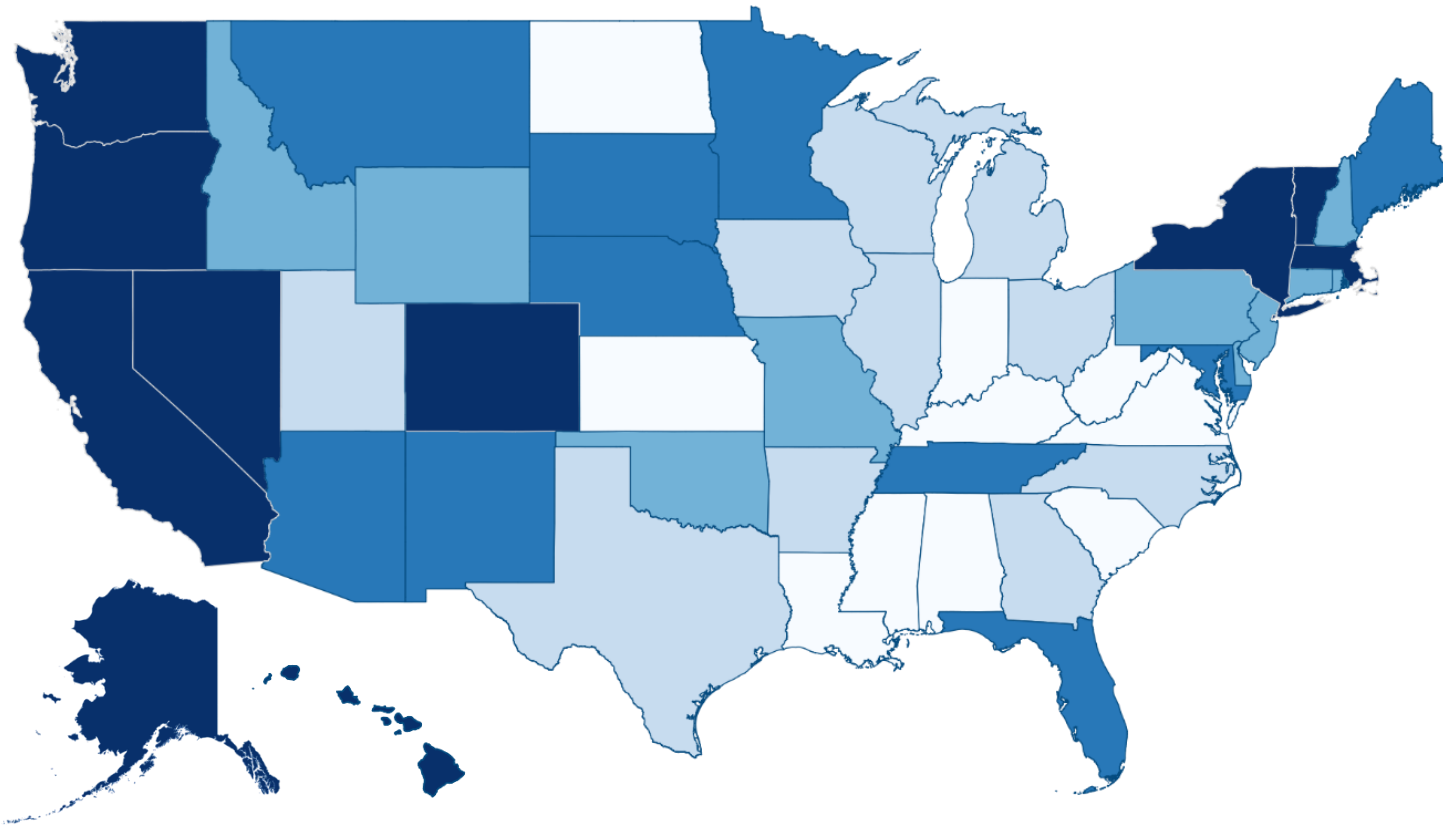
Note: People who are chronically homeless have experienced homelessness for at least a year – or repeatedly – while struggling with a disabling condition such as a serious mental illness, substance use disorder, or physical disability. Source: Clark County Annual Homeless Census





# National Comparison

Despite recent declines in the statewide homeless population, Nevada still has one of the highest per-capita rates of homelessness in the nation.



State	Homeless Per 10,000 Residents	'18 Rank
New York	47	50
Hawaii	46	49
Oregon	35	48
California	33	47
Washington	30	46
Massachusetts	29	45
Alaska	27	44
<b>Nevada</b>	<b>25</b>	<b>43</b>
Vermont	21	42
Colorado	19	41

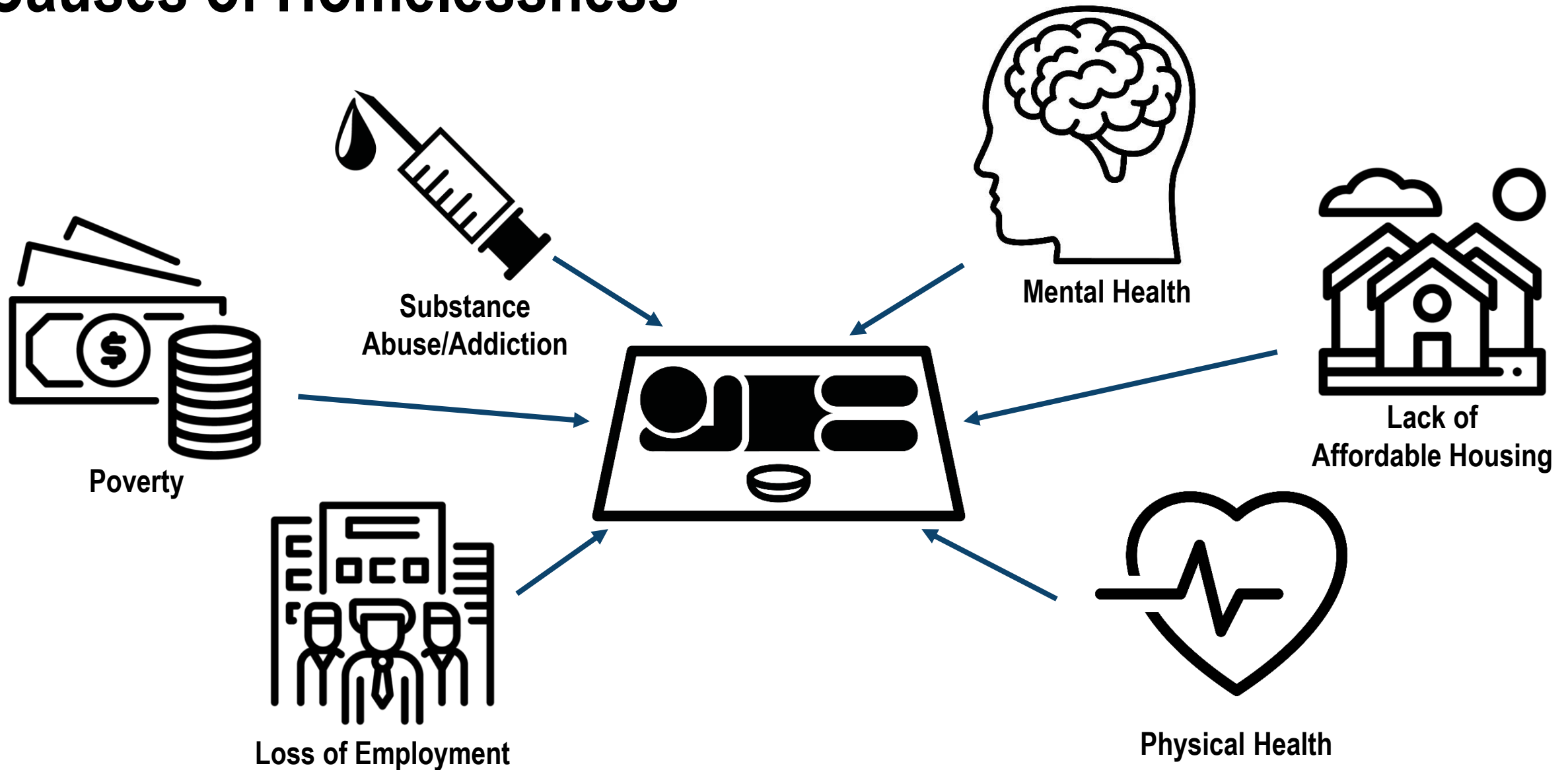
Source: U.S. Department of Housing and Urban Development, Applied Analysis

# Sources of Homelessness

In Southern Nevada

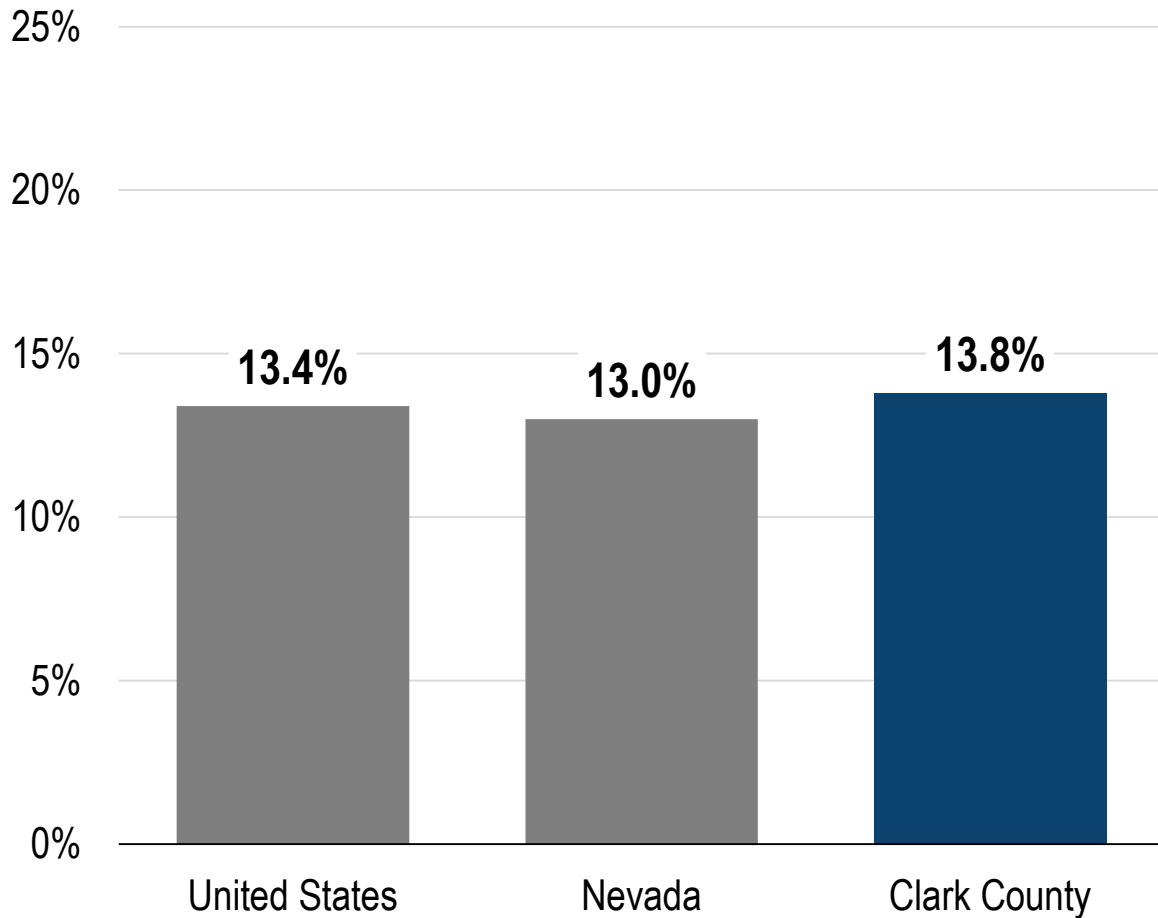


# Causes of Homelessness

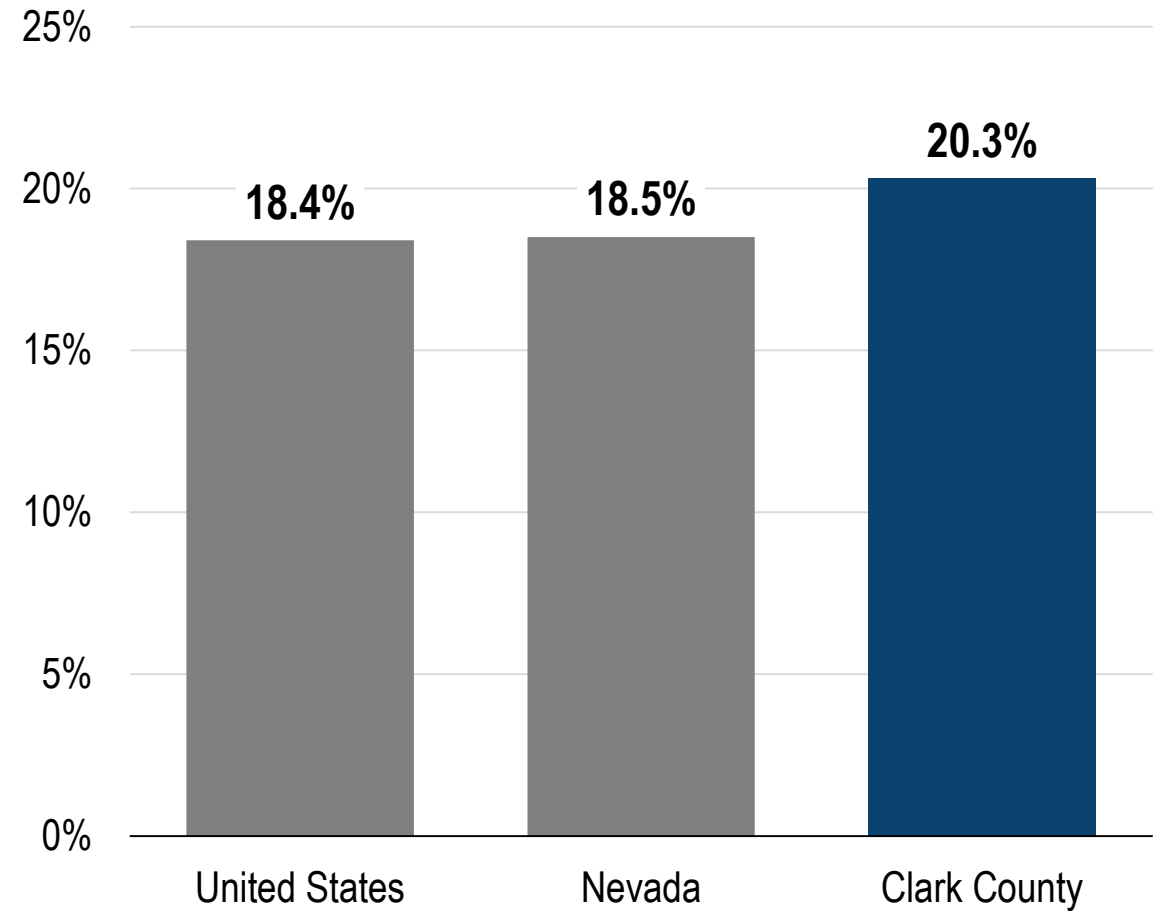


# Poverty Status

## All People



## People Under 18

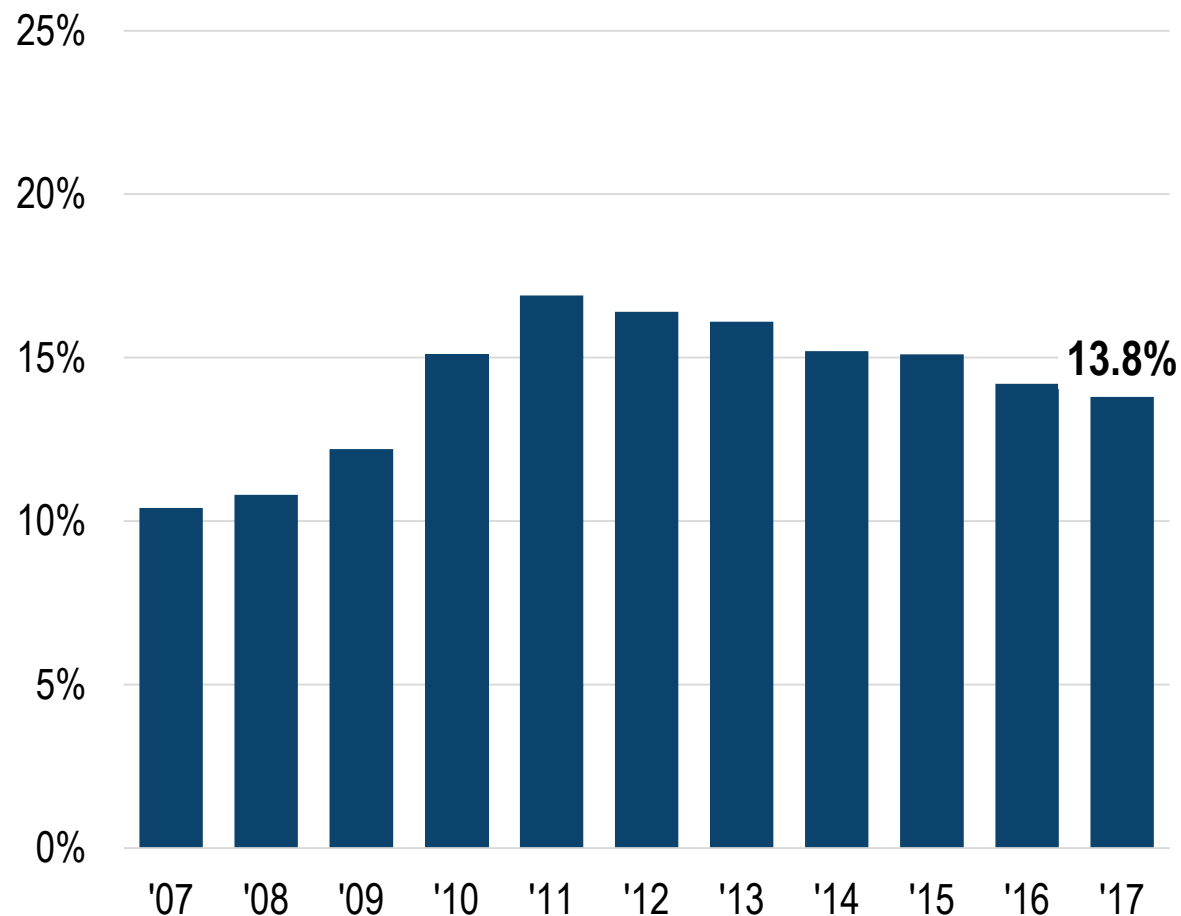


Source: U.S. Census Bureau

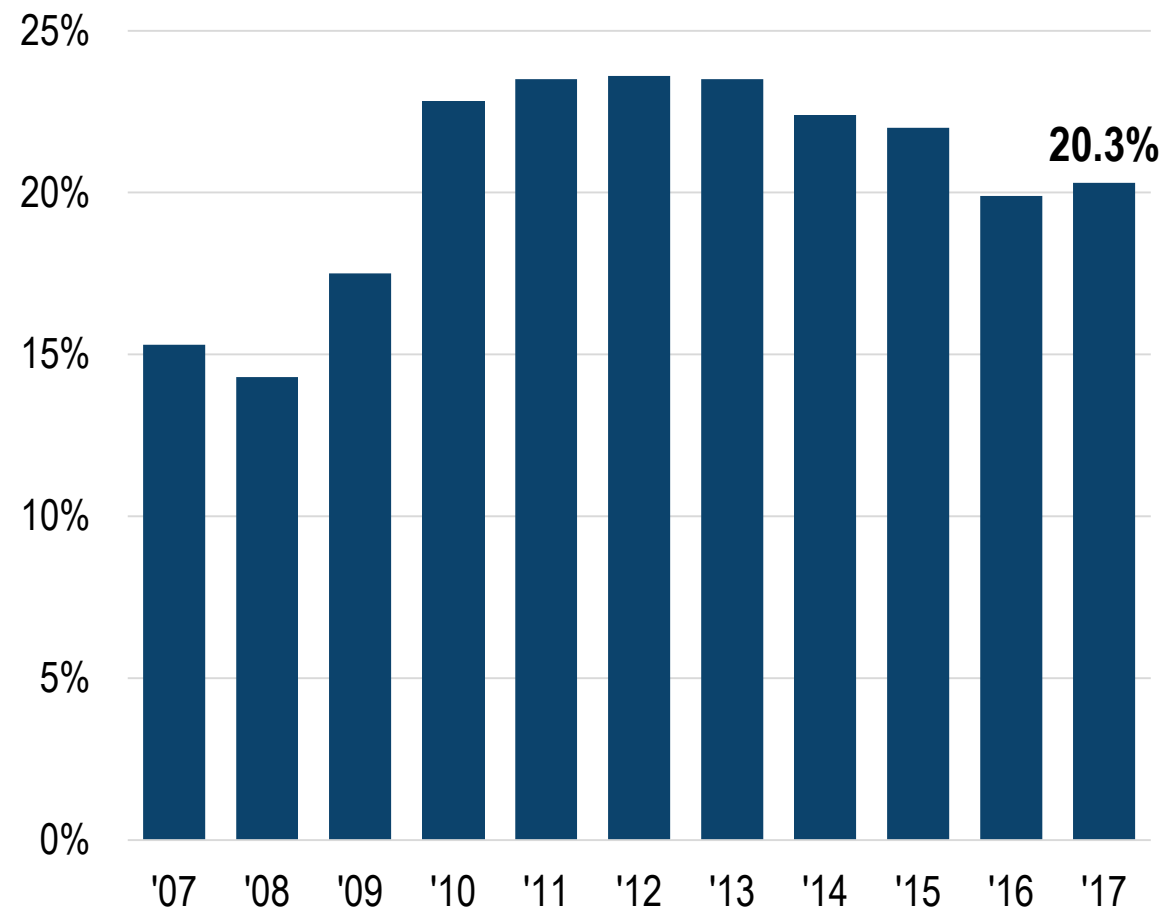


# Poverty Rate in Clark County

## All People



## People Under 18

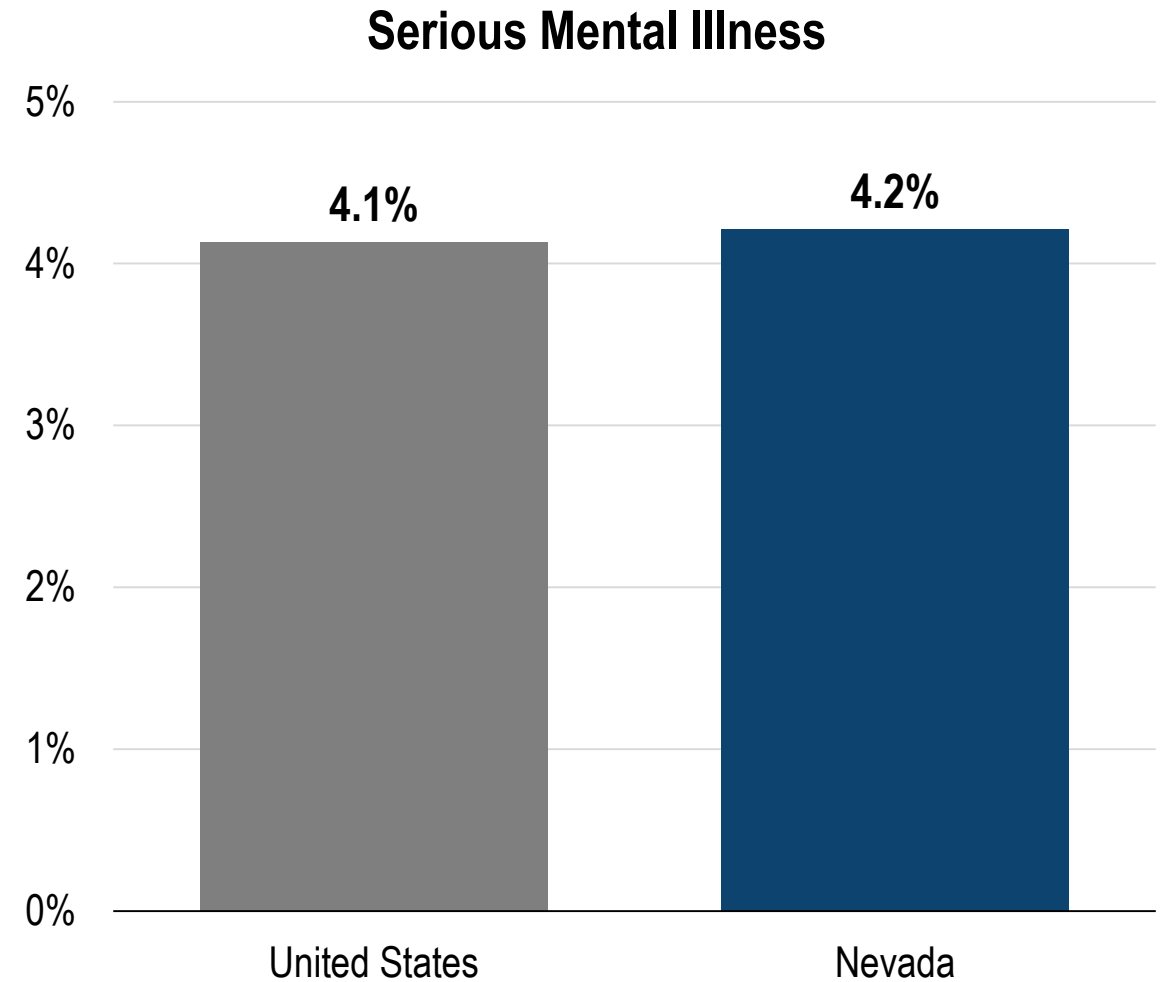
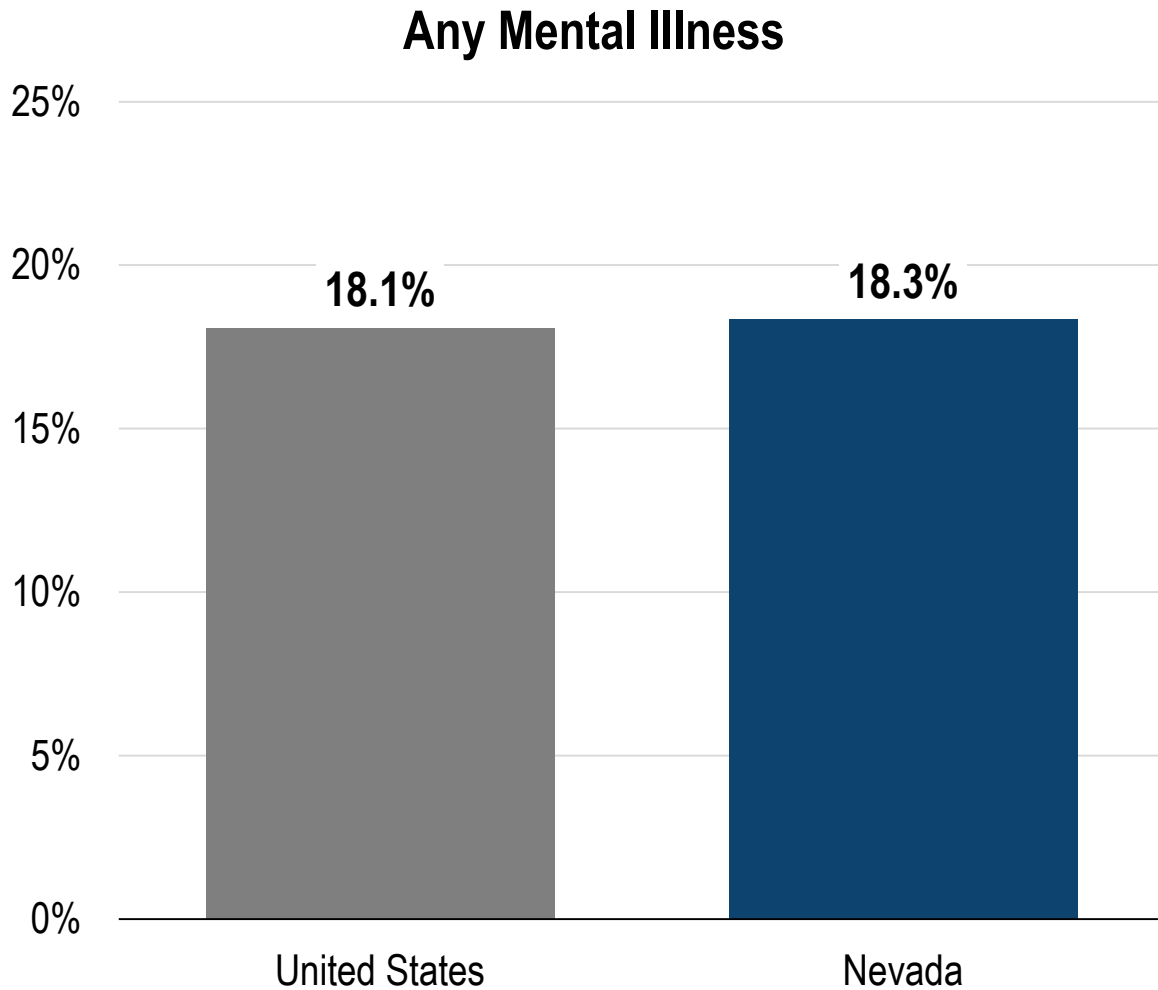


Source: U.S. Census Bureau





# Prevalence of Mental Illness



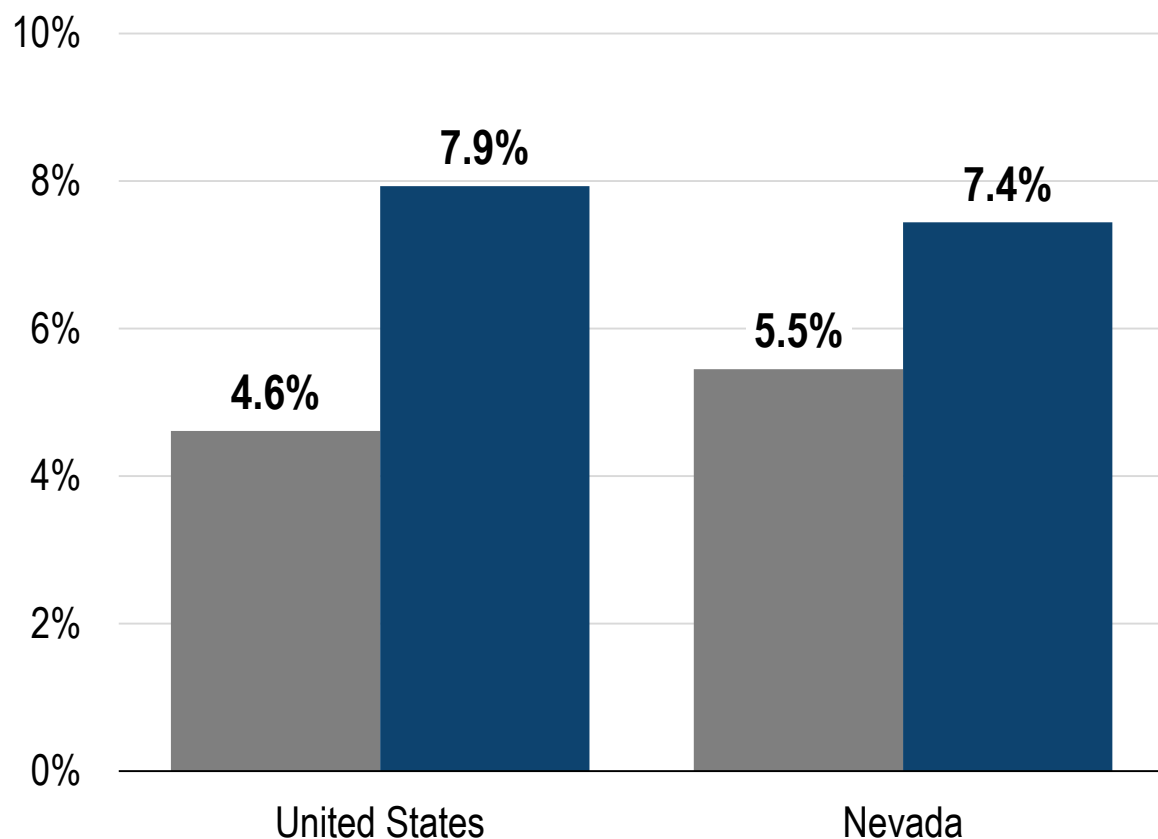
Source: U.S. Substance Abuse and Mental Health Services Administration



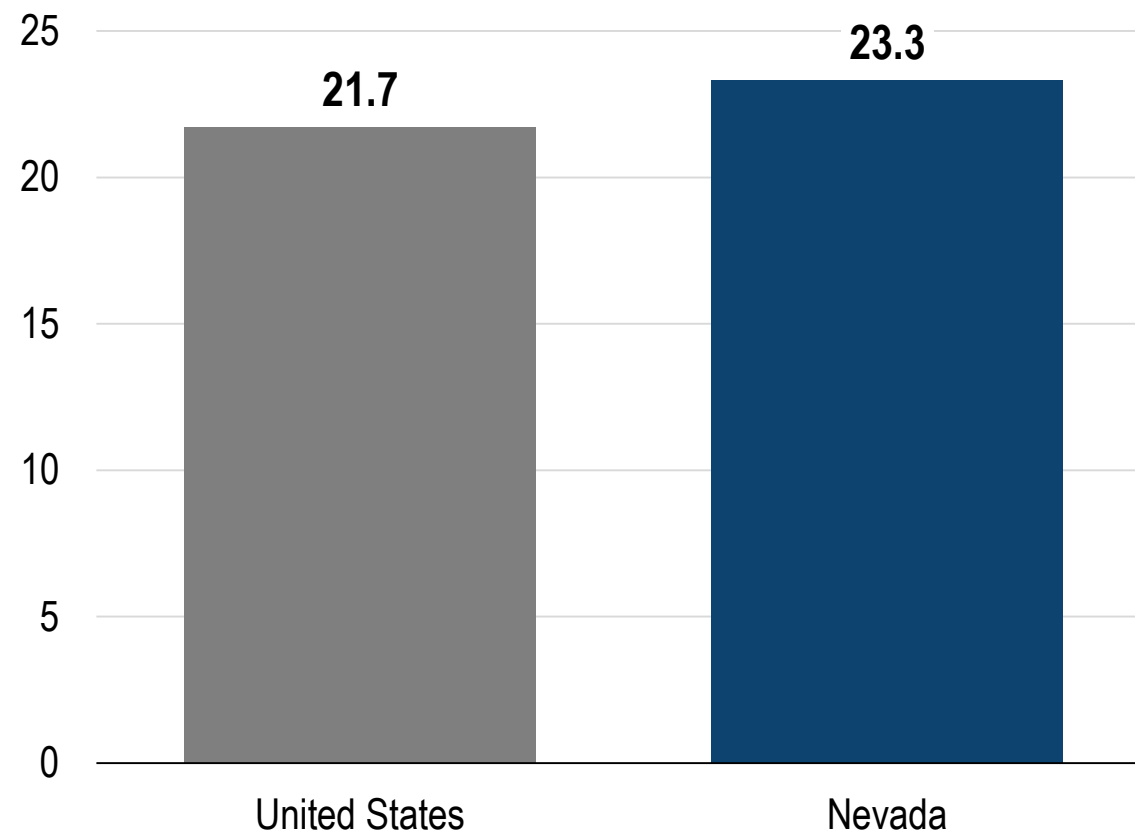
# Prevalence of Substance Abuse

## Substance Use Disorders

■ Youth ■ Adults



## Overdose Deaths (per 100,000 Residents)



Source: U.S. Substance Abuse and Mental Health Services Administration, U.S. Center for Disease Control and Prevention



# Housing Affordability

National and Local Trends

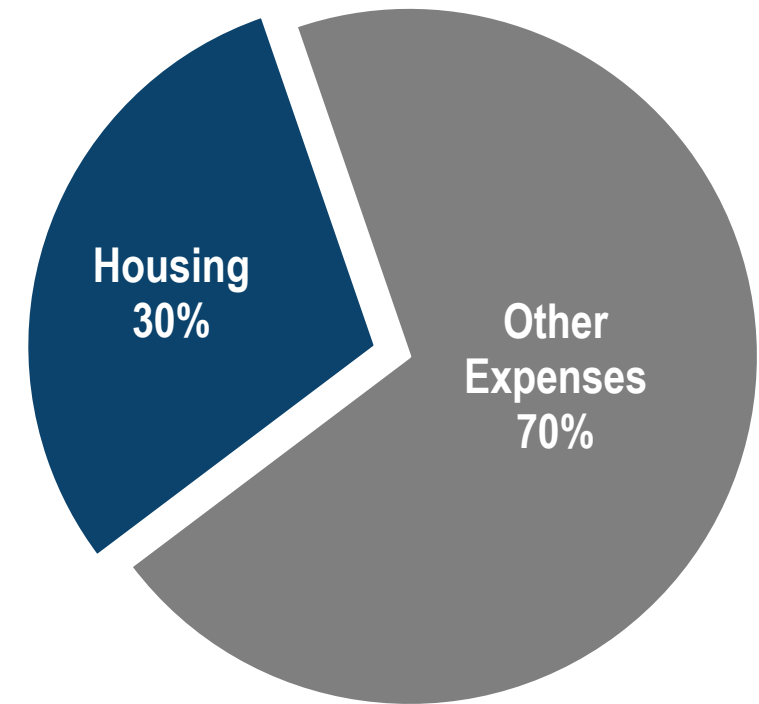


# Housing Market Overview

## What is Affordable Housing?

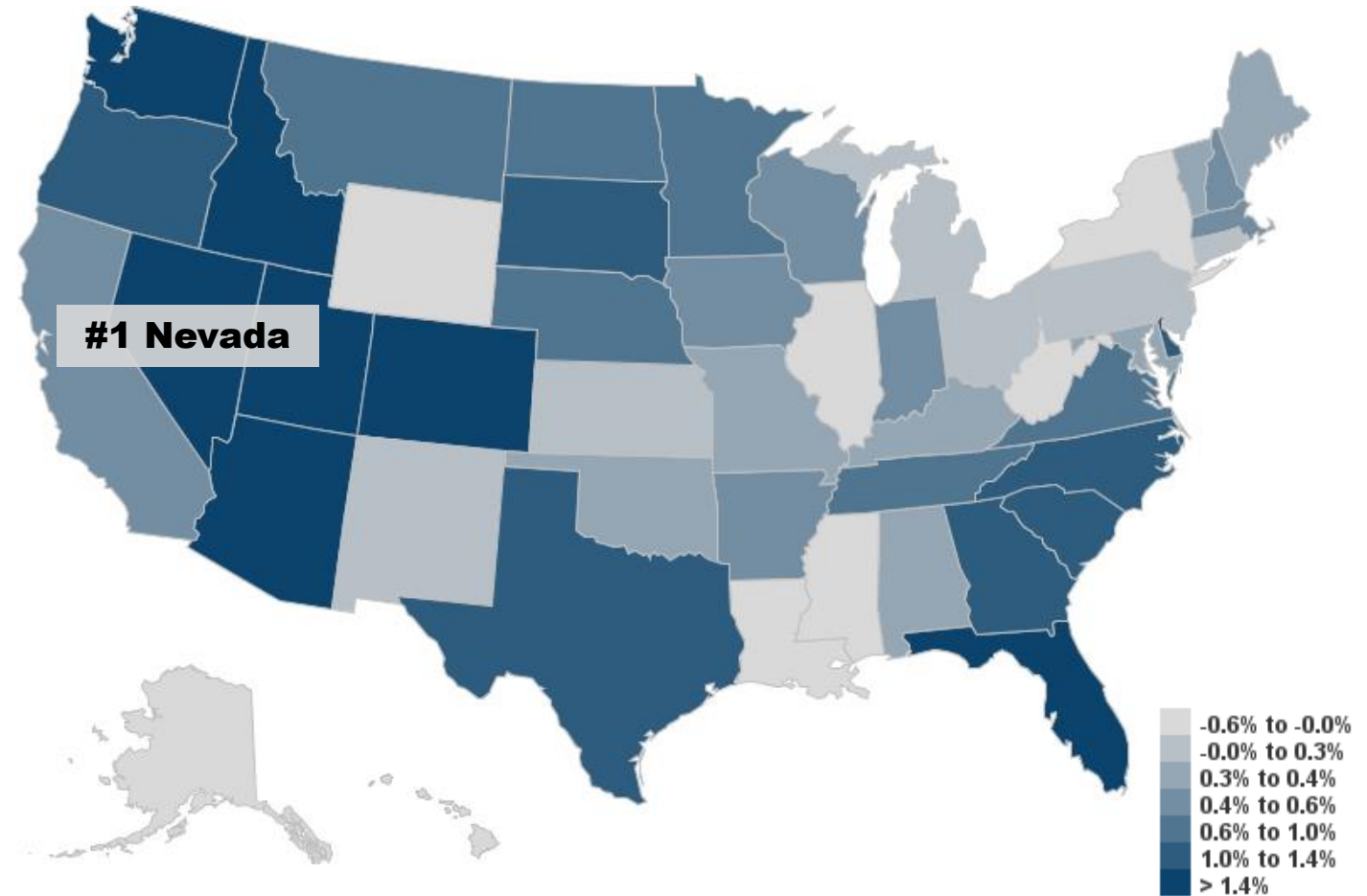
- While no standard definition of affordable housing exists, the widely used guideline by the U.S. Department of Housing and Urban Development and researchers is that housing costs should account for no more than 30 percent of household income.
- Households that spend more than 30 percent of income on housing are considered burdened as they have less money for the many other essential expenses of daily life, such as food, transportation, clothing and medical care.
- Housing costs include the rent or mortgage, insurance, property taxes and utilities.

Affordable Housing Cost as Share of Household Expenses



# Resident Population Growth 2017 to 2018

Rank	State	Annual Growth
1	Nevada	+2.09%
2	Idaho	+2.05%
3	Utah	+1.87%
4	Arizona	+1.74%
5	Florida	+1.54%
6	Washington	+1.48%
7	Colorado	+1.42%
8	Texas	+1.34%
9	South Carolina	+1.25%
10	North Carolina	+1.10%
U.S. Average		+0.62%

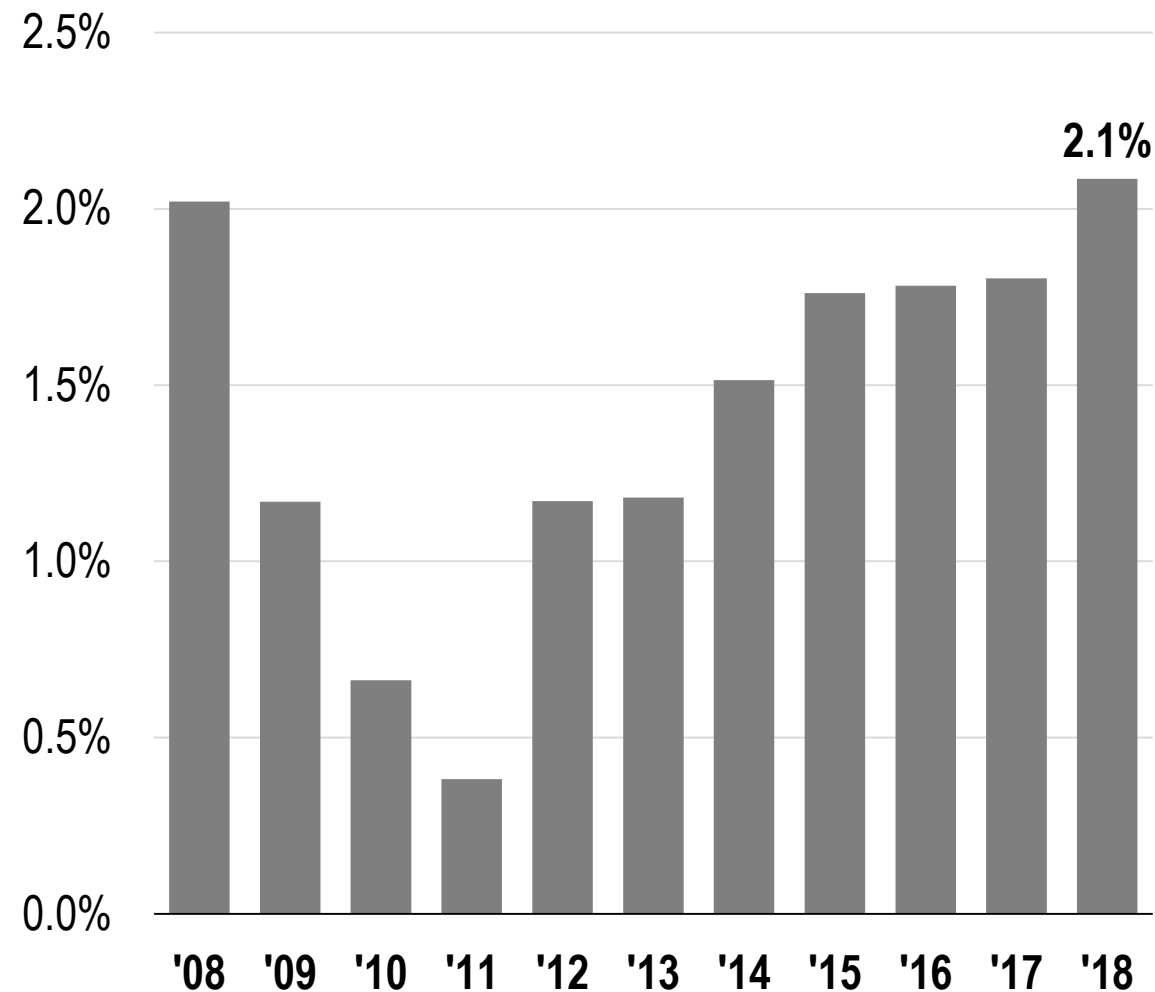
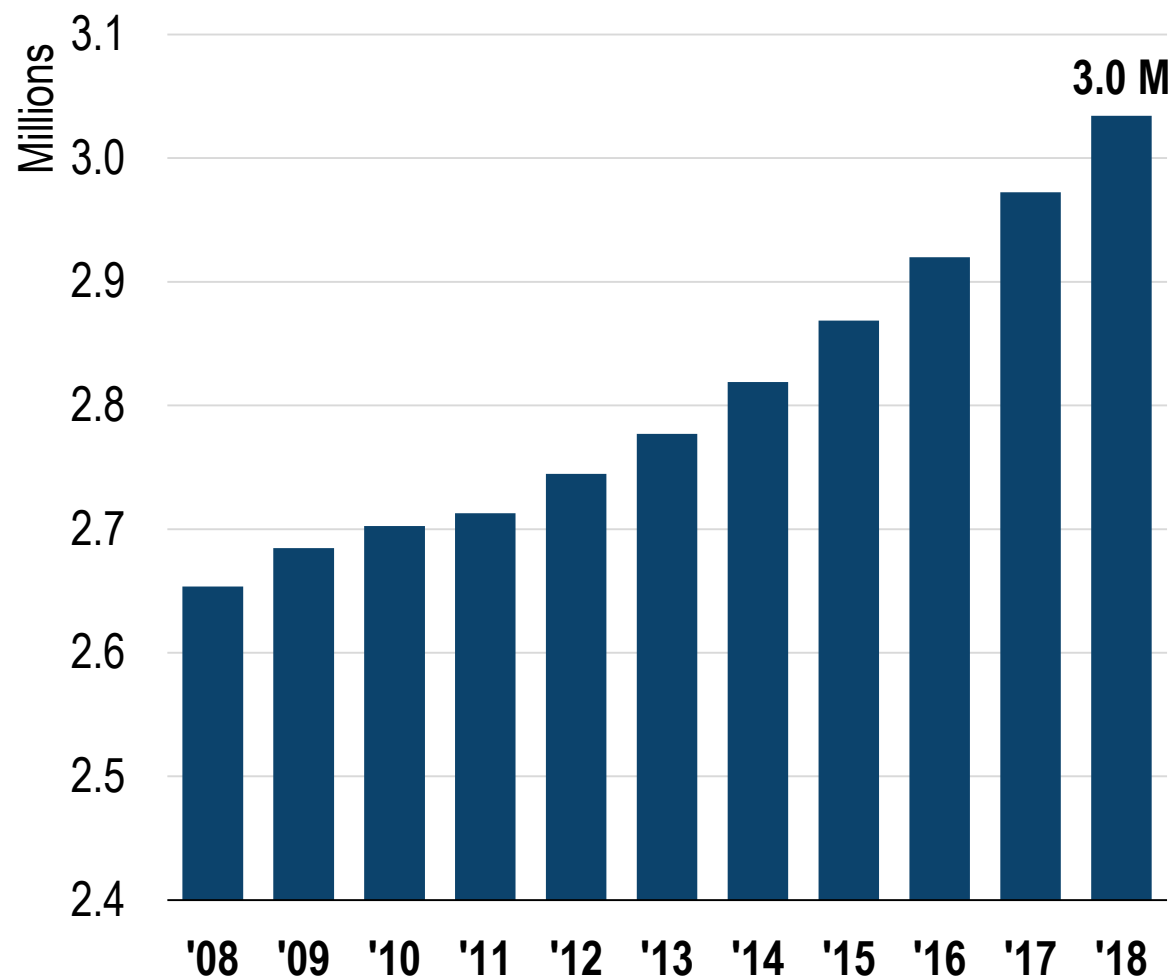


Source: U.S. Census Bureau





# Population and Growth Nevada

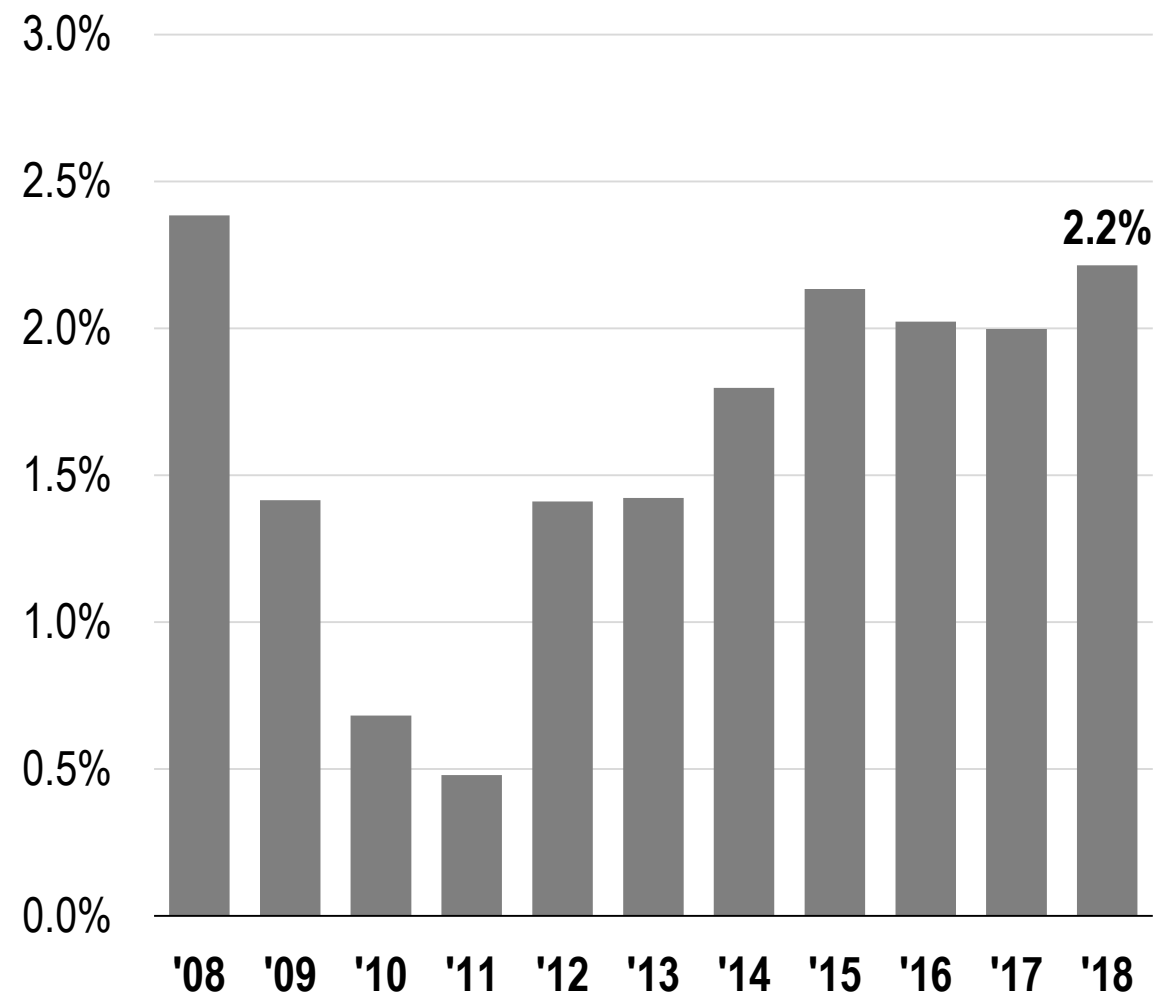
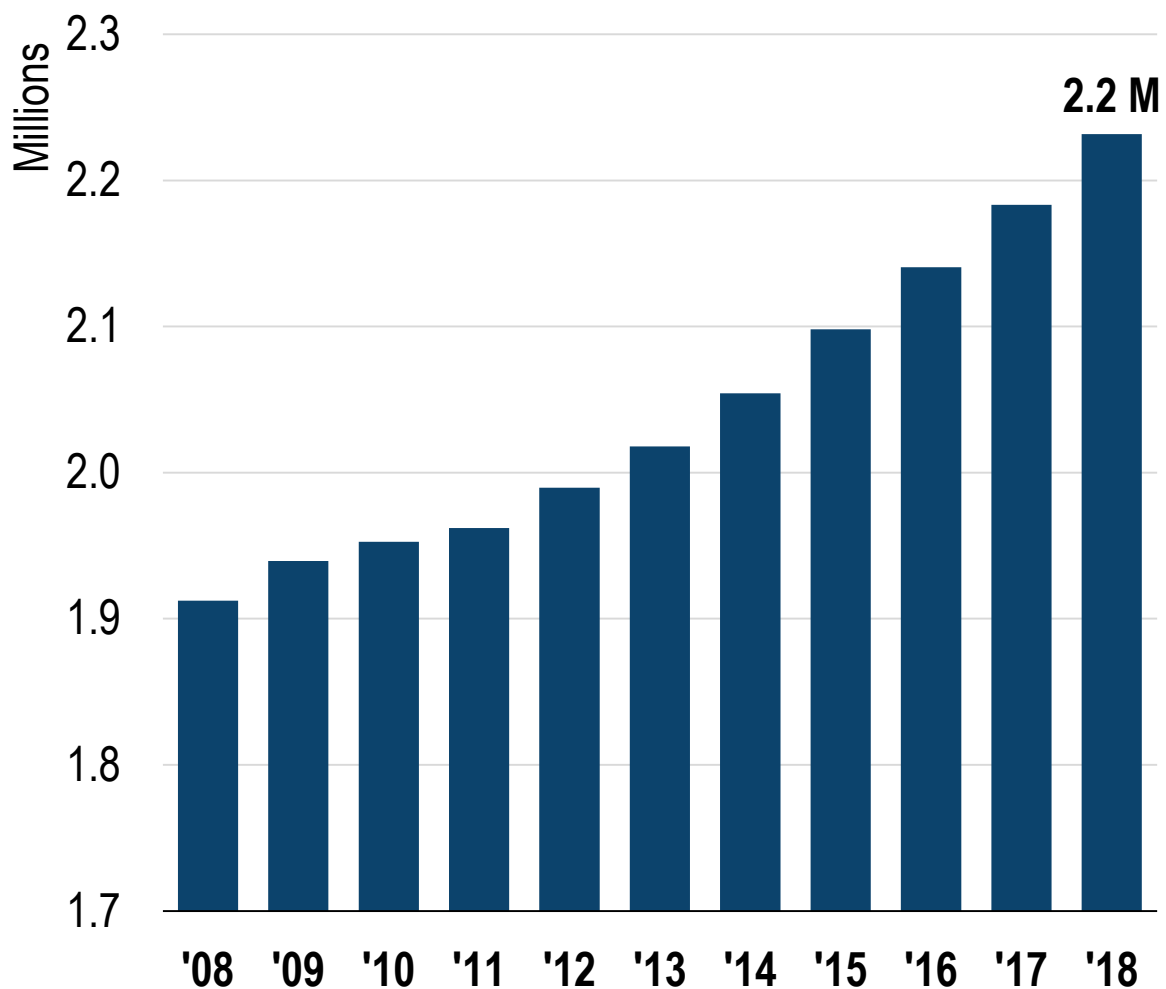


Source: U.S. Census Bureau



# Population and Growth

## Las Vegas MSA

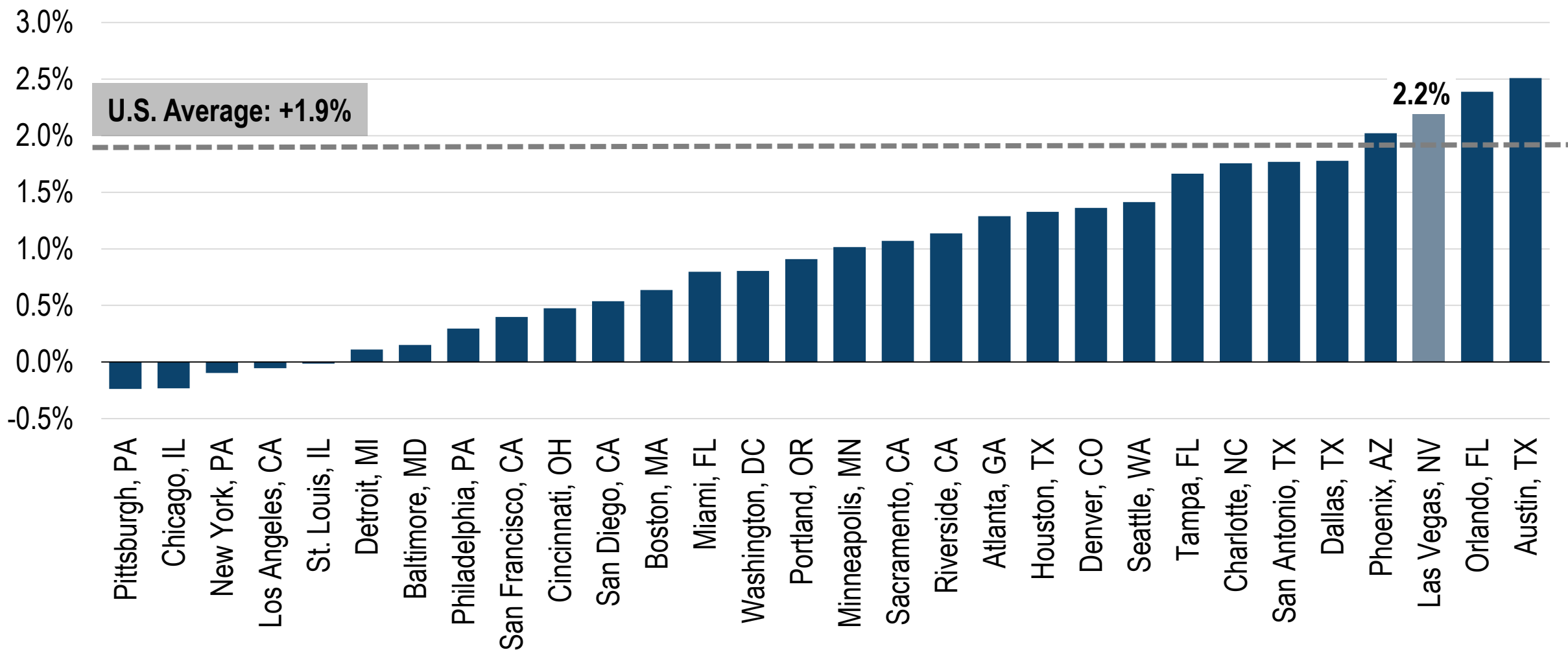


Source: U.S. Census Bureau



# Local Area Population Growth

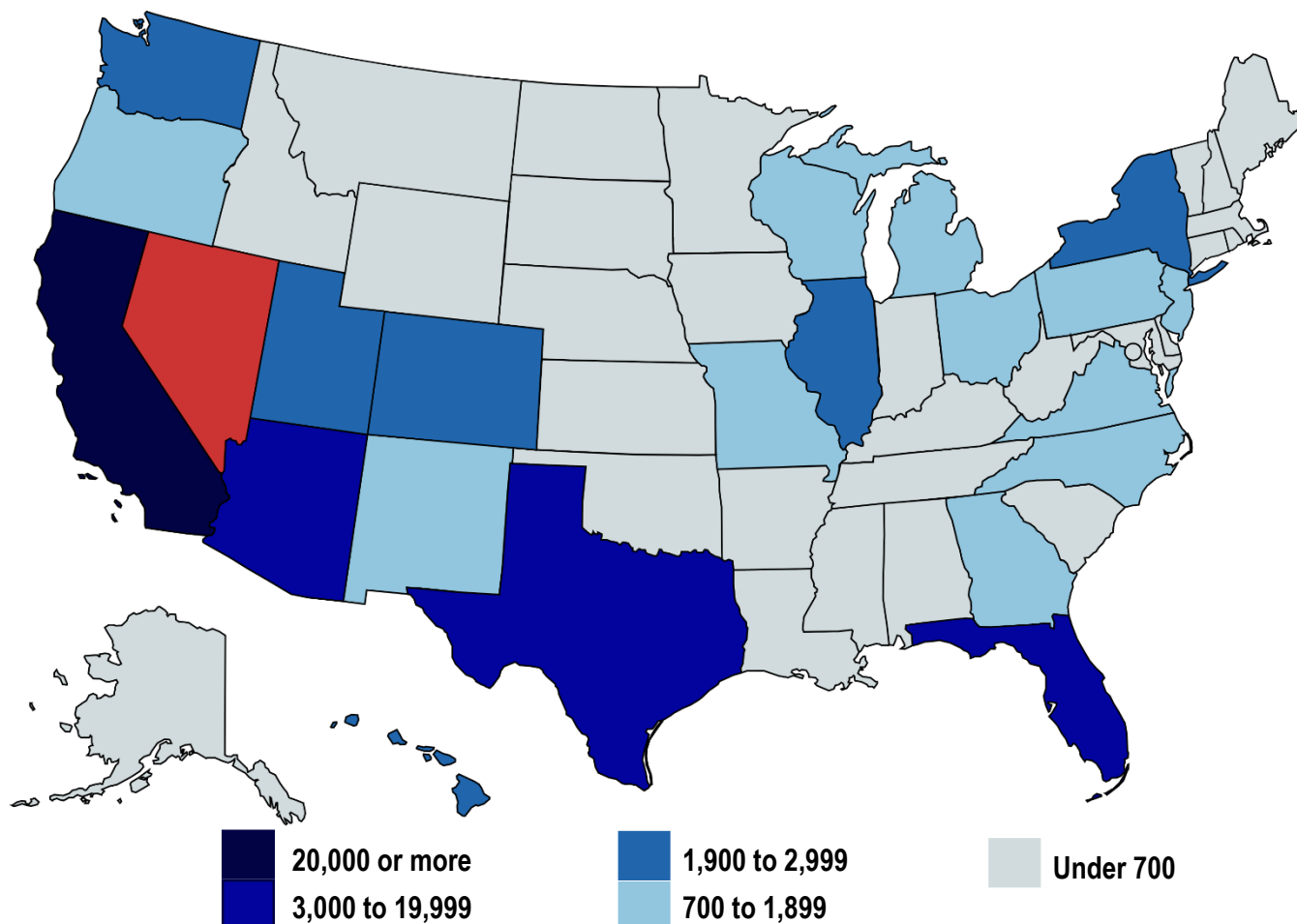
## Largest 30 MSAs



Source: U.S. Census Bureau



# Driver's License Surrenders to Clark County By State



State	Surrenders	Share
California	27,625	36.2%
Florida	4,619	6.1%
Texas	3,574	4.7%
Arizona	3,409	4.5%
Illinois	2,905	3.8%
Washington	2,838	3.7%
Hawaii	2,531	3.3%
Colorado	2,380	3.1%
Utah	2,198	2.9%
New York	2,025	2.7%

Note: Based on driver's license surrenders from the DMV for 2018.






Source: UNLV CBER

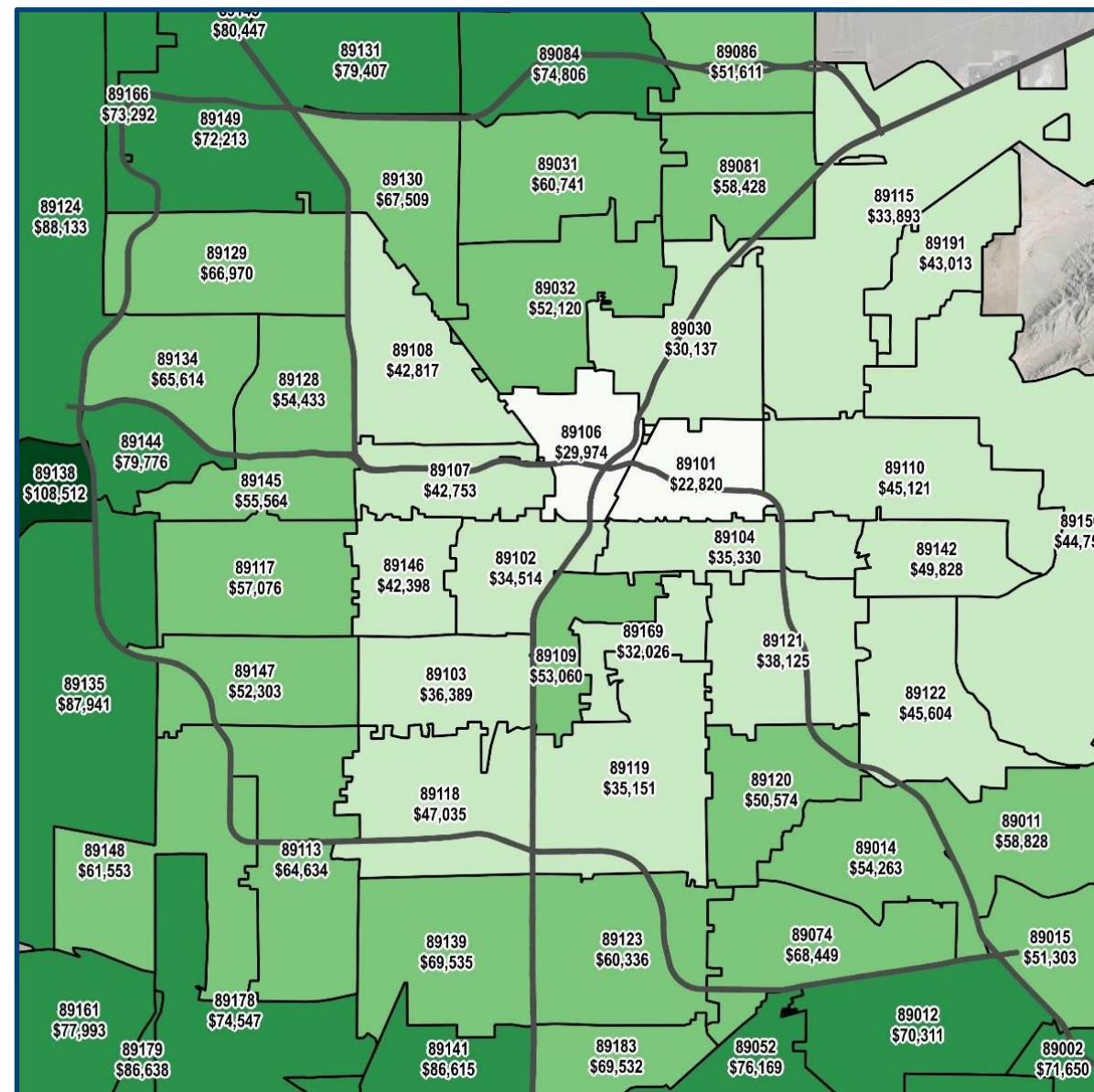


# Median Income

## Las Vegas Valley

- Median incomes in Southern Nevada tend to increase further from the urban core
- Zip codes with incomes below the regional median income are concentrated in the central and eastern areas of the Las Vegas Valley

Legend	
	Less than \$30,000
	\$30,000 to \$49,999
	\$50,000 to \$69,000
	\$70,000 to \$99,999
	\$100,000 or more



Source: Environics (2017)








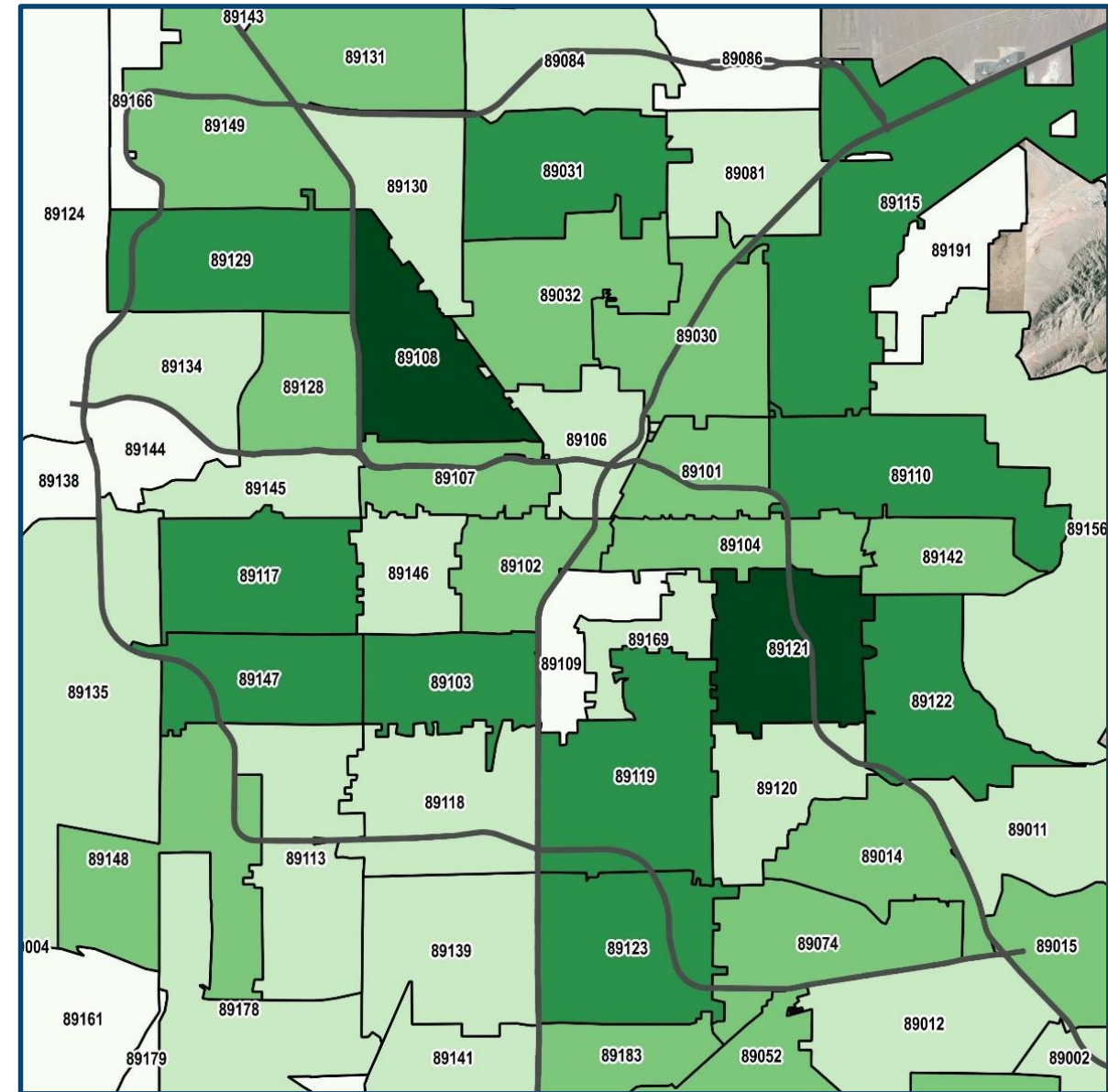


# Middle-Income Households

## Las Vegas Valley

Density of Households with Incomes Between \$35,000 and \$60,000

Legend	
	Less Than 1,500 Households
	1,500 to 2,999 Households
	3,000 to 4,499 Households
	4,500 to 5,999 Households
	6,000 Households or More








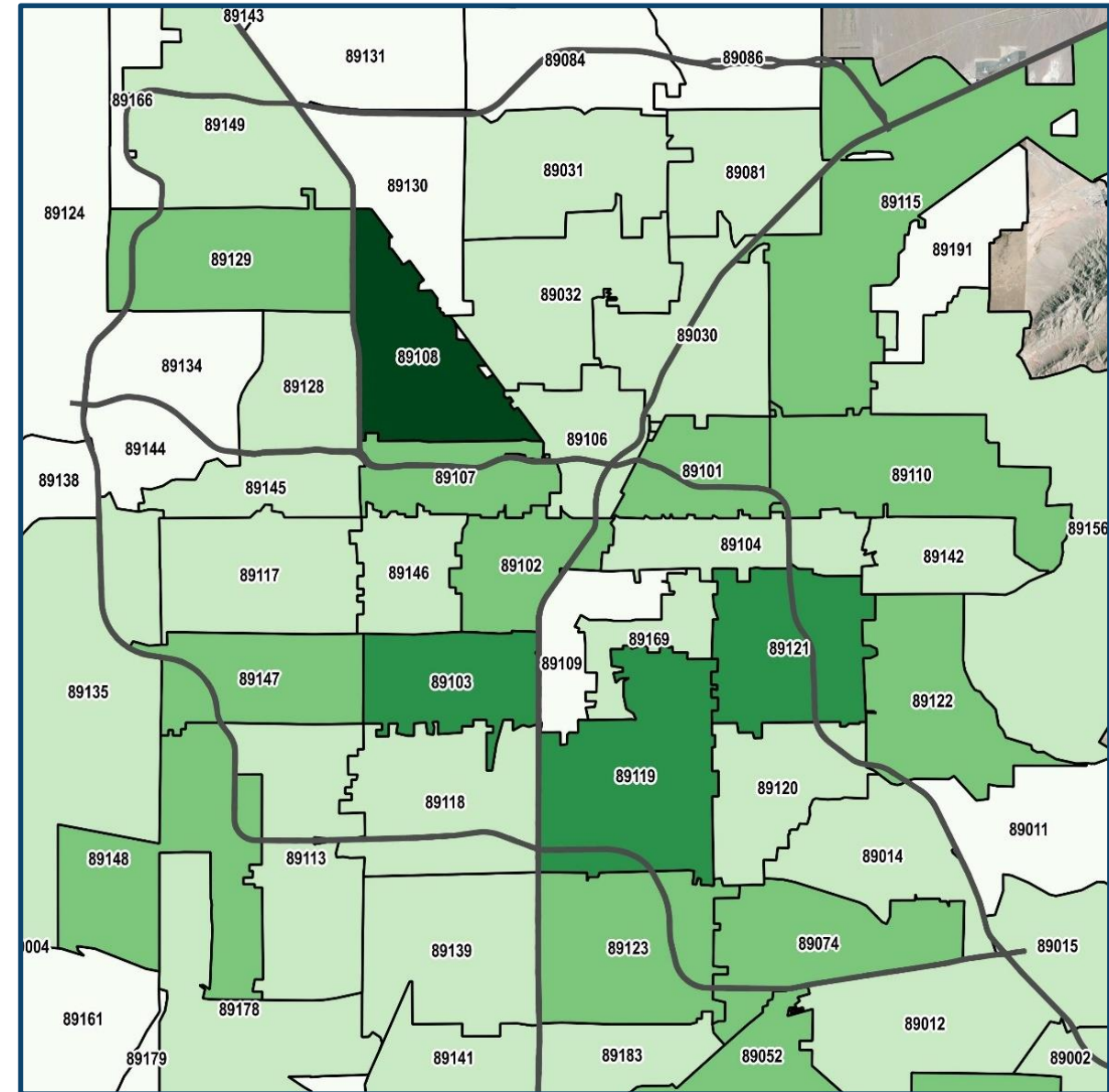
Source: U.S. Census Bureau



# Middle-Income Renter Households Las Vegas Valley

1 in 4 Renter Households in Southern Nevada have  
Incomes Between \$35,000 and \$60,000

Legend	
	Less Than 1,000 Households
	1,000 to 1,999 Households
	2,000 to 2,999 Households
	3,000 to 3,999 Households
	4,000 Households or More

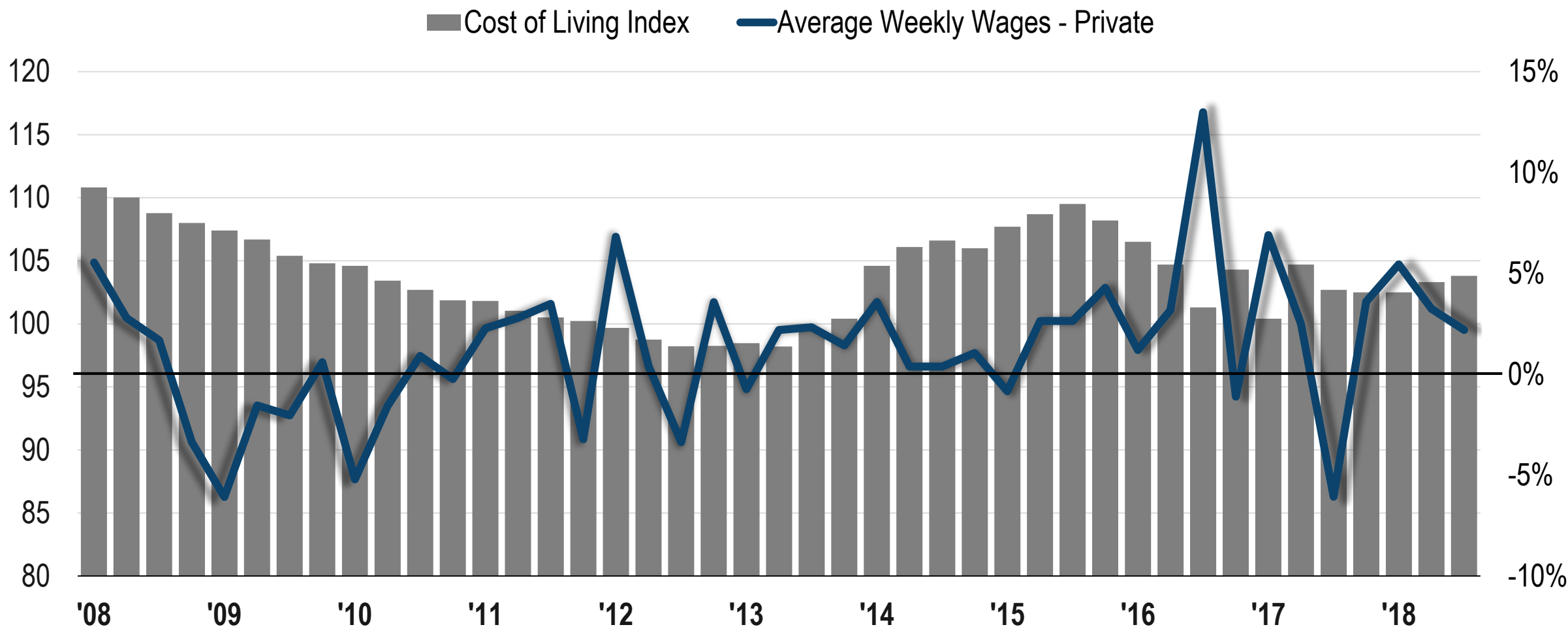


Source: U.S. Census Bureau



# Cost of Living Index vs. Average Weekly Wage Growth

## Southern Nevada

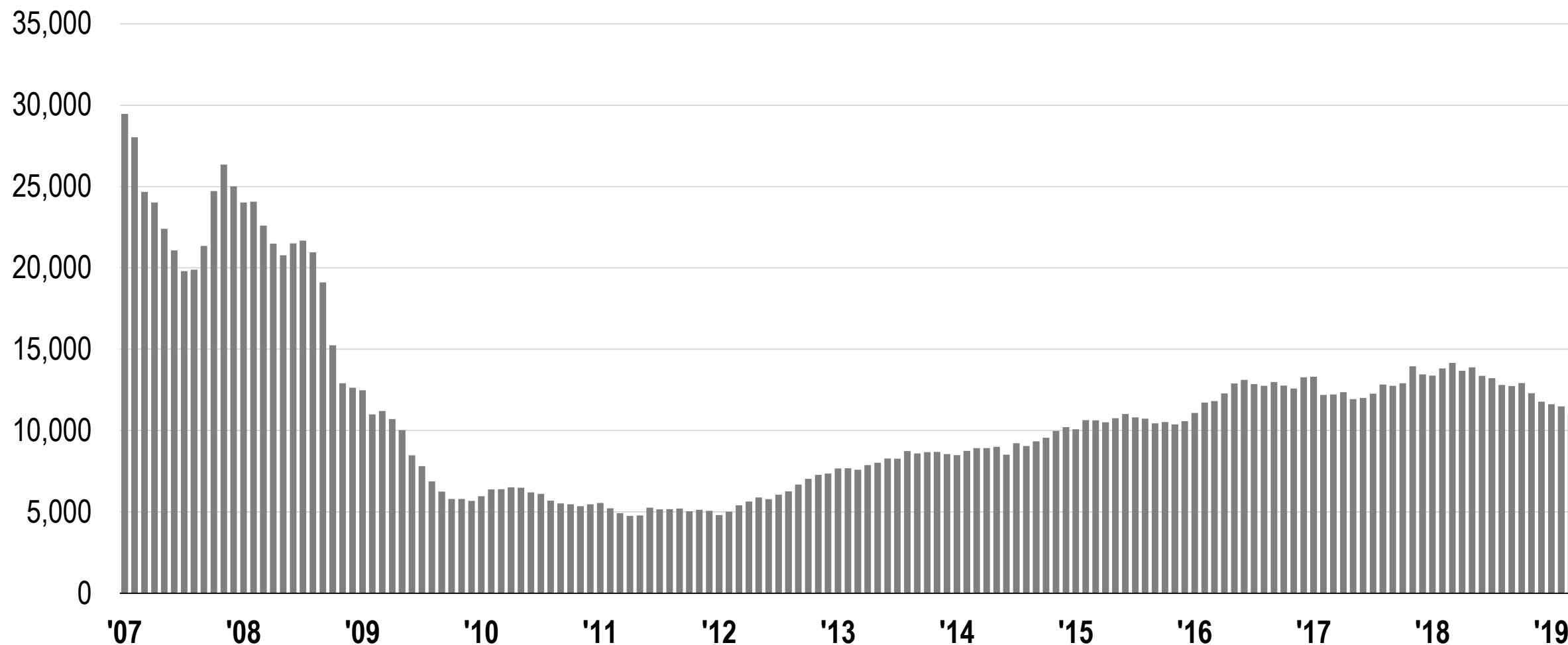


Source: The Council for Community and Economic Research; and U.S. Bureau of Labor Statistics



# New Residential Permitting Volume

## Trailing 12-Month Total | Las Vegas MSA

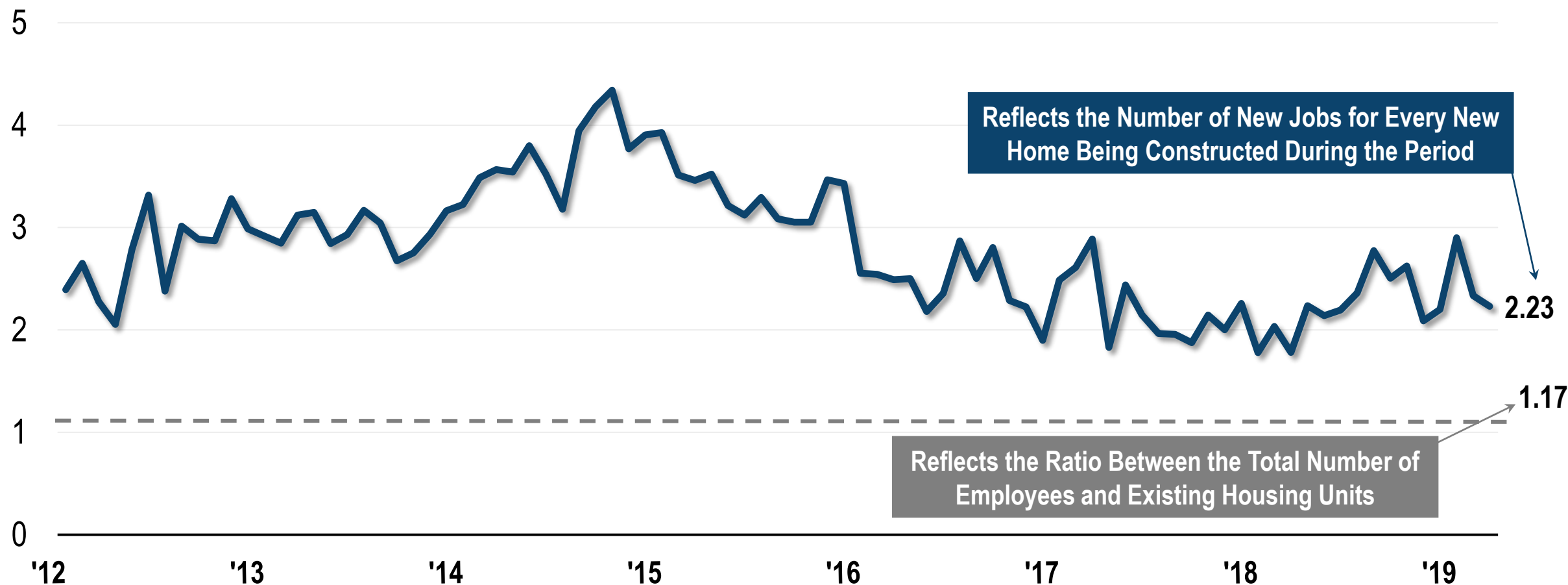


Source: United States Census Bureau



# Employment Growth-to-Permit Ratio

## Las Vegas MSA



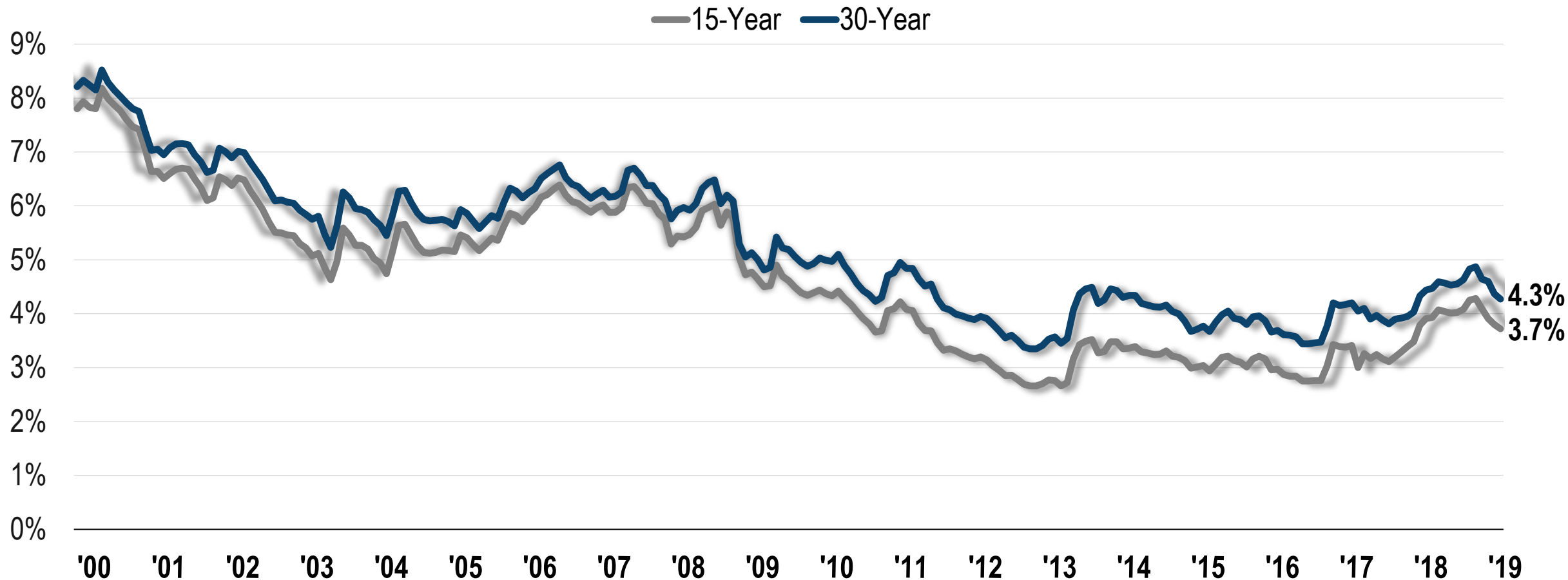
Source: United States Bureau of Labor Statistics, United States Census Bureau and Applied Analysis





# U.S. Mortgage Interest Rates

## Fixed-Rate



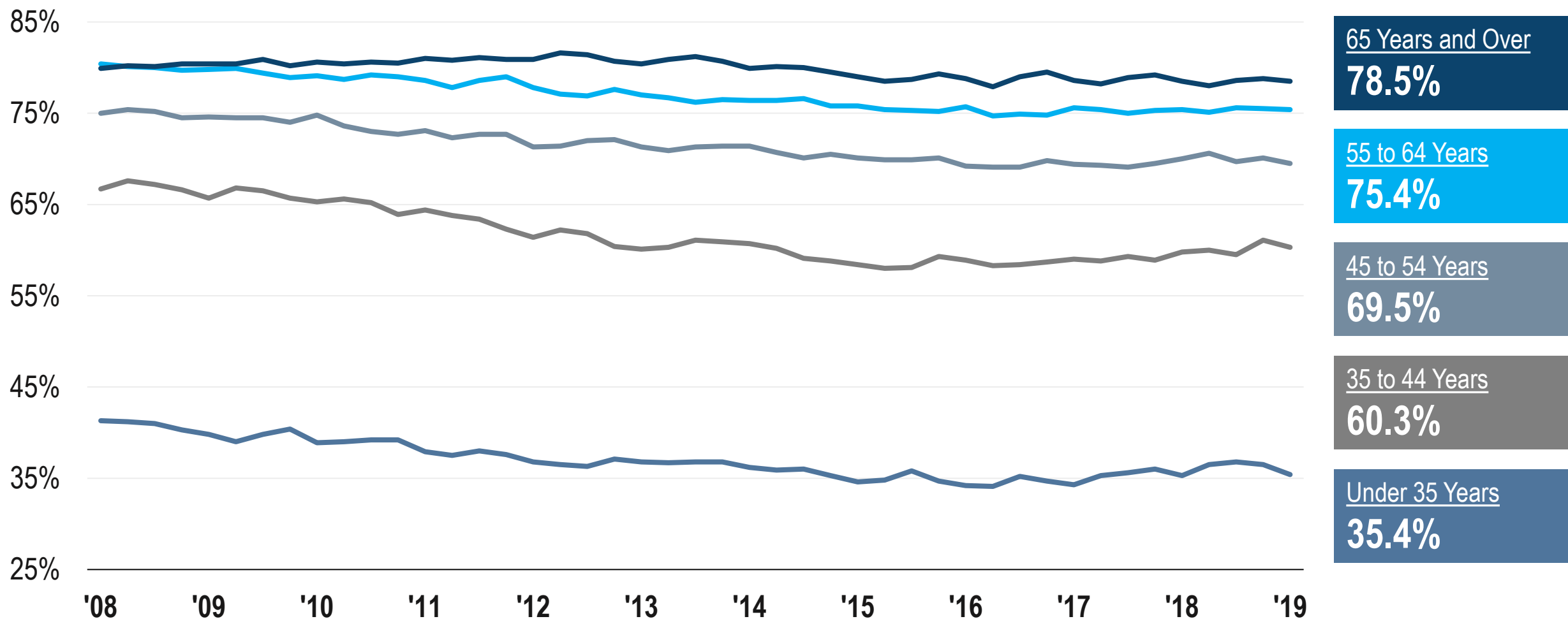
Source: Freddie Mac





# Homeownership Rates by Age

## United States

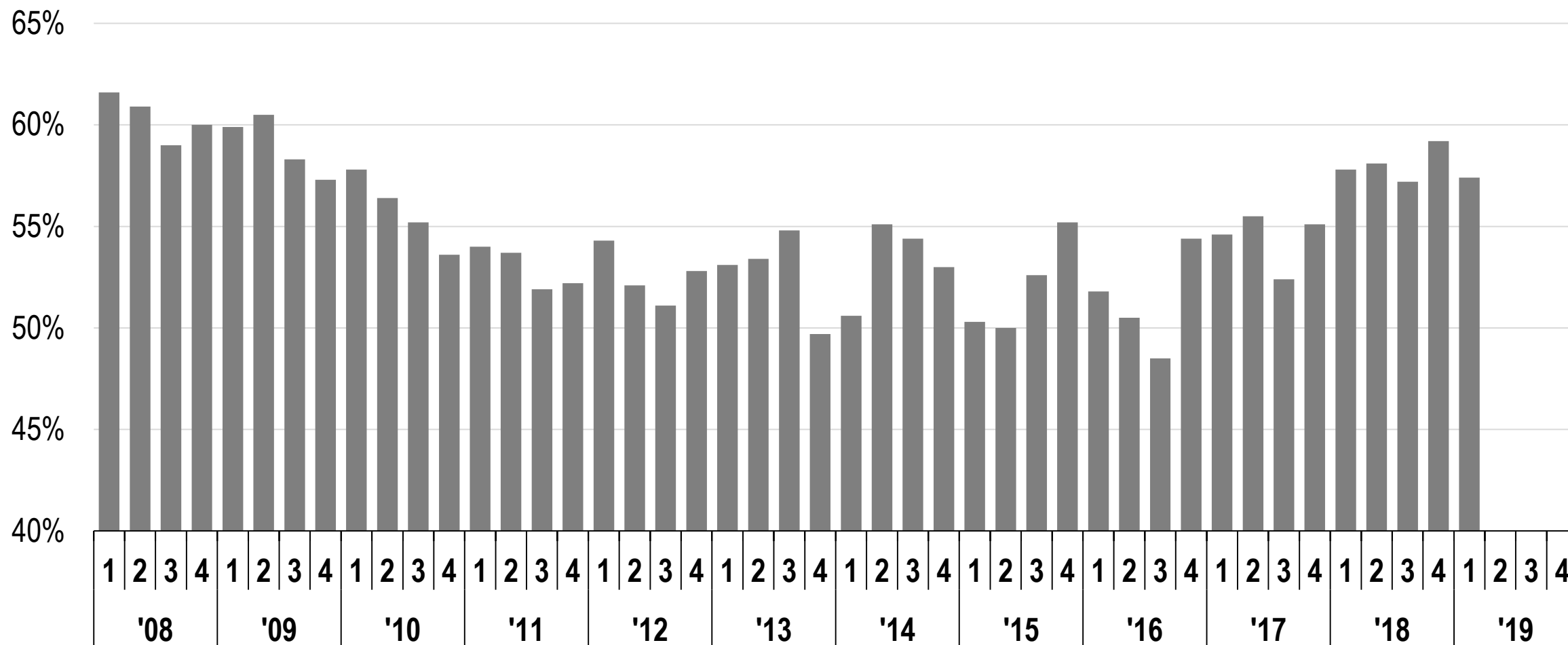


Source: United States Census Bureau



# Homeownership Rate

## Las Vegas MSA

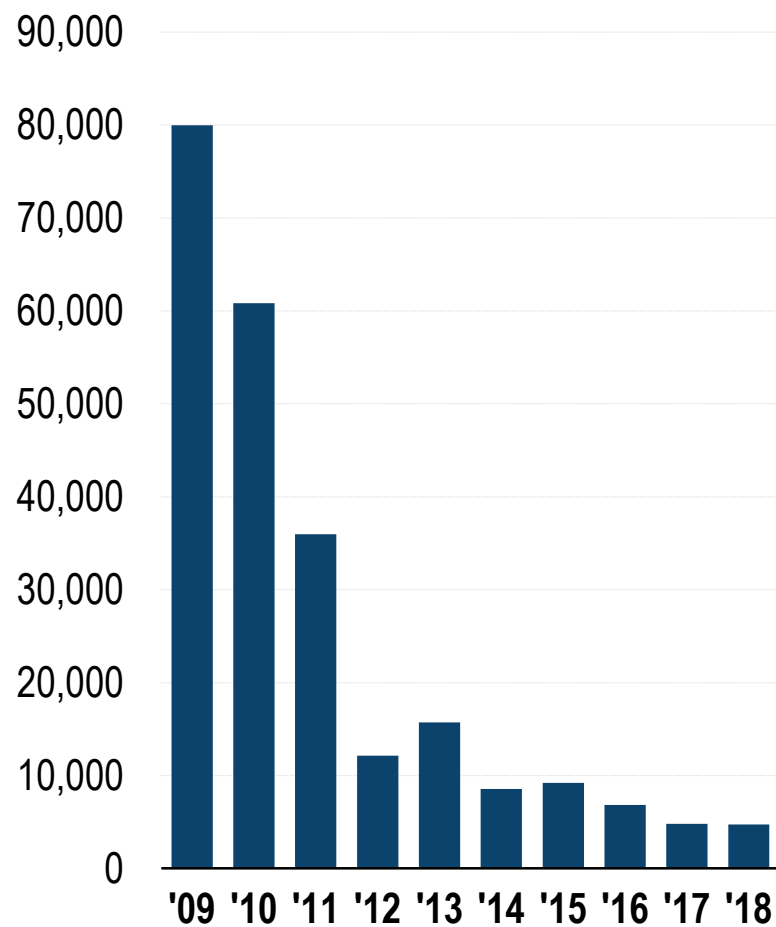


Source: United States Census Bureau



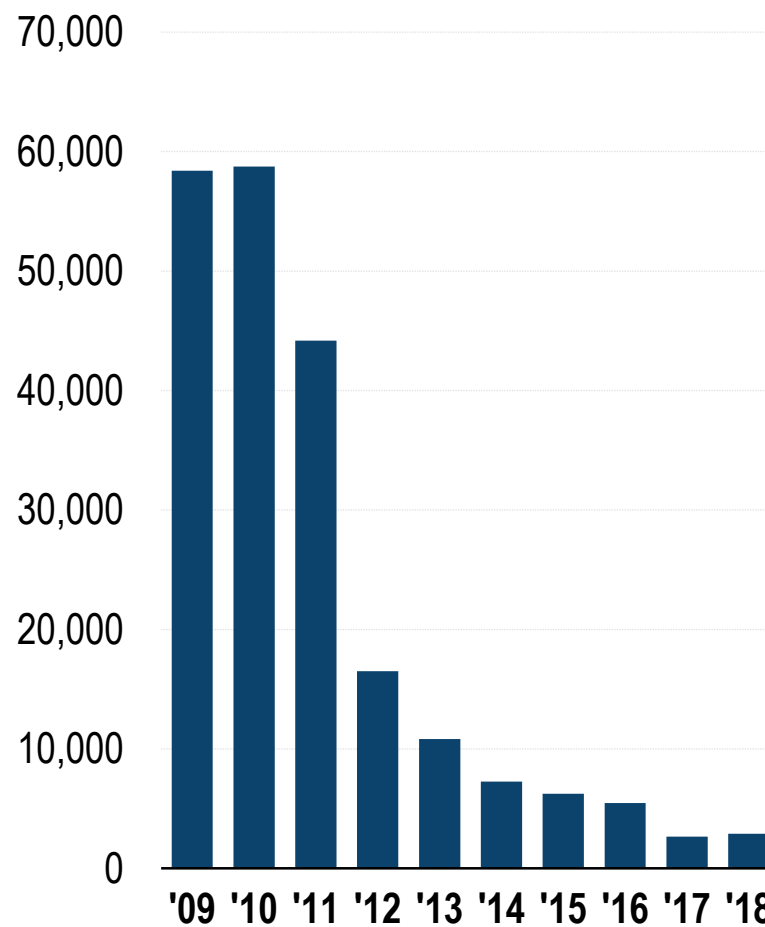
## Notices of Breach and Default

Clark County, NV



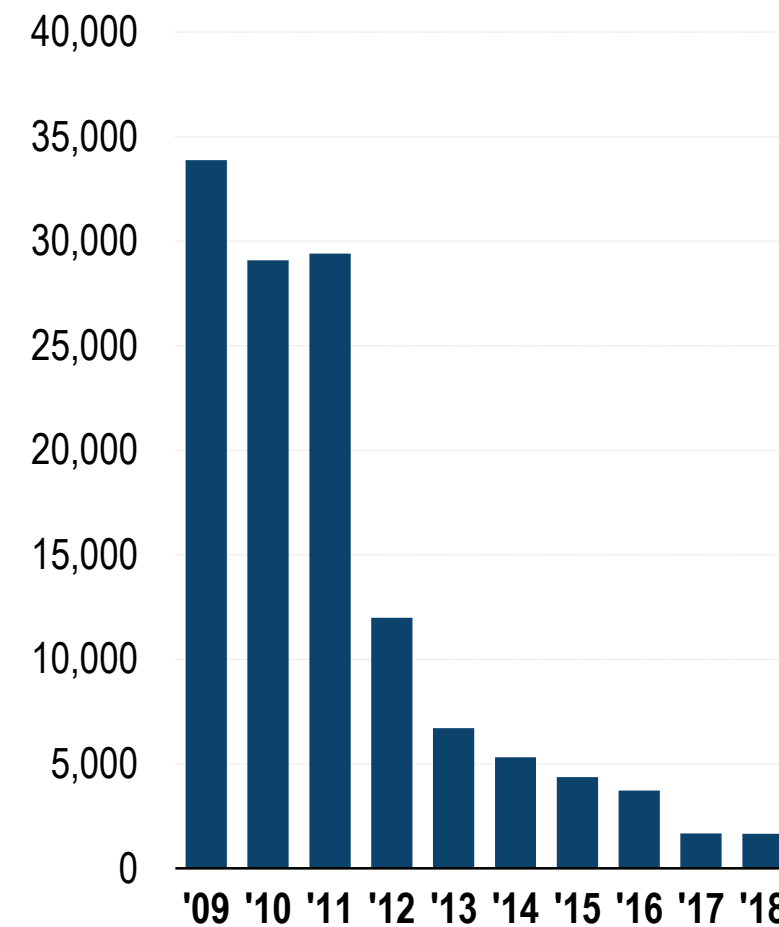
## Notices of Trustee Sale

Clark County, NV



## Trustee Deeds (Foreclosures)

Clark County, NV

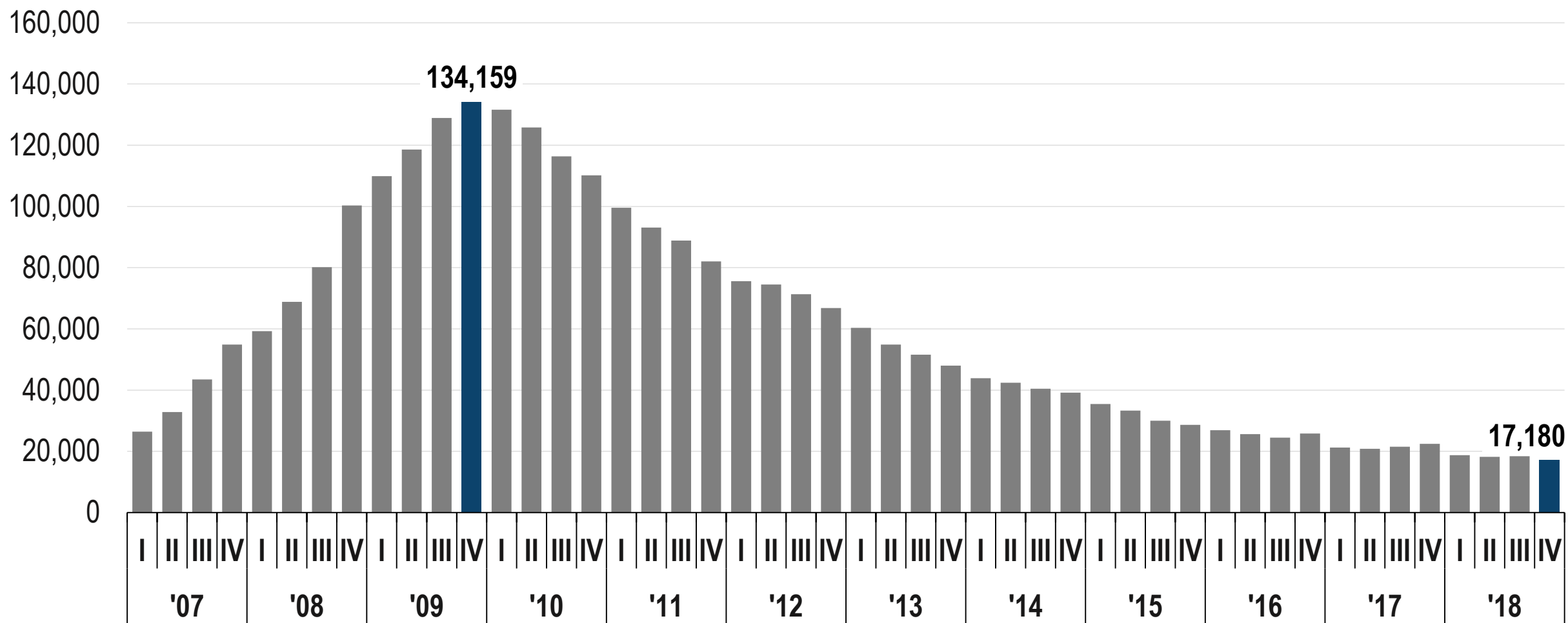


Source: Clark County Assessor's Office



# Mortgage Defaults in Nevada

## Mortgages Past Due or in Foreclosure

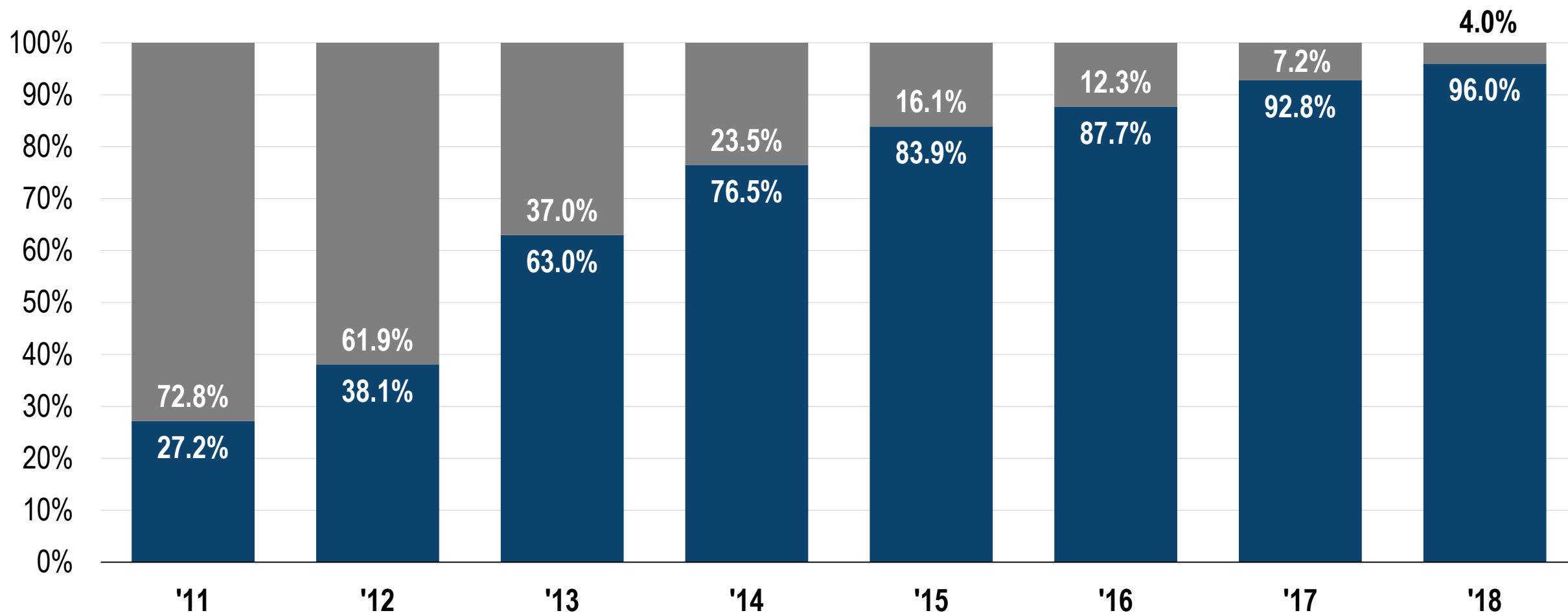


Source: Mortgage Banker's Association, National Delinquency Survey



# Mix of Resale Closings in Southern Nevada

## Distressed Sales (Short, Auction and REO)

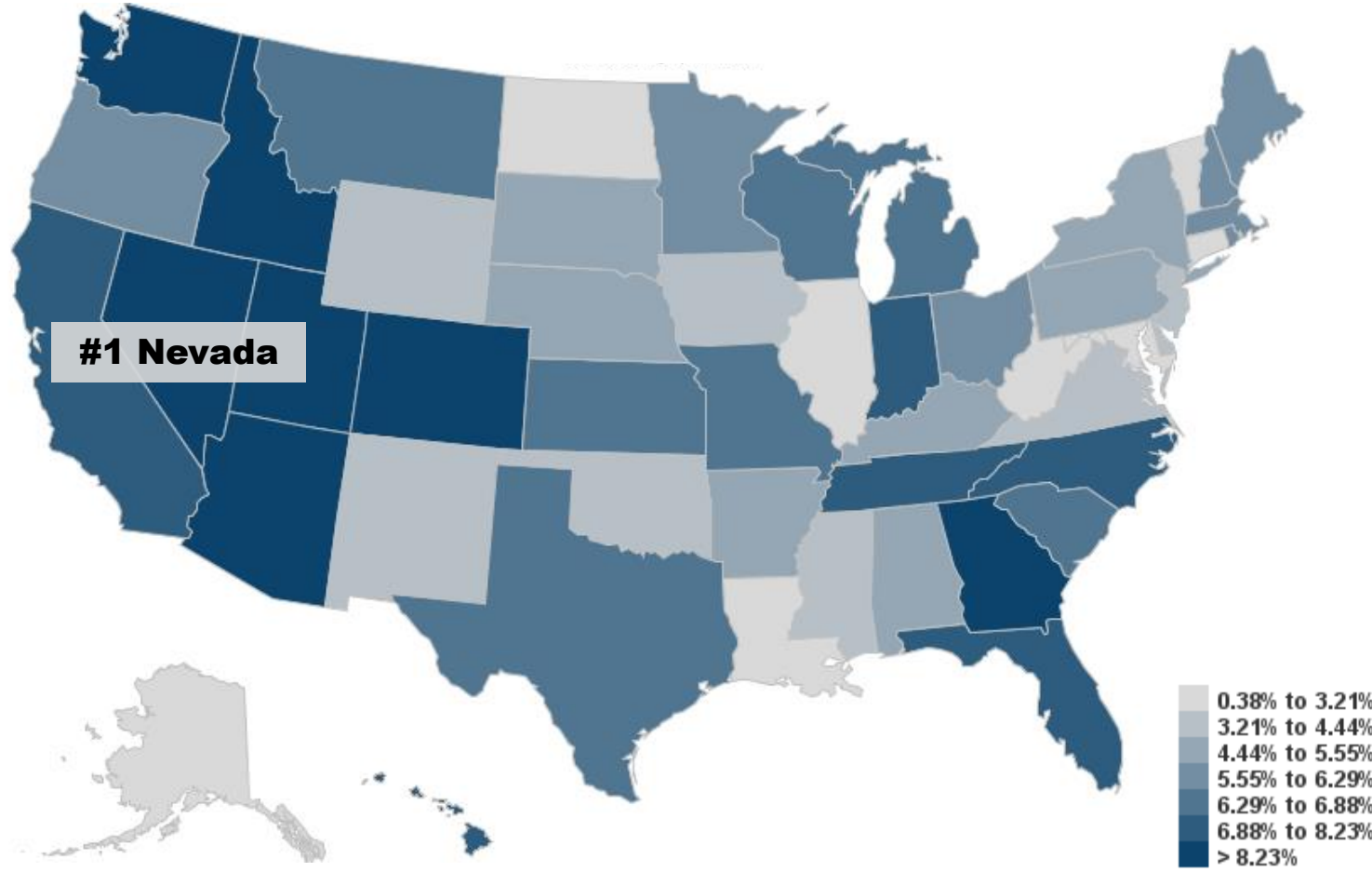


Source: Applied Analysis/SalesTraq



# House Price Index Growth

## Q4 2017 vs. Q4 2018



Rank	State	Annual Growth
1	Nevada	+13.9%
2	Idaho	+12.7%
3	Utah	+10.6%
4	Arizona	+8.9%
5	Colorado	+8.4%
6	Washington	+8.3%
7	Georgia	+8.2%
8	Florida	+7.6%
9	North Carolina	+7.5%
10	Tennessee	+7.4%

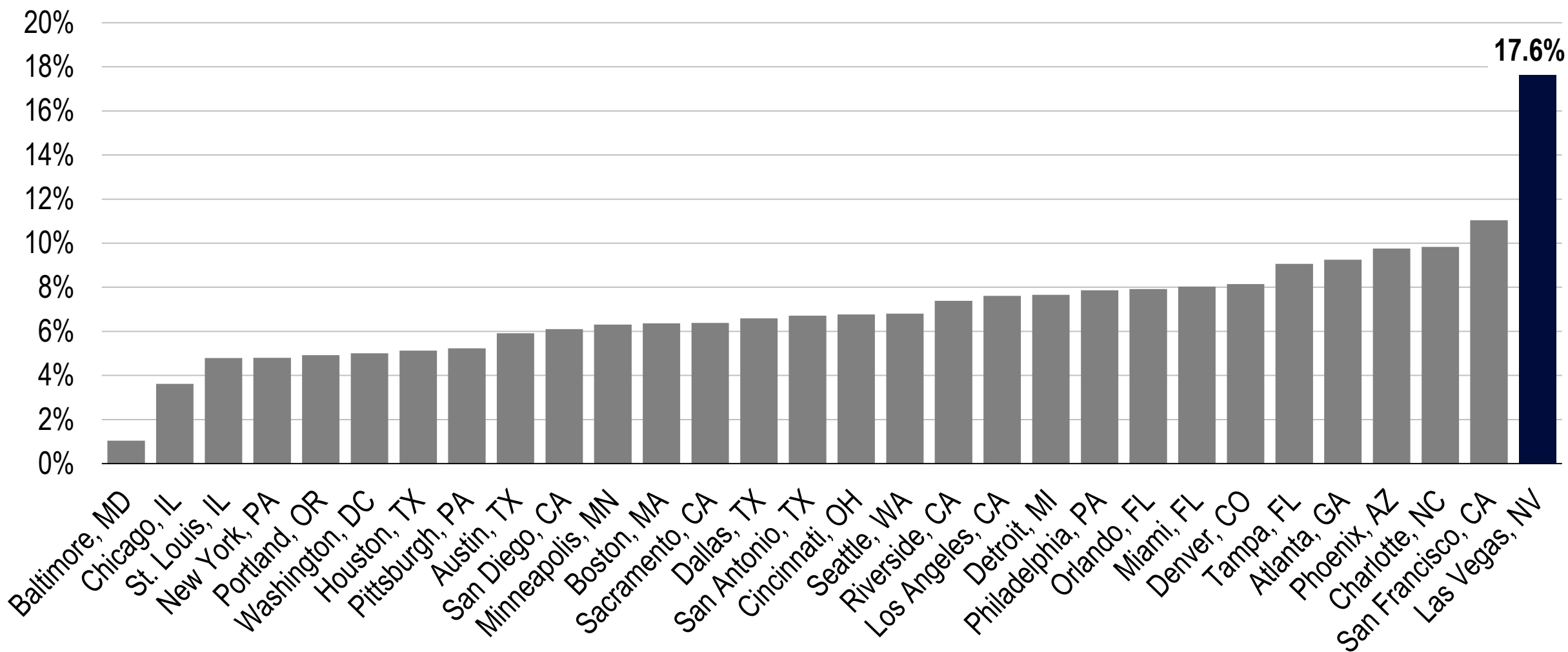
Source: Federal Housing Finance Agency





# House Price Index Growth

## Largest 30 MSAs

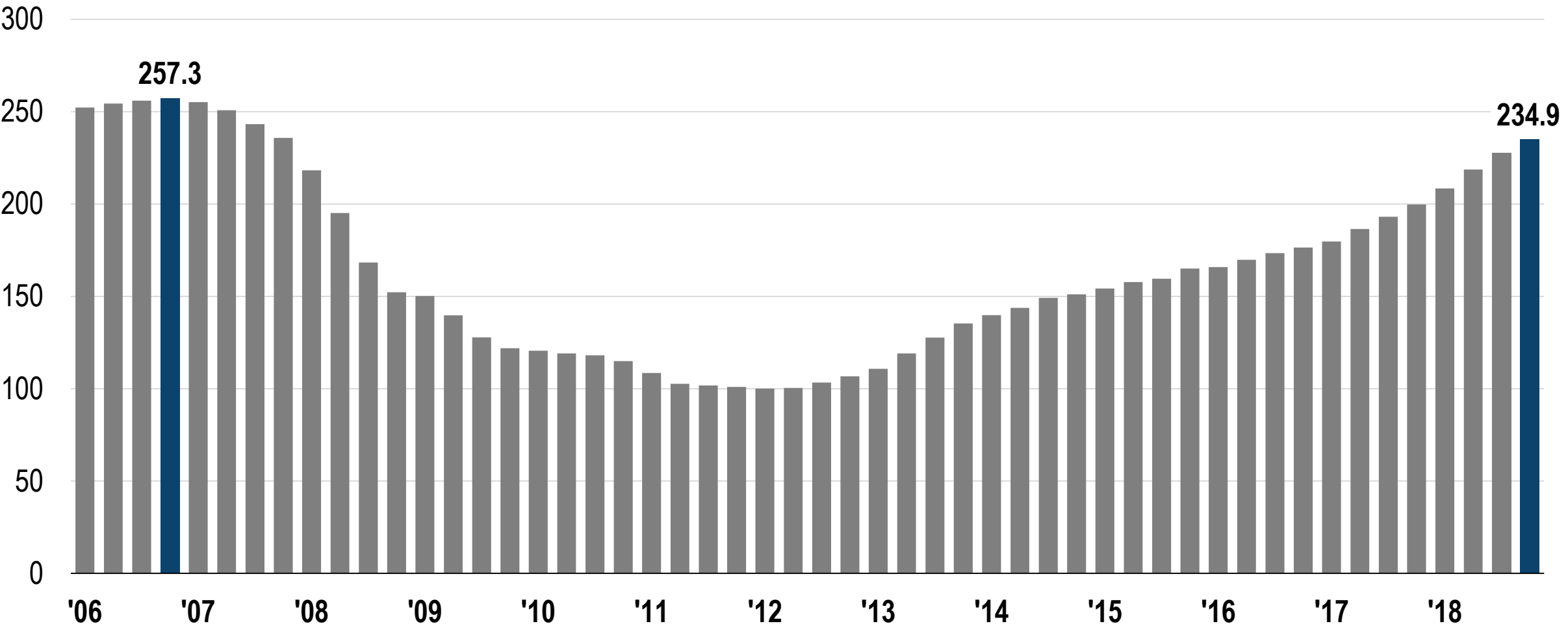


Source: Federal Housing Finance Agency (Q4 2017 vs. Q4 2018)



# House Price Index

## Las Vegas MSA

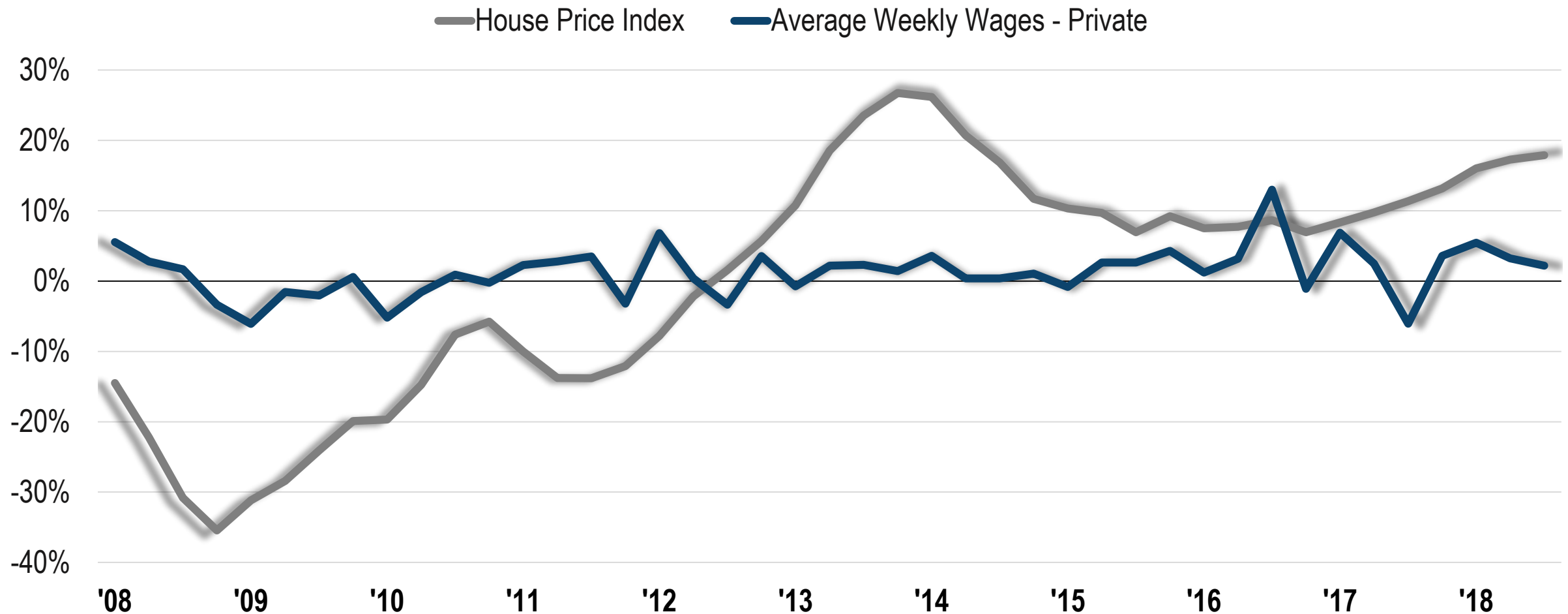


Source: Federal Housing Finance Agency (1995=100)



# House Price Index vs. Average Weekly Wage Growth

## Southern Nevada

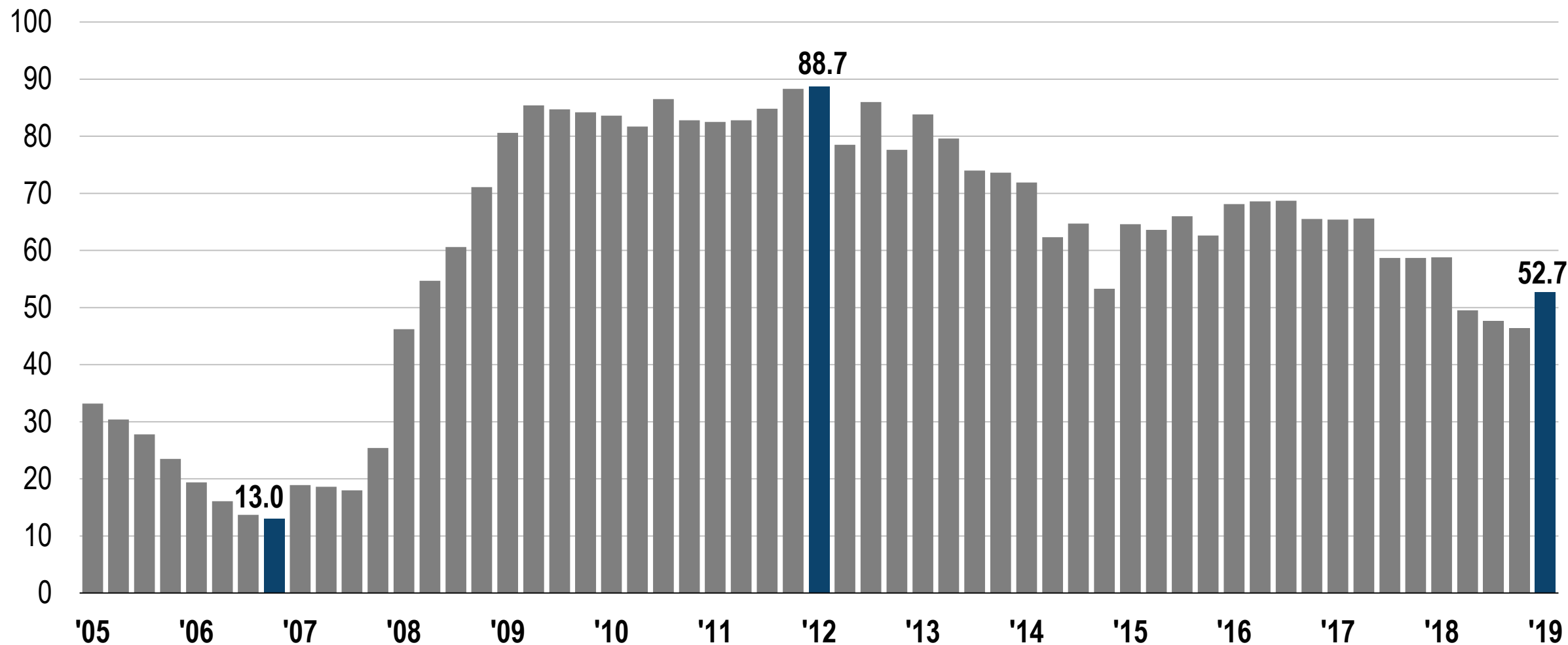


Source: Federal Housing Finance Agency; and U.S. Bureau of Labor Statistics



# Housing Opportunity Index

## Las Vegas MSA

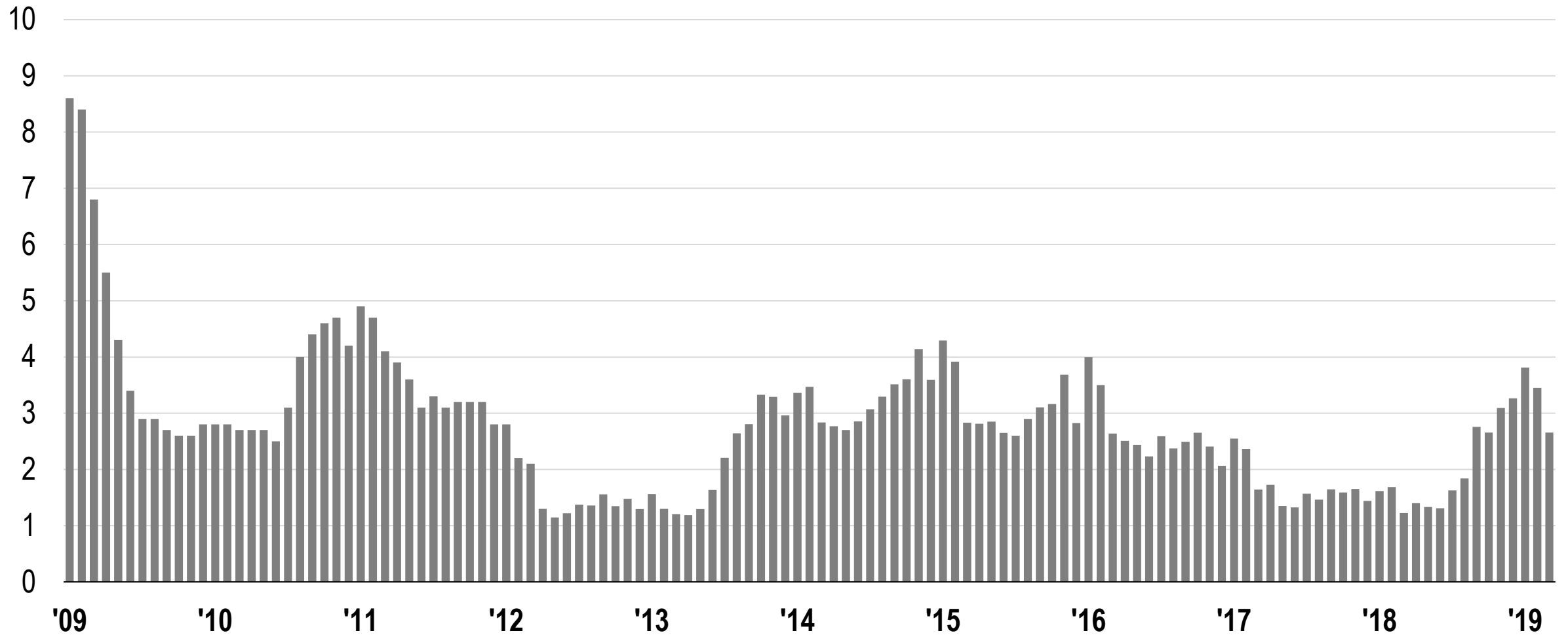


Source: National Association of Homebuilders



# Effective Months of Availability

## Multiple Listings Service | Las Vegas Area

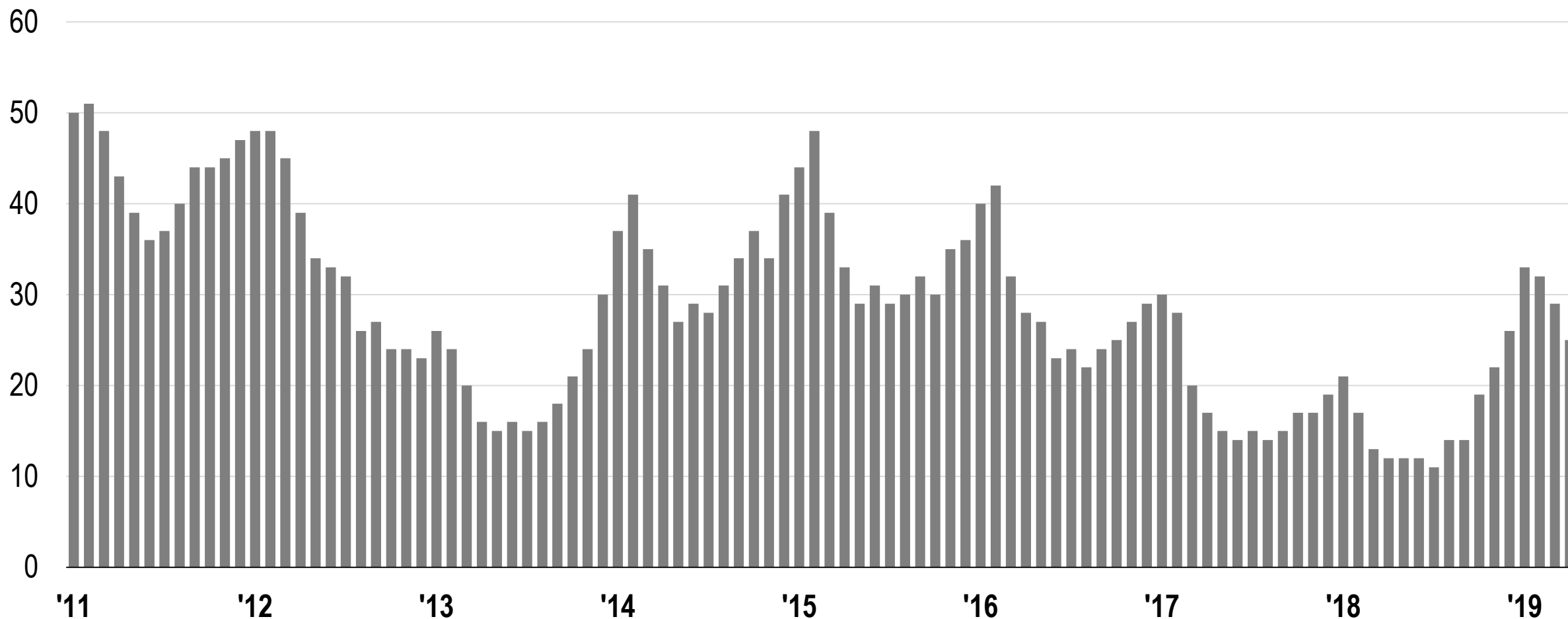


Source: SalesTraq



# Median Days on the Market

## Single Family Market | Las Vegas Area



Source: SalesTraq and GLVAR

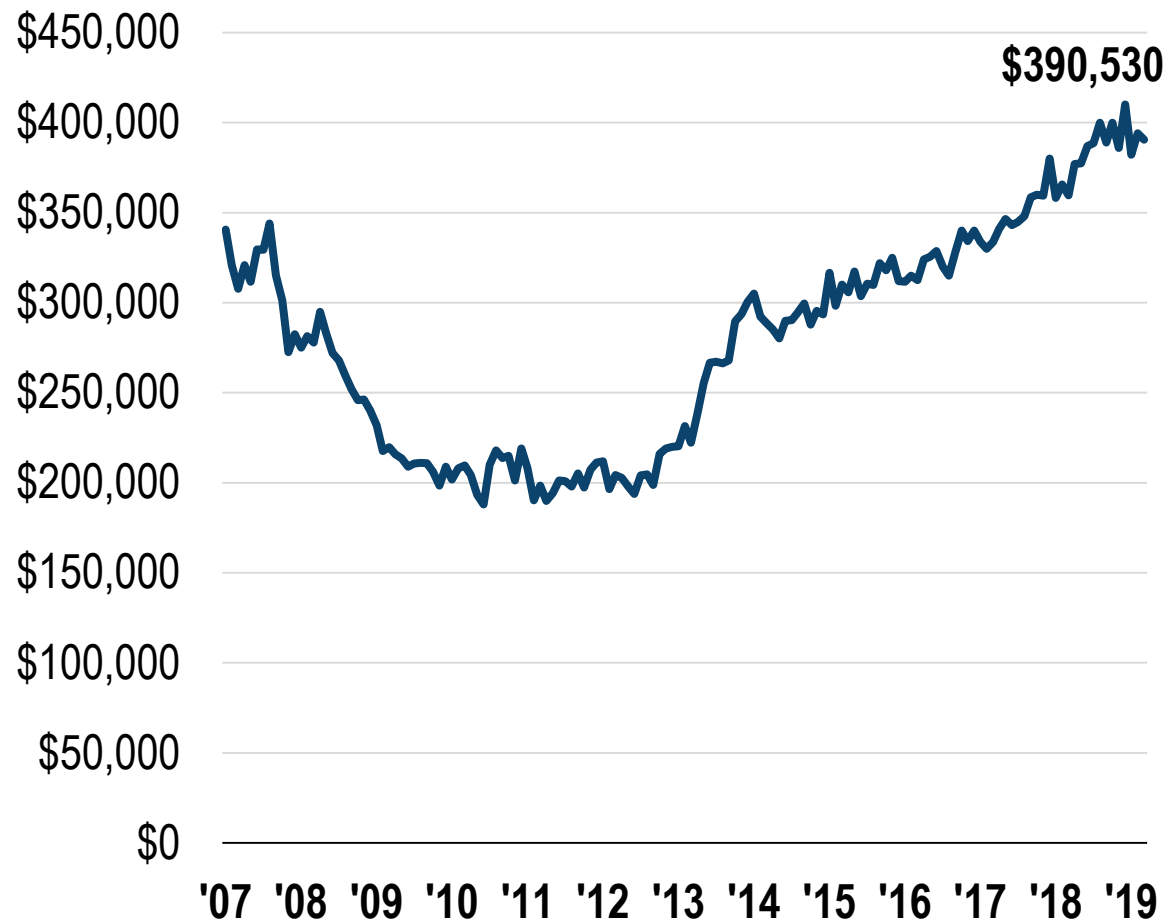




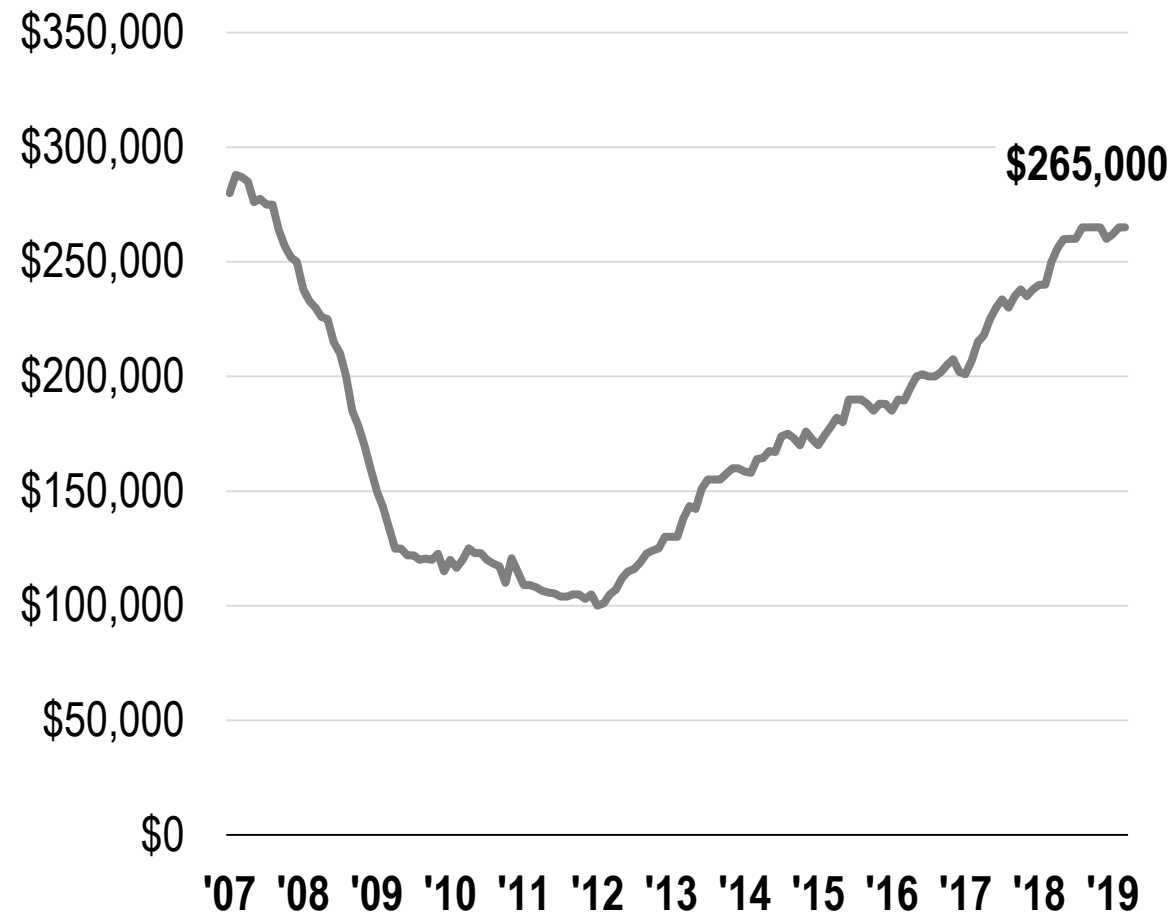
# New and Existing Home Prices

## Las Vegas Area

### New Home Median Price



### Existing Home Median Price



Source: SalesTrax



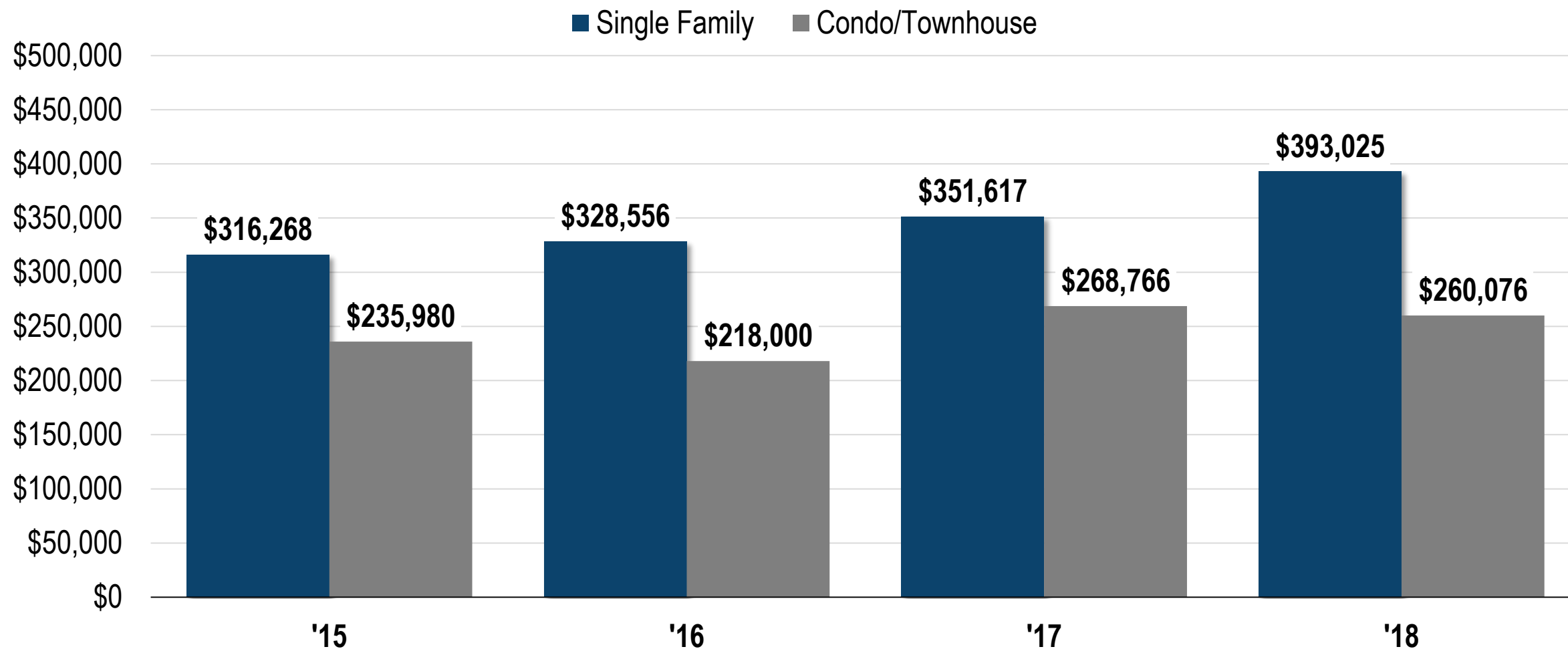
The Cost of HOMELESSNESS

APPLIED  
ANALYSIS



# New Home Median Closing Prices

## By Product Type | Southern Nevada



Source: SalesTraq



# Major Western Housing Markets

## Median Single Family Sales Price



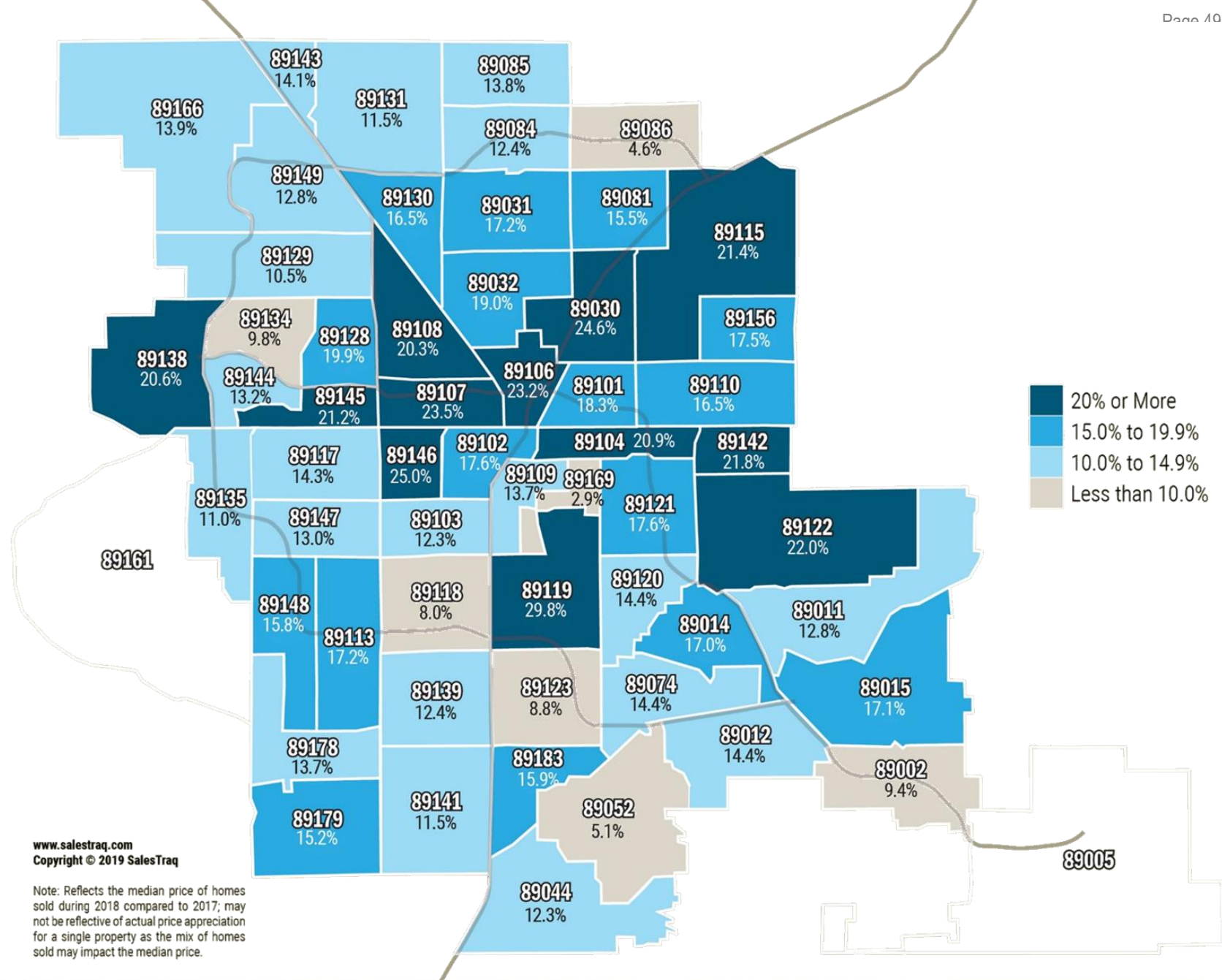
Rank	Metro Area	Median Sales Price
1	San Francisco, CA	\$952,400
2	San Diego, CA	\$626,000
3	Los Angeles, CA	\$576,100
4	Seattle, WA	\$489,600
5	Denver, CO	\$438,300
6	Portland, OR	\$389,000
7	Salt Lake City, UT	\$341,000
8	<b>Las Vegas, NV</b>	<b>\$295,100</b>
9	Phoenix, AZ	\$272,700
10	Boise, ID	\$263,800
11	Albuquerque, NM	\$205,500

Source: National Association of Realtors



# Price Appreciation by Zip Code

## Las Vegas Area | 2018



Source: SalesTraQ

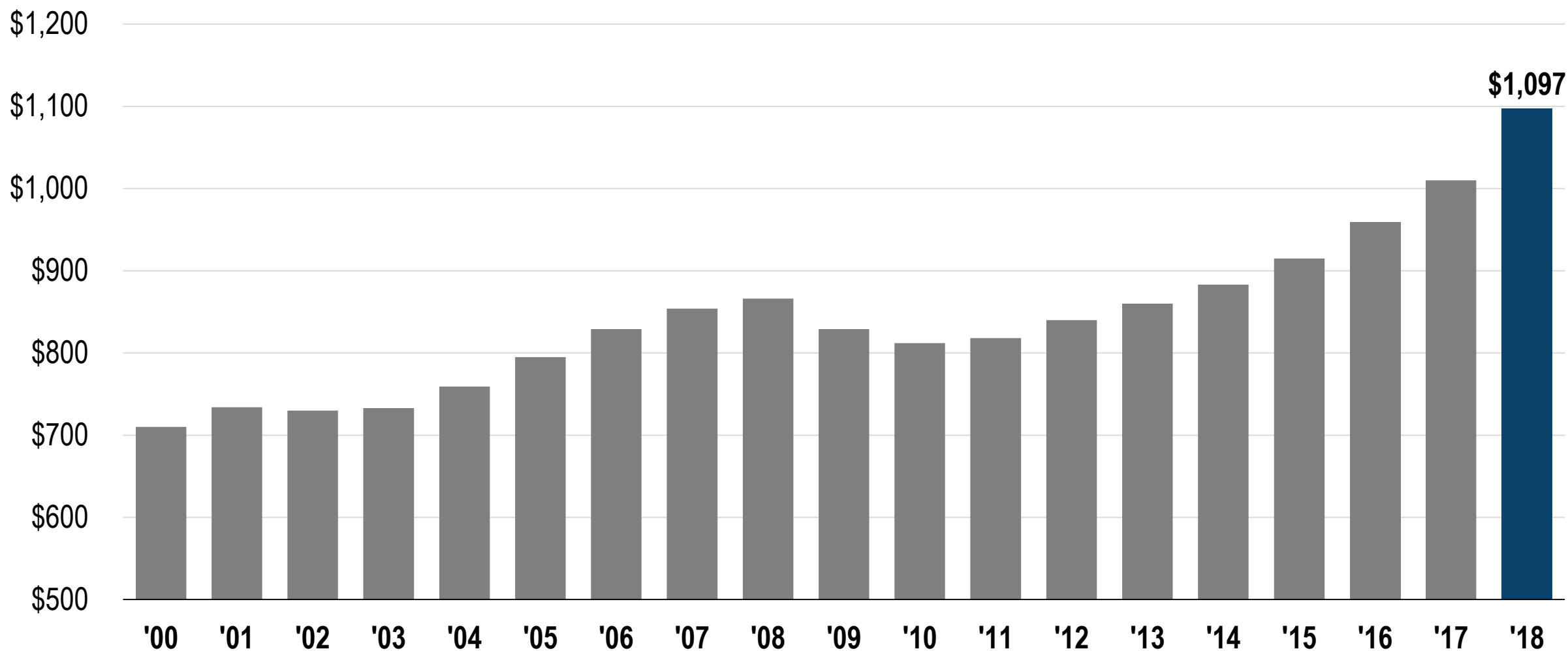


### The Cost of HOMELESSNESS

APPLIED  
ANALYSIS

# Average Apartment Rents

## Las Vegas Valley

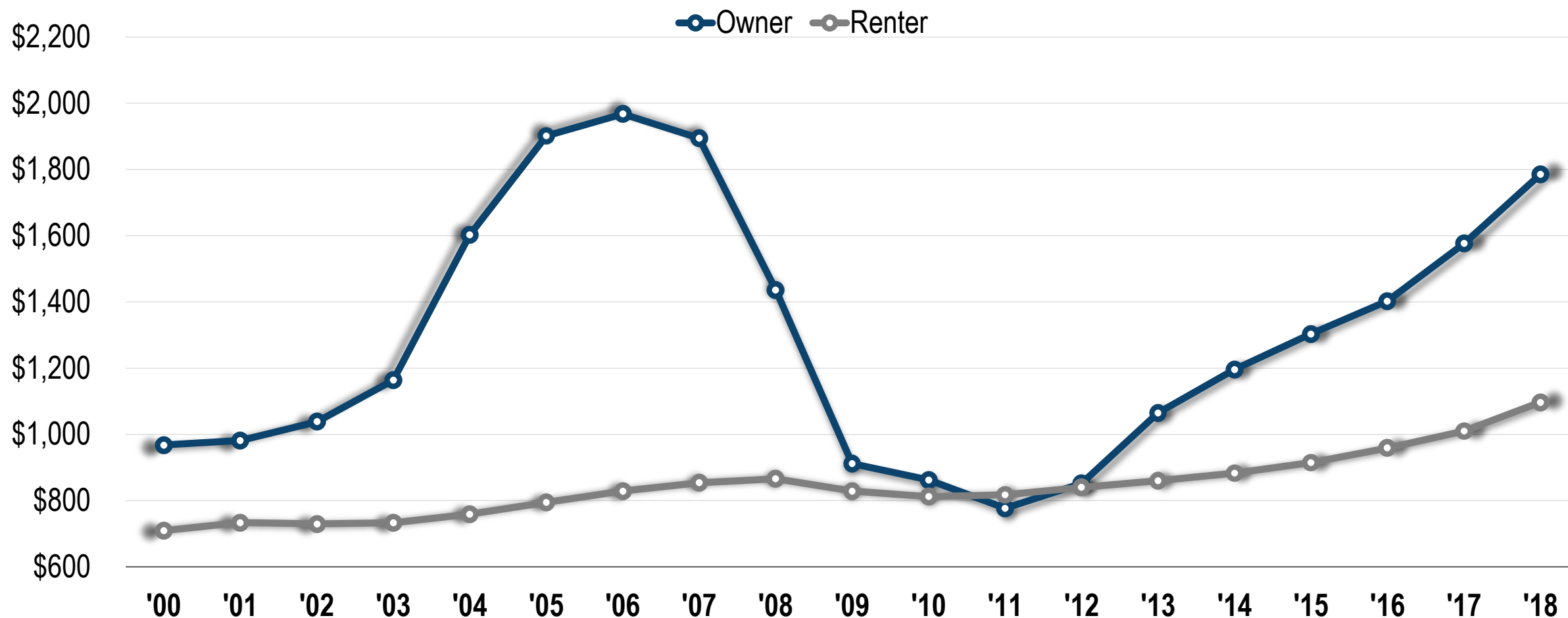


Source: REIS



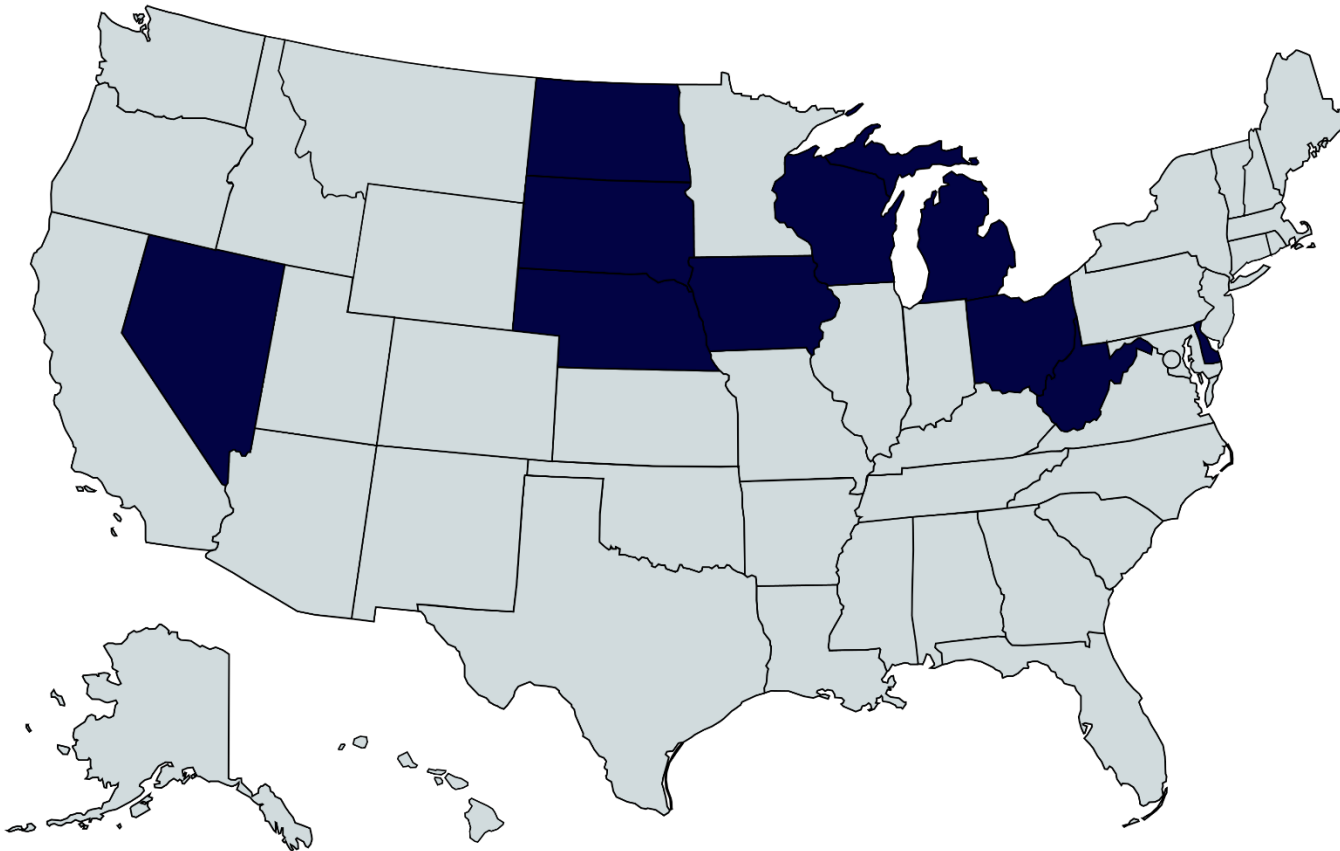
# Las Vegas Owner vs. Renter

## Monthly Average Rents vs. Estimated Cost of Ownership





# Percentage of Households Priced Out of Market by \$1,000 Price Increase

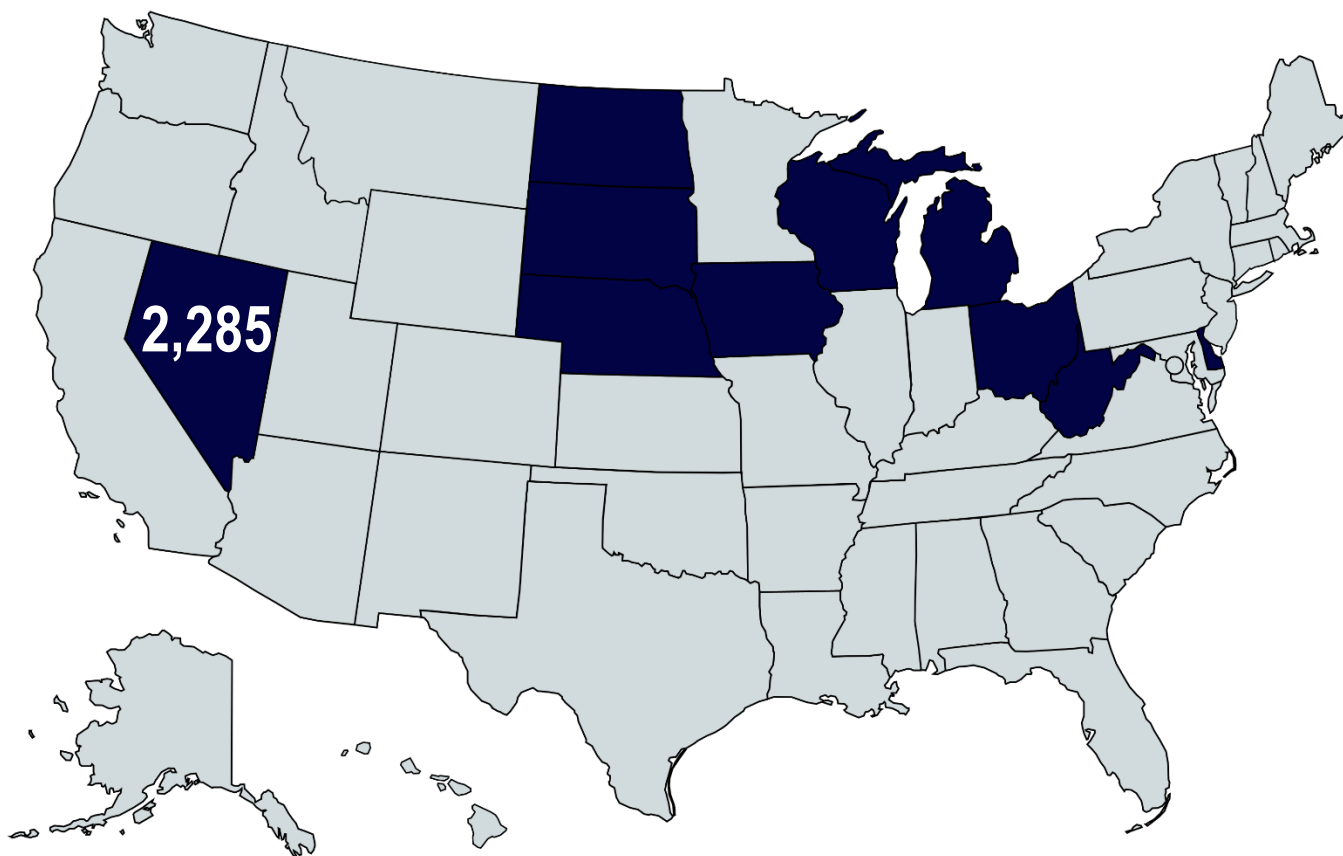


Rank	State	Share Priced Out
1	Nevada	0.19%
2	Delaware	0.18%
3	Iowa	0.17%
4	Nebraska	0.17%
5	Wisconsin	0.17%
6	West Virginia	0.17%
7	South Dakota	0.17%
8	Michigan	0.16%
9	North Dakota	0.16%
10	Ohio	0.15%
U.S. Average		0.10%

Source: National Association of Home Builders



# Households Priced Out of Market by \$1,000 Price Increase



## State of Nevada

Median New Home Price \$255,845

Income Needed to Qualify \$64,514

Total No. of Households 1,178,004

**Priced Out by \$1,000 Price Increase 2,285**

Source: National Association of Home Builders



# No. of Households Priced Out of the Market in Nevada

(Based on a \$1,000 Price Increase)

Reflects the median new home price as computed by NAHB and the associated impact of a \$1,000 increase. The first increase prices out a total of 2,285 households. Similarly, a \$20,000 increase prices out 45,687 households. These data are based on estimates published by NAHB.

Median New Home Price	Price Increase	Households Priced Out	Median New Home Price	Price Increase	Households Priced Out
\$255,845	\$ -	-	\$266,845	\$11,000	25,128
\$256,845	\$1,000	2,285	\$267,845	\$12,000	27,412
\$257,845	\$2,000	4,569	\$268,845	\$13,000	29,697
\$258,845	\$3,000	6,853	\$269,845	\$14,000	31,981
\$259,845	\$4,000	9,138	\$270,845	\$15,000	34,265
\$260,845	\$5,000	11,422	\$271,845	\$16,000	36,550
\$261,845	\$6,000	13,706	\$272,845	\$17,000	38,834
\$262,845	\$7,000	15,991	\$273,945	\$18,000	41,118
\$263,945	\$8,000	18,275	\$274,945	\$19,000	43,403
\$264,945	\$9,000	20,559	\$275,945	\$20,000	45,687
\$265,945	\$10,000	22,844			

Source: National Association of Home Builders and Applied Analysis



# No. of Households Priced Out of the Market in Nevada

(Based on a \$1,000 Price Increase)

Given where median new home prices stand in the two largest urban areas of Nevada, an adjusted analysis was requested of NAHB staff utilizing a price of \$390,417. A \$1,000 increase in home prices impacts 1,157 households, while a \$20,000 increase prices out 23,142 households.

Median New Home Price	Price Increase	Households Priced Out	Median New Home Price	Price Increase	Households Priced Out
\$390,417	\$ -	-	\$401,417	\$11,000	12,728
\$391,417	\$1,000	1,157	\$402,417	\$12,000	13,885
\$392,417	\$2,000	2,314	\$403,417	\$13,000	15,042
\$393,417	\$3,000	3,471	\$404,417	\$14,000	16,199
\$394,417	\$4,000	4,628	\$405,417	\$15,000	17,357
\$395,417	\$5,000	5,785	\$406,417	\$16,000	18,514
\$396,417	\$6,000	6,943	\$407,417	\$17,000	19,671
\$397,417	\$7,000	8,100	\$408,417	\$18,000	20,828
\$398,417	\$8,000	9,257	\$409,417	\$19,000	21,985
\$399,417	\$9,000	10,414	\$410,417	\$20,000	23,142
\$400,417	\$10,000	11,571			

Source: National Association of Home Builders and Applied Analysis



# The Missing Middle

**1 in 4**

Southern Nevada Households

**Fall into the Missing Middle**



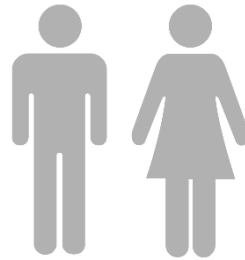
- The lack of affordable housing is a growing concern for communities across the United States, including southern Nevada. When housing supply fails to keep pace with housing demand, prices can rise rapidly. As prices climb, households must spend larger shares of income on basic housing needs, leaving less income for other, often essential, goods and services.
- Increasingly, the impacts of the affordable housing shortage are being felt by middle-income households. These households earn too much income to qualify for government housing subsidies and other public assistance programs, yet they are underserved by a housing market with a limited affordable inventory.
- These households, which earn between \$35,000 and \$60,000 per year, are The Missing Middle.

# Who is the Missing Middle?



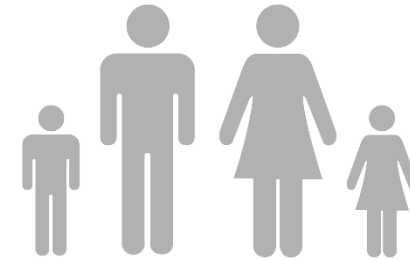
**186,000**

Households



**129,500**

Family Households



**72,700**

Households with Children

**96,000**

Renter Households

**90,000**

Homeowner Households

Source: U.S. Census Bureau, Applied Analysis



# Who is the Missing Middle?

**248,000**  
Workers

*Nearly a Quarter of Southern  
Nevada's Workforce*



**Leisure and Hospitality**

78,800



**Retail Trade**

34,500



**Education and Health Services**

29,900



**Professional and Business Services**

22,700



**Construction**

16,700

Source: U.S. Census Bureau, Applied Analysis



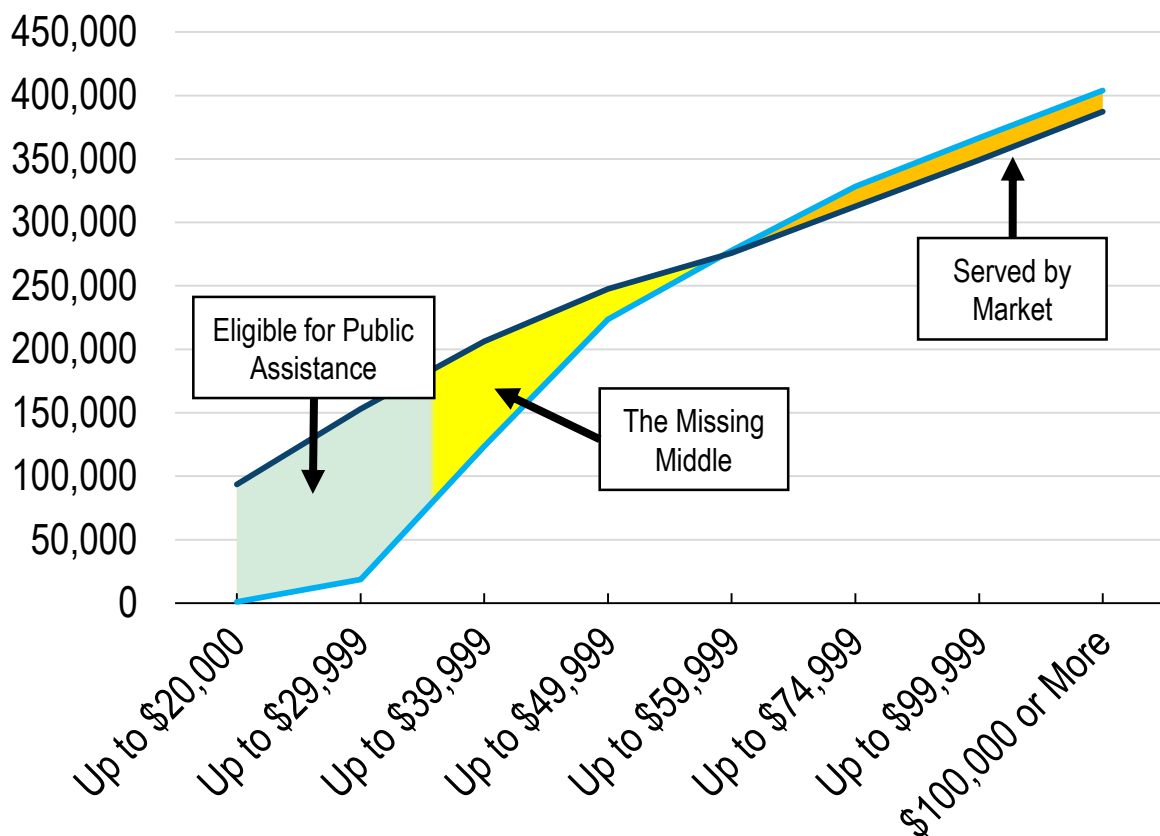


# The Missing Middle

## Renter-Occupied Households

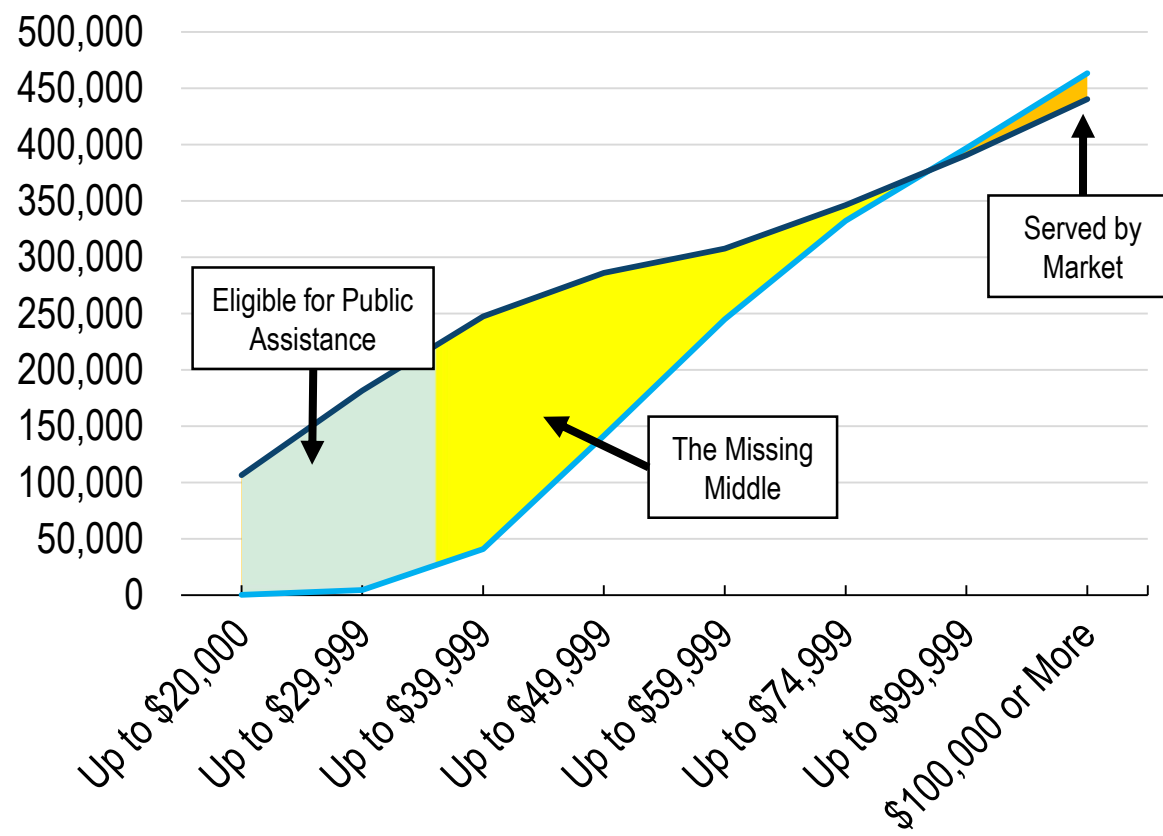
Renter-Occupied Households (2017)

— Affordable Units — Households



Renter-Occupied Households (2026)

— Affordable Units — Households








Source: Applied Analysis

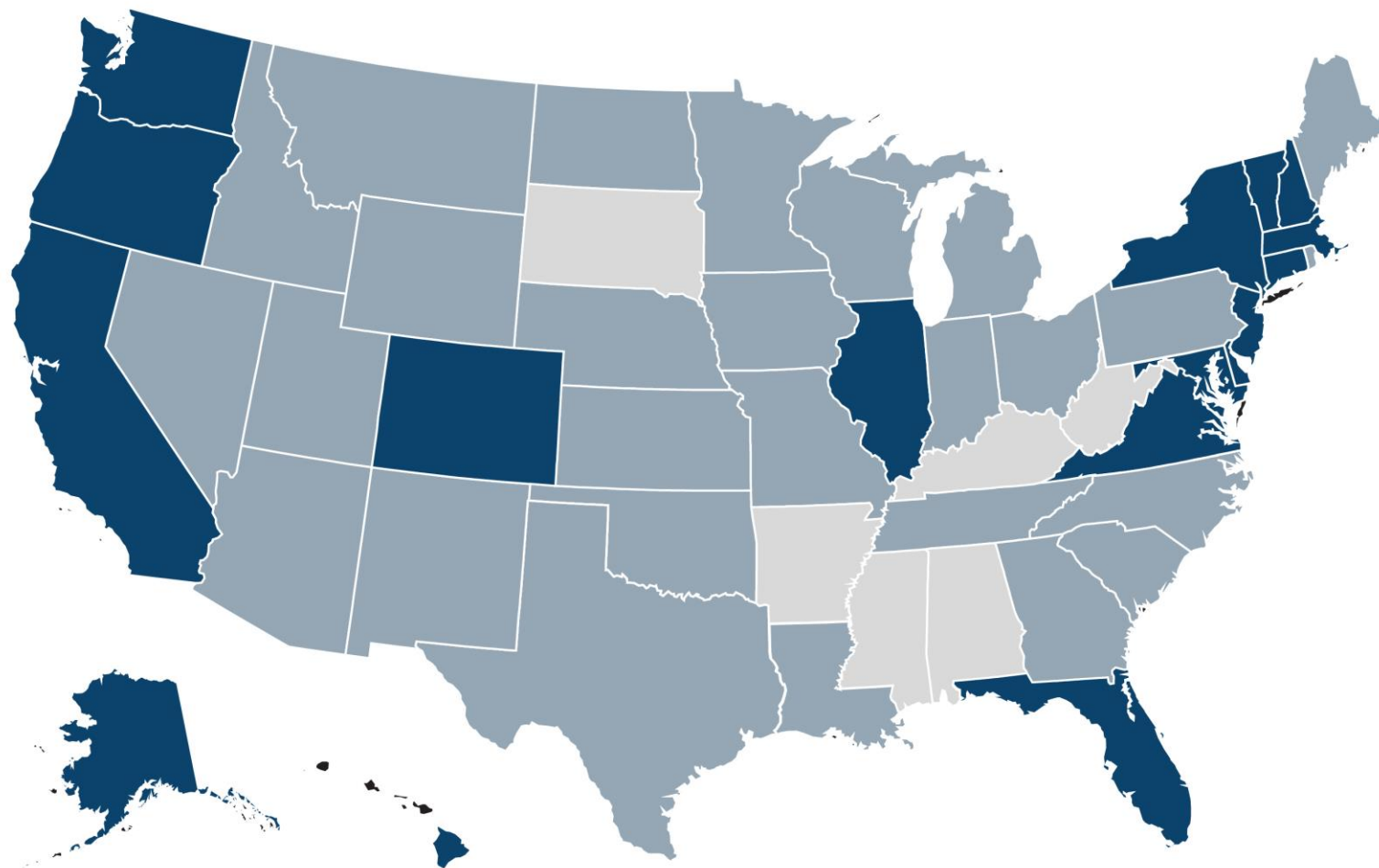


## Affordable Apartments

- 1-Bedroom Units with Rent Between \$614 to \$851
- 2-Bedroom Units with Rent Between \$851 to \$1,030
- Apartment Complexes with 100 Units or More
- Built in 1978 or Later

Legend	
	Less Than 500 Units
	500 to 999 Units
	1,000 to 1,499 Units
	1,500 to 1,999 Units
	2,000 Units or More

# Hourly Wage Required to Afford a Two Bedroom Rental Home



\$22.10  
National Average

\$18.59  
Nevada

\$20 or More

\$15 to Less Than \$20

Less Than \$15

Source: National Low Income Housing Coalition

Note: Hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) to afford the Fair Market Rent without paying more than 30% of their income.



# Minimum Wage

Las Vegas MSA

**\$8.25**

Minimum Wage

**\$429**

Rent Affordable at  
Minimum Wage

**91**

Work Hours per Week at Minimum Wage  
to Afford Two-Bedroom Apartment

Source: National Low Income Housing Coalition



# Renter Population

Las Vegas MSA

**48%**

Households that Rent

**\$973**

Fair Market Rent for  
Two-Bedroom Apartment

**\$17.12**

Estimated Mean  
Renter Wage

**\$18.71**

Housing Wage Needed for  
Two-Bedroom Apartment

Source: National Low Income Housing Coalition

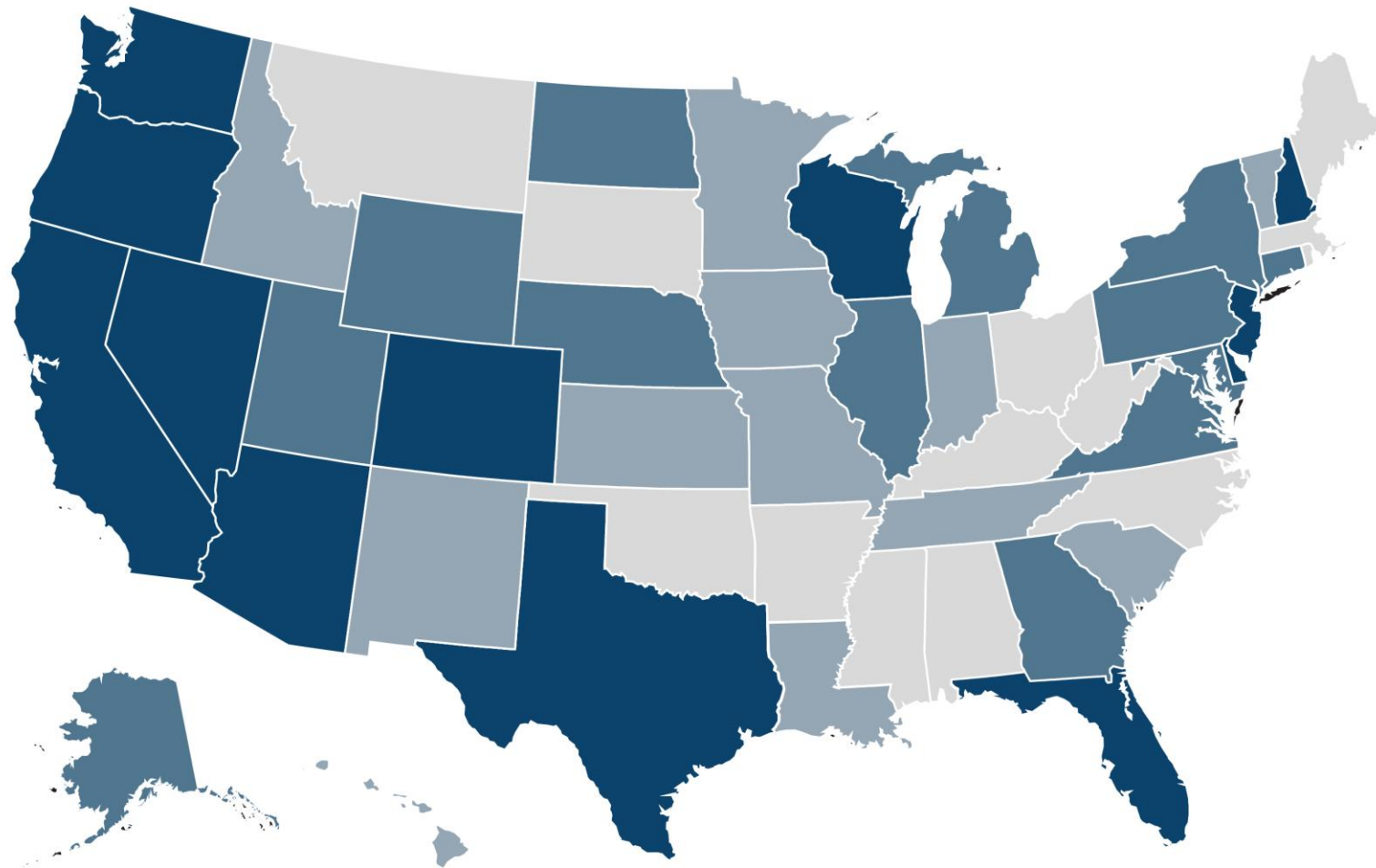
Note: Hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) to afford the Fair Market Rent without paying more than 30% of their income.





# Rental Homes Affordable and Available

## Per 100 Extremely Low Income Renter Households



Bottom States	Rental Homes Per 100 Households
Nevada	15
California	22
Delaware	24
Oregon	25
Arizona	26

30 or Fewer  
Between 31 and 40  
Between 41 and 45  
Between 46 and 59

Source: NLIHC Tabulations of 2016 ACS PUMS Data

Note: Extremely low income (ELI) renter households have incomes at or below the poverty level of 30% of the area median income.



# Rental Homes Affordable and Available

## Per 100 Extremely Low Income Renter Households

Las Vegas has the most severe shortage of affordable and available rental homes for extremely low income renter households

### Most Severe Shortage of Rental Homes

Metro Area	Affordable and Available Rental Homes per 100 Renter Households
Las Vegas, NV	10
Los Angeles, CA	17
Orlando, FL	17
Sacramento, CA	19
Dallas, TX	19
Houston, TX	19
San Diego, CA	20
Riverside, CA	20
Phoenix, AZ	20
Miami, FL	22

Source: NLIHC Tabulations of 2016 ACS PUMS Data

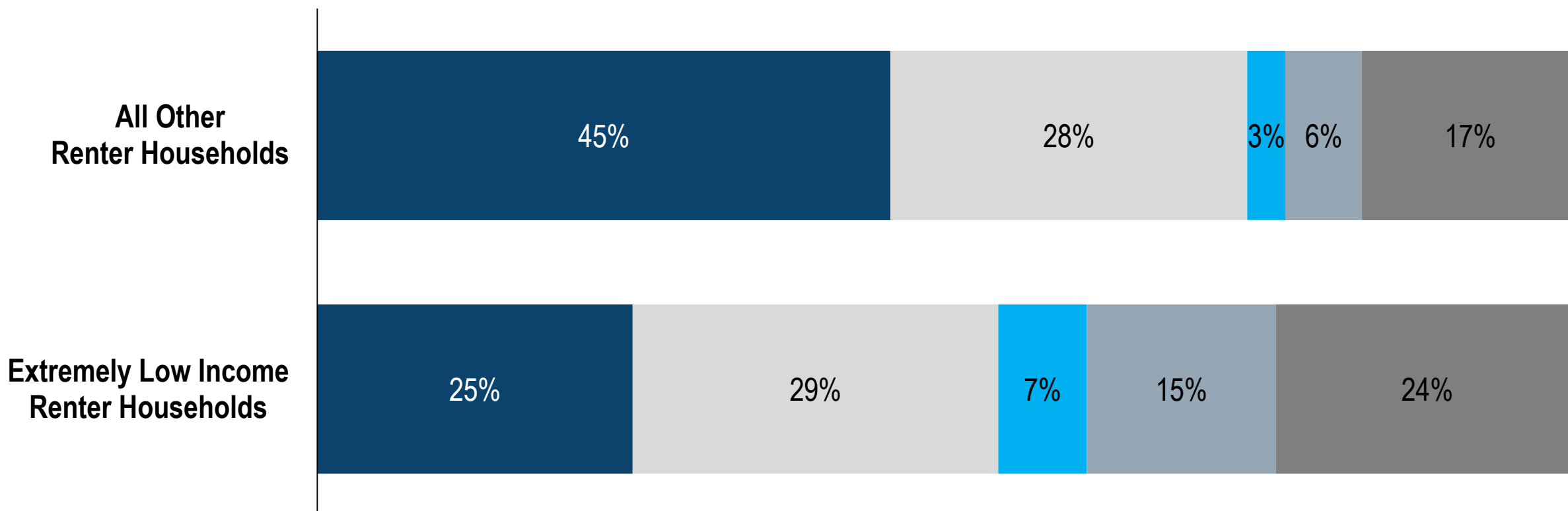
Note: Extremely low income (ELI) renter households have incomes at or below the poverty level of 30% of the area median income.





# Household Type by Income

■ Non-disabled, non-elderly without children ■ Non-disabled, non-elderly with children ■ Disabled with children ■ Disabled ■ Senior



Source: NLIHC Tabulations of 2016 ACS PUMS Data

Note: Senior means householder or spouse is at least 62 years of age, regardless of children in the household. Disable means householder and spouse (if applicable) are younger than 62 and at least one of them has a disability.

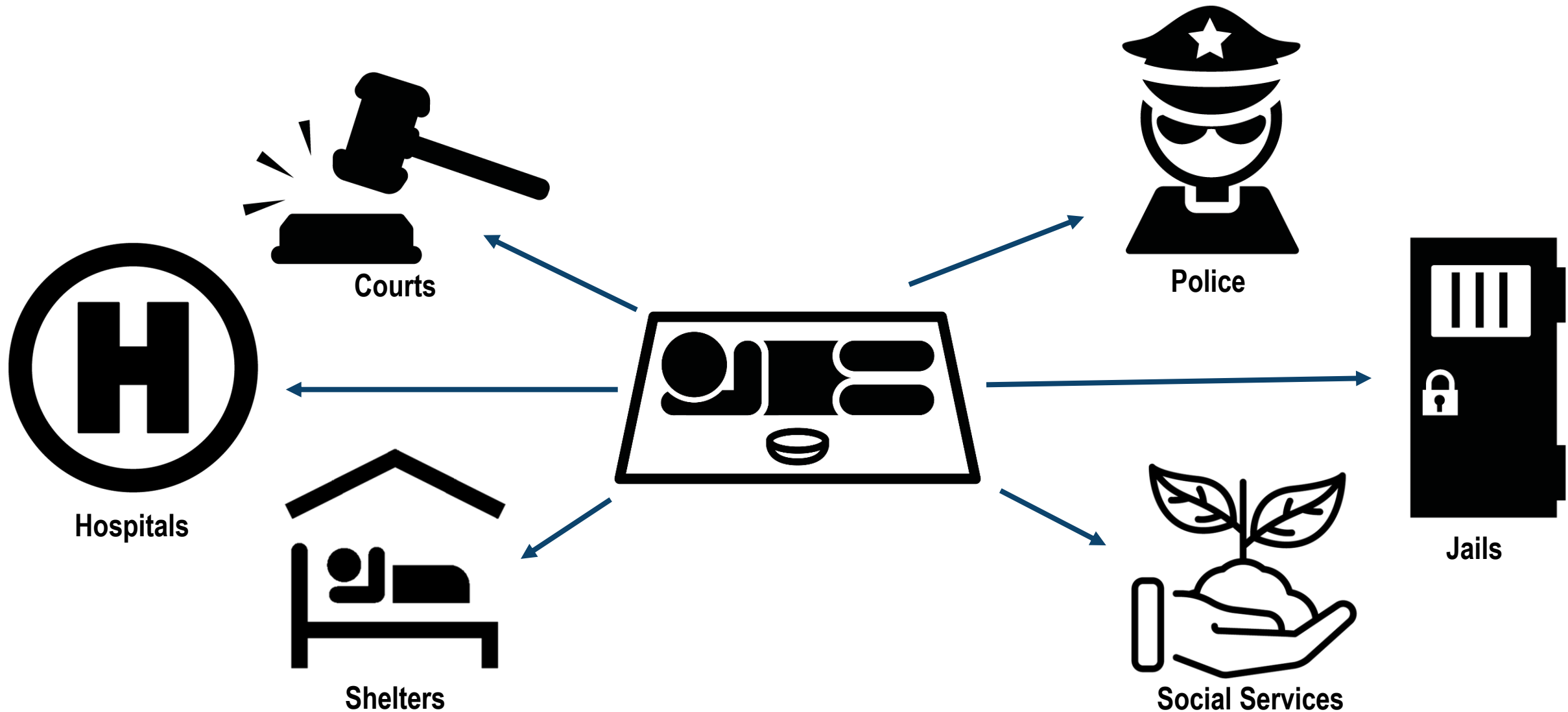


# The Cost of Homelessness

In the United States



# The Cost of Homelessness



# Measuring the Cost of Homelessness

- Depending on what is measured and how, the costs of homelessness can vary significantly. In recent years, several localized studies have been conducted in an attempt to quantify these costs in jurisdictions throughout the country. These studies were collected and reviewed for the purposes of estimating the cost of homelessness.
- The methodologies and populations for these studies have varied. A common methodology involved tracking actual costs for a certain population of homeless people. The populations varied from small specialized populations of less than 100 to wide-ranging studies involving 10,000 people or more. These studies provided a wide range of costs per person, particularly those that focused on populations of chronic homeless, who typically consume a higher level of services. Studies that includes a broader homeless population generally produced lower per-person costs.
- Some variation is also explained by the types of costs includes. In general, the costs of homelessness involve social services, housing, policing, incarceration and medical treatment, but the studies varied in the types of costs they tracked and estimated.
- The second primary methodology involved asking public and private agencies in the area to provide estimated actual costs expended in relation to the local homeless population. These were aggregated to estimate the costs to the community as a whole and on a per-person basis.
- The reviewed studies do not include potentially intangible costs. For example, homeless populations may negatively affect the general public impression of a city or an area, which could impact tourism. While these types of intangible costs are not typically addressed in studies, anecdotal evidence suggests that they do have potential impacts.

# Cost of Homelessness Study Summary

The cost findings from the reviewed studies on the costs of homelessness were compiled and adjusted for inflation and geographic cost-of-living variances. These adjustments provide a range of annual cost estimates for each homeless person in Southern Nevada.

The average annual cost per homeless person was \$25,492 in 2018, and the median cost was \$26,068. The compiled cost data was used to estimate the total costs of homelessness in Southern Nevada in 2018 and project those costs over the next decade.

Key findings from selected studies are highlighted in the following pages.

City	Study Year	Adjusted Cost
Santa Clara, CA	2012	\$2,994
Louisville, KY	2005	\$8,914
Nashville, TN	2006	\$9,889
Los Angeles, CA	2008	\$14,265
Minneapolis, MN	2011	\$18,823
Sarasota, FL	2014	\$19,604
Fresno, CA	2009	\$23,974
Clark County, NV	2015	\$26,068
Portland, ME	2007	\$30,313
New York, NY	1999	\$32,777
Orange County, CA	2015	\$33,166
Orlando, FL	2013	\$36,561
Seattle, WA	2007	\$39,877
Portland, OR	2006	\$41,784
Albuquerque, NM	2015	\$43,371
<b>Average</b>		<b>\$25,492</b>
<b>Median</b>		<b>\$26,068</b>

Source: Applied Analysis

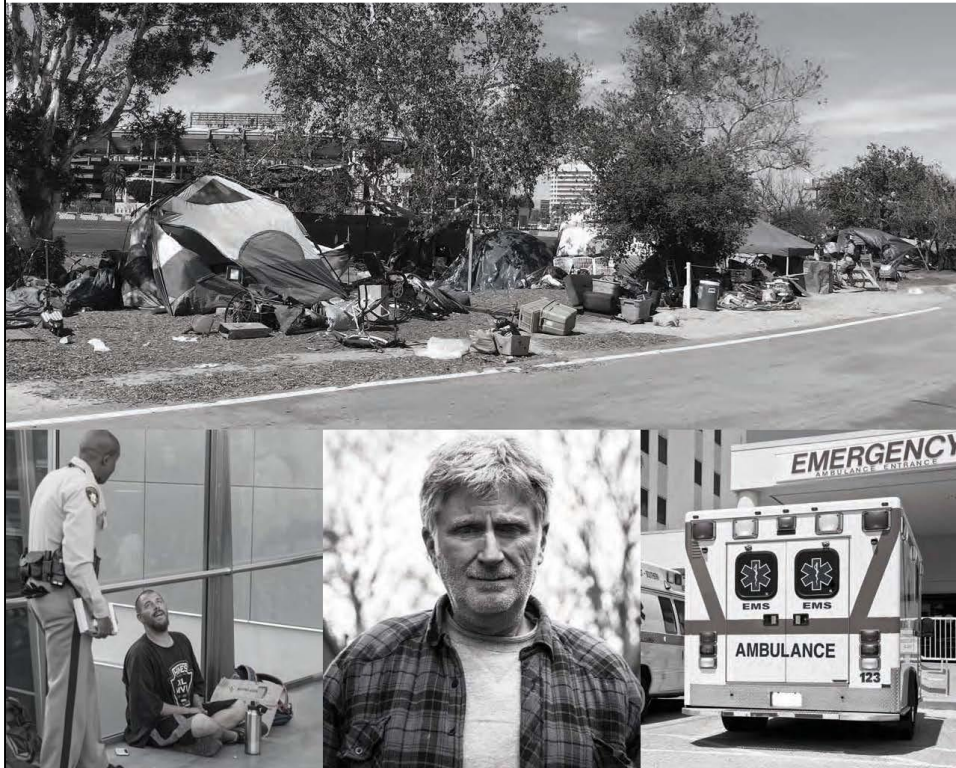




2017 REPORT

## HOMELESSNESS IN ORANGE COUNTY

### THE COSTS TO OUR COMMUNITY

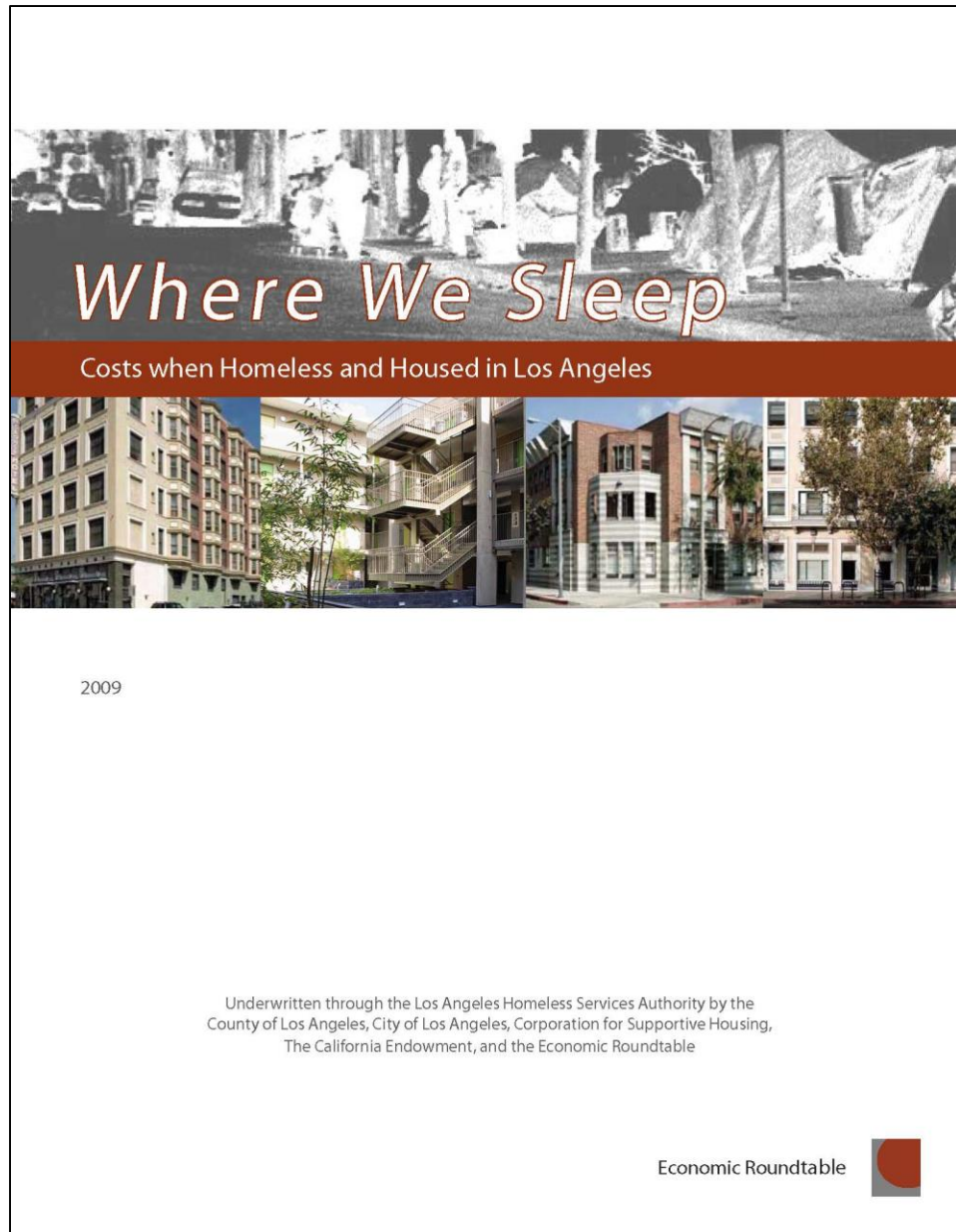


Orange County, CA

# Homelessness in Orange County: The Costs to Our Community

Date of Report: 2017

- Average annual cost per person for all services is approximately \$45,000. Heavy service consumers, particularly of health and medical services, drive the average cost up greatly; so much so, that if the most costly 10% are dropped from the analysis, the mean annual cost per person drops to approximately \$10,000.
- As a result of decreases in service utilization and criminal justice contacts, the estimated average annual cost of services is 40% lower for the chronically homeless in permanent supportive housing (\$51,587) in comparison to the chronically homeless living on the streets and in emergency shelters (\$85,631), even taking into consideration the program costs of permanent supportive housing.
- When looking at health service utilization alone, the estimated average annual cost among those homeless who are housed (\$26,158) is half the annual cost incurred by those on the street or in emergency shelters (\$51,855), with the disparity even greater between those in permanent supportive housing (\$43,184) and the chronically street homeless (\$98,199).



Los Angeles, CA

# Where We Sleep: Costs when Homeless and Housed in Los Angeles

Date of Report: 2009

- The typical public cost for residents in supportive housing is \$605 a month. The typical public cost for similar homeless persons is \$2,897, five-times greater than their counterparts that are housed. This remarkable finding shows that practical, tangible public benefits result from providing supportive housing for vulnerable homeless individuals. The stabilizing effect of housing plus supportive care is demonstrated by a 79 percent reduction in public costs for these residents.
- Public costs for homeless individuals vary widely depending on their attributes. Young single adults 18 to 29 years of age with no jail history, no substance abuse problems or mental illness, who are not disabled cost an average of \$406 a month. Older single adults 46 or more years of age with co-occurrent substance abuse and mental illness, and no recent employment history cost an average of \$5,038 a month. A range of solutions is required that match the needs of different groups in the homeless population.
- Forty percent of homeless individuals have public costs of less than \$500 a month. It is the extremely high public costs of the most expensive 10 percent, \$8,083 per month, which raises the overall average for this population to \$1,446 per month. Roughly 80 percent of homeless residents have costs below this average.



# Home Not Found

The Cost Of Homelessness  
In Silicon Valley



Daniel Fleming, Halil Toros and Patrick Burns  
ECONOMIC ROUNDTABLE

Underwritten by Destination: Home and the County of Santa Clara

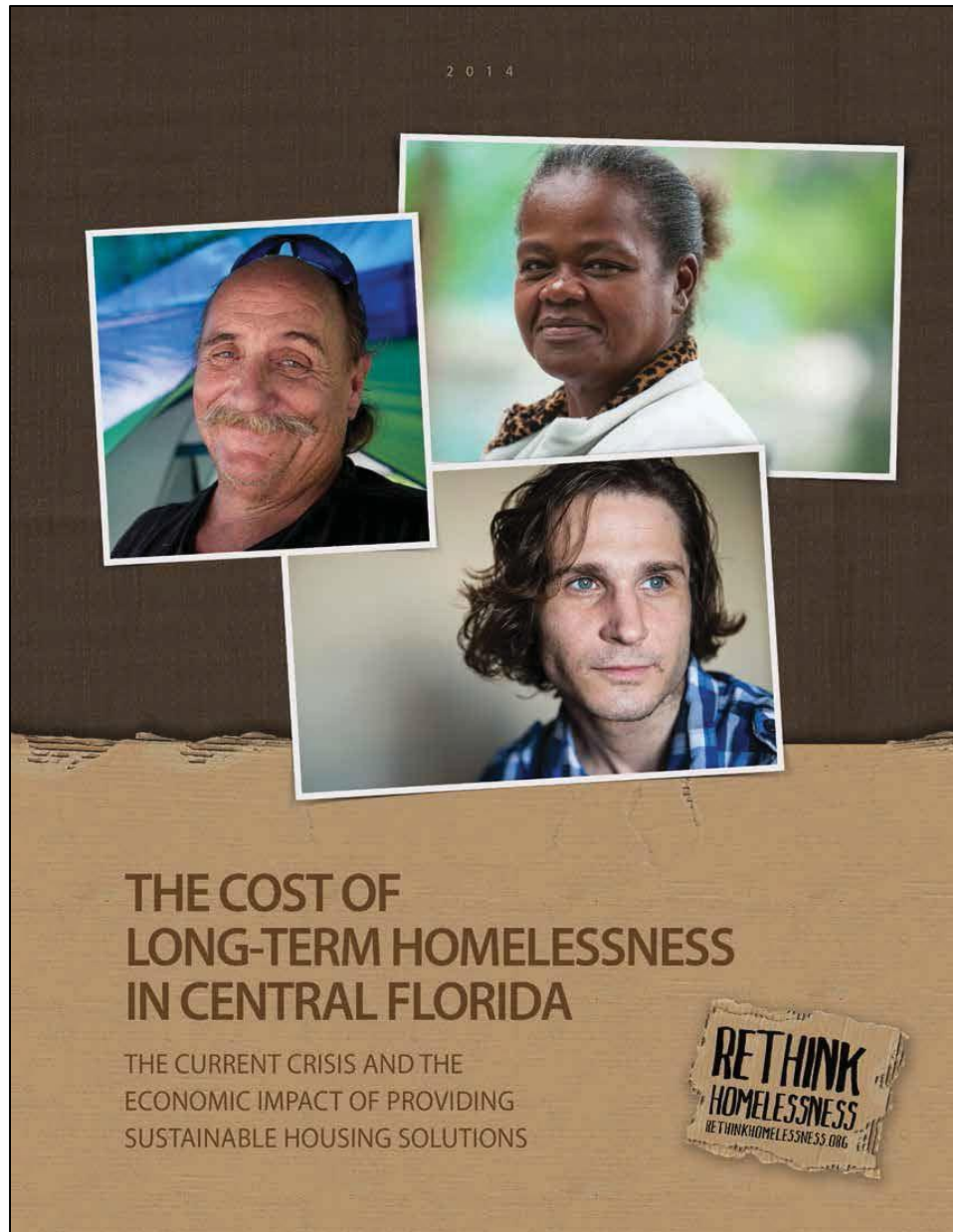
2015

Santa Clara, CA

## Home Not Found: The Cost of Homelessness in Silicon Valley

Date of Report: 2015

- The average annual cost for all residents who were homeless at some point in 2012 was \$5,148. However, the most frequent users of public, medical and nonprofit services, the top 5%, had costs averaging over \$102,000 in 2012.
- Homeless costs are heavily skewed toward a comparatively small number of frequent users of public and medical services. For example, for all county residents experiencing homelessness in 2012, the average annual cost per person was \$5,148. However, individuals with costs in the top 5% accounted for 47 percent of all costs and had average costs of over \$100,000 per year.
- Health care costs accounted for 53 percent of expenditures for homeless persons. Social welfare agencies including nonprofit service providers and county Social Services accounted for 13 percent of expenditures. Justice system agencies accounted for 34 percent of expenditures, most of it for jail costs.



Orlando, FL

# The Cost of Long-Term Homelessness in Central Florida

Date of Report: 2014

- Based on our study of a cohort of 107 chronically homeless individuals, we calculated that the average annual cost to be homeless and cycling in and out of incarceration, emergency rooms and inpatient hospitalizations was \$31,065 per person per year. Average cost per year for the cohort for the tri-county area is \$3,323,955, for a 10-year total cost of \$33,239,553. Providing permanent supportive housing for individuals with similar histories of chronic homelessness and disabling conditions in Central Florida cost an average of \$10,051 per person per year, an annual cost savings of \$21,014 per person, or a community cost reduction of 68% per person, per year.
- Providing permanent supportive housing for the 107 chronically homelessness individuals would save a minimum of \$21,014 per person per year, or \$2,248,498 per year if the entire group were housed. Using Housing First and Permanent Supportive Housing models achieving a 90% Housing Retention Rate allowing for a 10% rate of recidivism, would still provide an annual community cost savings of \$2,023,648. Were the entire group of 107 to be housed, a 10-year projected cost savings accounting for recidivism would be, at a minimum, \$20,236,482.





VANDERBILT UNIVERSITY

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<http://peabody.vanderbilt.edu/ccs/>  
Voice: (615) 322-3386

## The Hidden Costs of Homelessness in Nashville: A Report to the Nashville Metro Homelessness Commission

By Courte C.W. Voorhees, Scott R. Brown & Douglas D. Perkins

### EXECUTIVE SUMMARY

The costs of homelessness, in terms of services and systems of care, must be understood to better inform policy-making. Currently those costs are generally unknown because they are spread across many public and private agencies that do not readily share cost and budget information or do not separate costs for serving the homeless population; some may be difficult to quantify; mostly costs of homelessness are elusive because people experiencing homelessness themselves tend to be "hidden." Also, the methods and resources to track, analyze and report costs have not been standardized or made transparent and regularly reported.

This study aims to shed light on the economics of homelessness in Nashville. We draw on, and where possible try to improve upon, the data sources and analytic approaches of similar studies in other cities across the U.S. In addition, for comparative purposes, we estimated the costs of providing permanent housing for homeless persons, both including and not including supportive services, and the differences in expenditure for all options to provide a cost-efficiency analysis.

**Methods.** Six trained Vanderbilt students conducted interviews with homeless people, service providers, and outreach workers throughout Nashville. Archival data were also used to construct costs directly and to estimate unavailable figures. Homeless participants were only excluded from the study if they were under 18 years old, were unable to understand the consent form, or did not speak English. Once the initial convenience sample was gathered, an effort was made to make the final sample ( $n = 105$ ) as demographically representative of the 2,227 homeless persons identified in the 2008 Nashville Homelessness Count as possible. Respondents were, on average, 45 years old; had lived in Nashville an average of 35.5 years (median 12 years); 75% were male; 62% self-identified as African-American; almost all were single, divorced or widowed. Only 2.7% were veterans of the armed forces, which likely under-represents the adult homeless veteran population. Median income for respondents was \$2,800 (mean \$4,641); 71.4% of participants had been homeless for one year or more prior to the interview; participants had spent an average of 3-5 years on the streets or in shelters; 52% met the criteria for *chronic homelessness*. We believe this percentage in the sample to be representative of the Nashville count, regardless of some estimates that chronic homelessness makes up about 10% of homelessness nationally. Participants were interviewed at shelters, on the street, and in advocacy centers.

Key informants ( $n=17$  outreach and service workers, program administrators) were interviewed (by phone, email or in person) to determine or help estimate costs of providing services for people experiencing homelessness in Nashville. Service costs were sought for addiction treatment, advocacy, case management/referrals, child care and education, clothing, communications, counseling, documents, education, emergency care/transport, financial services, food, health care, housing/shelter, incarceration, job training, laundry, legal/courts, mental/behavioral health, pastoral

1

Nashville, TN

# The Hidden Costs of Homelessness in Nashville

Date of Report: 2008

- The total cost associated with homelessness in Nashville from 11 service provider agencies and archival/provider estimates is \$16,784,020. This is likely an underestimate, given the omission of many other "hidden" costs that were beyond the scope of this study. The estimated total cost associated with chronic homelessness in Nashville is \$10,034,426. That works out to \$7,537 per average homeless person in our sample and \$10,624 for the average chronic homeless person in the sample. Both of the total cost and per person figures should be treated as lower bounds for the cost of homelessness in Nashville.
- In contrast to current costs related to average and chronic homelessness, the annual cost to provide permanent housing (including a reduction in existing services) is estimated at \$5,907-7,618 per person, or a net per-person savings of between \$1,630-3,007. The annual cost of housing plus wrap-around services is \$11,500, which would be largely, but not entirely, subsidized by the reduction in existing service costs



# Strategies to Reduce Homelessness

In the United States



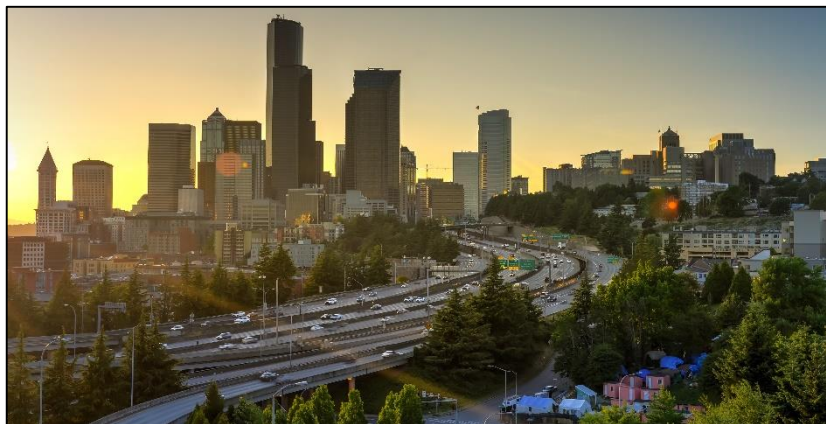
The Cost of HOMELESSNESS





# Strategies to Reduce Homelessness

Homelessness is a growing concern in cities across the United States. In recent years, local governments large and small have dedicated funding, resources and attention to reduce homelessness. The following pages provide broad summaries of the strategic plans and initiatives being implemented in some of the nation's largest cities to help lift people out of homelessness.





# Strategies to Reduce Homelessness

## New York City

In 2017, Mayor Bill de Blasio launched Turning the Tide on Homelessness in New York City, a program that aims to address the challenge of homelessness in the city using a three-pronged approach. Program highlights below:

1. Doing more to keep people in their homes by making housing affordable and stopping illegal evictions
  - Affordable housing: 200,000 affordable apartments preserved
  - Rental Assistance and Rehousing Initiative: Helping 51,500 people secure housing
  - Emergency Rental Assistance: Helped 161,000 households that were at risk of eviction stay in their homes
  - Supportive Housing: 15,000 new units in 15 years
  - Legal Assistance: 40,000 New Yorkers able to stay in their homes
2. Making operational reforms to better serve people in shelters and neighborhoods.
  - 90-day review of current homeless services, including 46 reforms aimed at preventing homelessness, addressing street homelessness, improving conditions and safety in shelter, and helping New Yorkers transition from shelter to permanent housing
  - Closing Cluster Apartments: Removed 647 cluster apartments, which are publicly subsidized privately owned units
  - Standing Up for Veterans: Implemented strategies and policies that helped more than 3,100 homeless veterans get connected to quality housing. Over three years, the number of homeless veterans has fallen by two-thirds.
3. Reimagined Shelter Strategy
  - Shrinking the Shelter Footprint: Close cluster apartment sites and commercial hotel facilities and replace them with shelters
  - Creating New, Effective Shelters: The city plans to open 90 new shelter units over next five years. These shelters will have social services and mental health counseling available.

Source: New York City



# Strategies to Reduce Homelessness

## Chicago

In December 2018, Chicago approved Mayor Rahm Emanuel's five-year housing plan, which will run from 2019 through 2023. The plan provides a \$1.4 billion framework that will provide roughly 40,000 units of affordable housing throughout the city. Plan highlights include:

1. Target vacant and abandoned buildings for rehab. The city has worked over the past 10 years to take homes in foreclosure and turn them into affordable homes. Additionally, TIF Purchase-Rehab and the Troubled Buildings Initiatives have helped to preserve over 17,000 homes.
2. Use vacant land as a resource to build new homeownership units, acquiring vacant lots and transferring them to responsible owners who will develop them into productive, low-cost housing.
3. Expand the Preservation of Existing Affordable Rental program that is a flexible refinancing tool that works with private capital to help preserve affordable housing units for the long term. This is a cheaper option than building new affordable housing units.
4. Proactively preserve existing affordable housing units by providing incentives to preserve the affordable units that are in typically high-cost areas.
5. Provide robust resources to serve the homeless and those in danger of homelessness. The city has committed to securing 1,600 more units for the chronically homeless, 600 of which will be supportive housing.

Source: City of Chicago





# Strategies to Reduce Homelessness

## San Francisco

The San Francisco Department of Homelessness and Supportive Housing was launched in 2016 with a focus on preventing and ending homelessness in the city. City programs include:

1. **Heading Home Campaign.** A public-private partnership between the City and County of San Francisco, the San Francisco Unified School District, Hamilton Families, other non-profits and private philanthropy designed to dramatically reduce family homelessness. The \$30 million initiative is focused on establishing permanent housing for the 1,800 homeless or marginally-housed children in the San Francisco public school system.
2. **Navigation Center Program.** Centers provide a wide array of health, housing and social services to help those facing homelessness find permanent housing.
3. **Homeward Bound.** This program is designed to reunite those who are experiencing homelessness in San Francisco with family and friends willing and able to offer ongoing support to end the cycle of homelessness. The program provides participants with a bus ticket to their destination.
4. **San Francisco Homeless Outreach Team.** Developed by the Department of Public Health, the program establishes small teams to provide outreach and care management to homeless people who have severe illness or are at serious risk of dying.

Source: City of San Francisco



# Strategies to Reduce Homelessness

## Los Angeles

In 2015, the Los Angeles County Board of Supervisors created the Los Angeles County Homeless Initiative, which included 47 strategies to fight homelessness. In 2017, Los Angeles County voters approved Measure H, adding a quarter cent to the county sales tax to generate an estimated \$355 million annually to fight homelessness and implement programs under the Homeless Initiative.

1. Prevent homelessness. Directs key county social services, law enforcement, health and other agencies to develop comprehensive homeless prevention programs in their respective areas of responsibility.
2. Subsidize housing. Programs include developing temporary, two-year programs to encourage landlord acceptance of subsidized tenants with a Housing and Urban Development voucher, incorporating the Rapid Re-housing model to include housing location assistance and housing-related case management, developing and implementing a plan to increase the interim/bridge housing stock across the county, and dedicating Housing Choice Vouchers that become available through routine turnover to permanent supportive housing for chronically homeless individuals through a tiered approach.
3. Increase income. Programs include increasing employment opportunities for homeless adults and expanding outreach and targeted recruitment strategies to include those who are homeless or recently homeless.
4. Provide and coordinate case management and services. Expand and coordinate programs among county agencies and departments involving homeless populations.
5. Increase affordable/homeless housing. Initiatives include creating a model ordinance and set of best practices for distribution to jurisdictions throughout Los Angeles County, develop a Second Dwelling Unit Pilot Program that expedites the review and approval processes to facilitate the development of second units on single-family lots, and providing incentives to assist homeowners in constructing new or preserving existing, unpermitted second units in exchange for providing long-term affordability.

Source: City of Los Angeles



# Strategies to Reduce Homelessness

## Seattle

The City of Seattle budgets roughly \$78 million annually for fighting homelessness. Programs include:

1. **Seattle Housing Levy.** Passed by voters in 2016, the property tax assessment will generate \$290 million over seven years to preserve and create affordable housing. The levy is expected to create or preserve 2,500 affordable rental housing units, provide rental assistance for 4,500 low-income households, and support construction of 896 new homes across nine buildings.
2. **Seattle Rental Housing Assistance Pilot Program.** Focuses on preventing households from falling into homeless while they are on the waitlist for longer-term assistance.
3. **Diversion and Rapid Rehousing.** Provides one-time financial assistance and services to bypass shelters and move people directly to housing. Rapid Rehousing offers clients rental assistance and supportive services for up to one year.
4. **Safer Places Through Bridge Housing.** The city has announced a plan to increase bridge housing and shelter units by 25 percent (500 safer spaces) to meet the needs of the homeless population.
5. **Trash and Syringe Clean Up.** Removal of trash from unmanaged encampments, collection of syringes, as well as installation of special disposal boxes throughout the city.
6. **Day and Hygiene Centers.** Provide a place for the homeless to stay during the day and access services to meet basic needs, such as showers, restrooms, and laundry machines. Emergency services to find permanent housing are also provided.
7. **Permitted Villages.** Establishment of city-permitted villages that provide safe places for the unsheltered to stay, find stability, and connect to other resources.

Source: City of Seattle



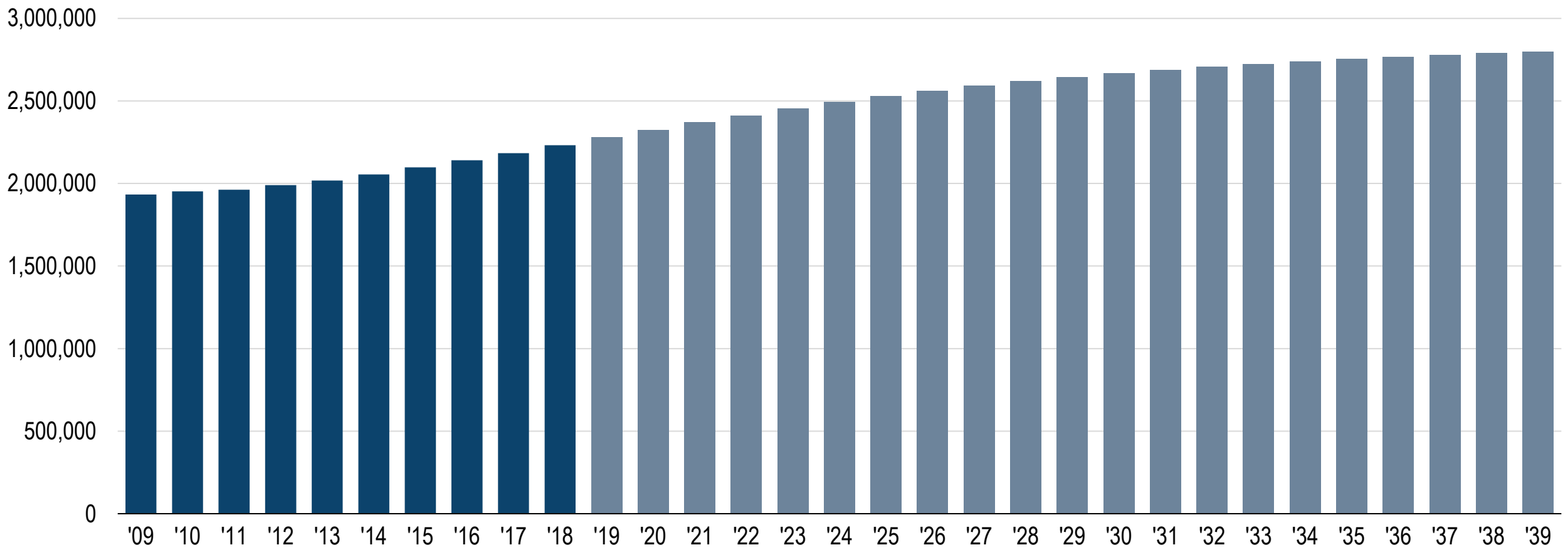
# The Cost of Homelessness

In Southern Nevada



# Southern Nevada Population Projection

To evaluate the homeless population in Southern Nevada, it is important to understand the general direction of the overall population of the community. The following highlights the historical and projected population.

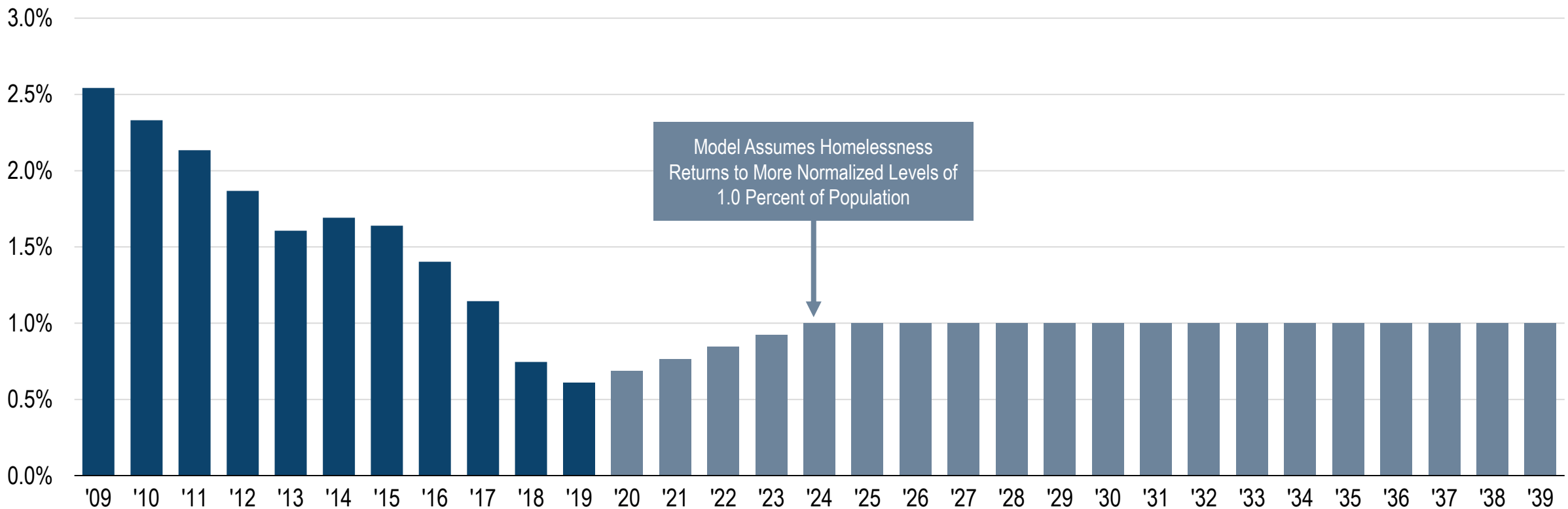


Source: Clark County Annual Homeless Census, Nevada Department of Taxation, Applied Analysis



# Southern Nevada Homeless Population as % of Total

During the past decade, the Southern Nevada community reported some of the strongest economic growth in history. The increased economic activity has resulted in lower rates of unemployment and lower rates of homelessness. That said, as the economy is expected to return to a more normalized pace of activity, the share of population that is homeless is also expected to adjust.



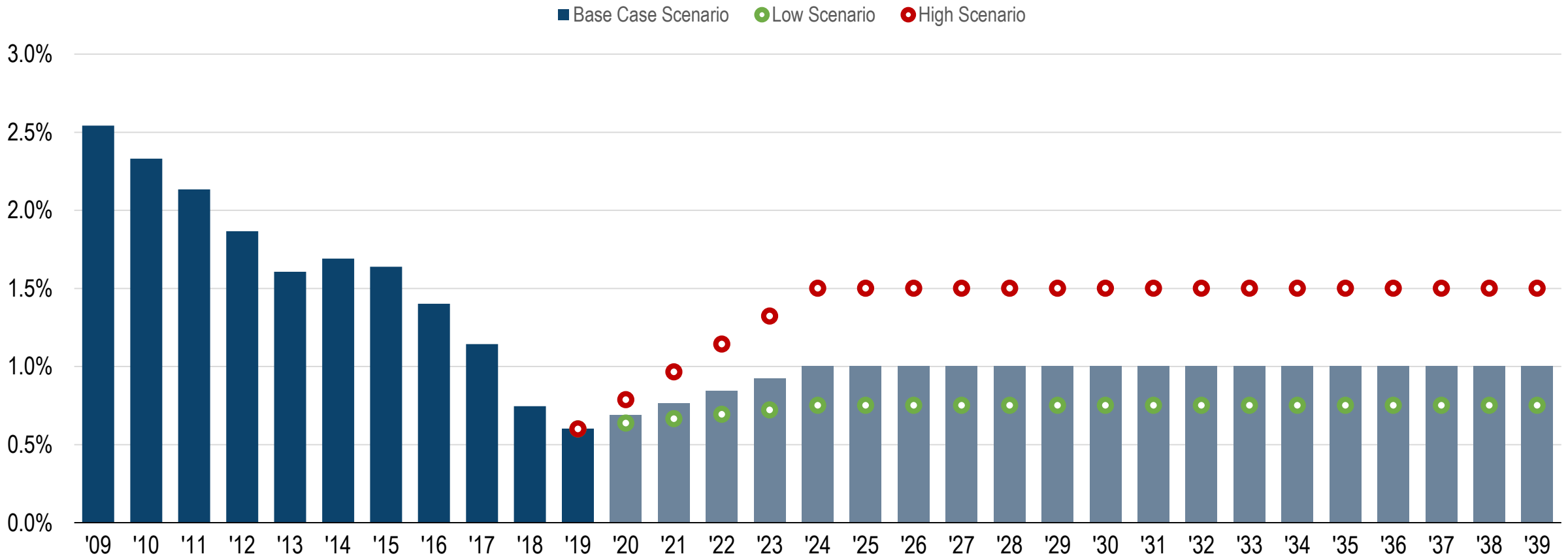
Source: Clark County Annual Homeless Census, Nevada Department of Taxation, Applied Analysis





# Southern Nevada Homeless Population as % of Total

In addition to the base case scenario, the following highlights low and high rates of homelessness. The homeless share of the population is assumed to rise from its current low point to 1.0 percent, which is less than the 10-year average of 1.5 percent that included the economic downturn.

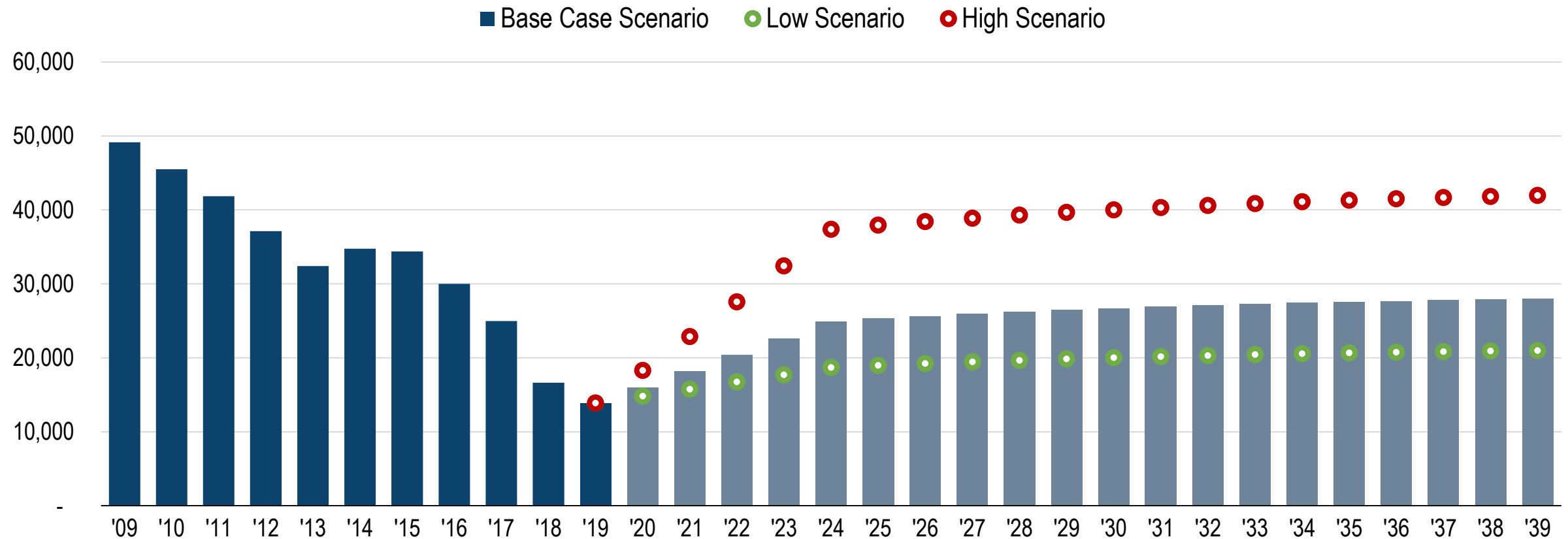


Source: Clark County Annual Homeless Census, Nevada Department of Taxation, Applied Analysis



# Southern Nevada Homeless Population

The following highlights the total number of historical and projected homeless. The analysis assumes a return to a more normalized level of homelessness as the economy is also expected to return to more normalized levels of activity. The total number of homeless is projected to rise to approximately 28,000 in the next 20 years (base case scenario).

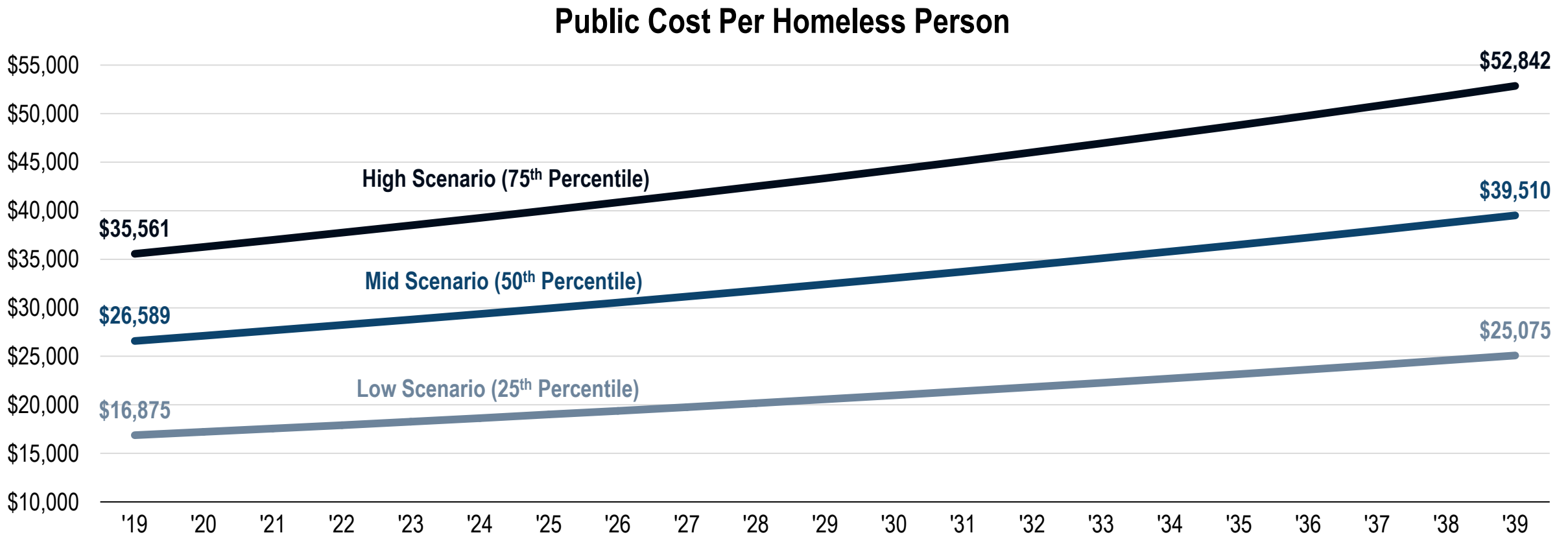


Source: Clark County Annual Homeless Census, Nevada Department of Taxation, Applied Analysis



# Cost Per Homeless Person

Using the costs compiled from the study sample, per-person cost scenarios were modeled using the median, the 25<sup>th</sup> percentile and the 75<sup>th</sup> percentile. The costs for each scenario were projected based on a relatively modest 2.0 percent annual growth rate.



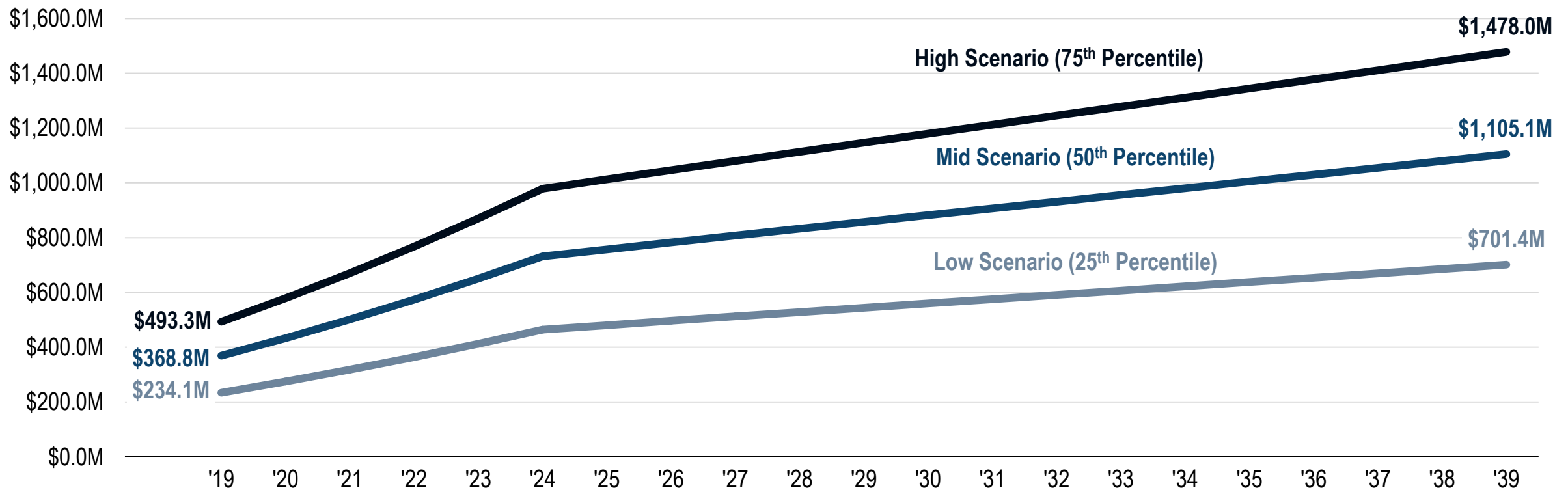
Source: Applied Analysis



# Total Cost of Homelessness (Base Case Scenario)

Multiplying the range of cost per homeless person by the base case scenario homeless population provides current and projected estimates of the total public cost of homelessness in Southern Nevada.

Total Cost of Homelessness



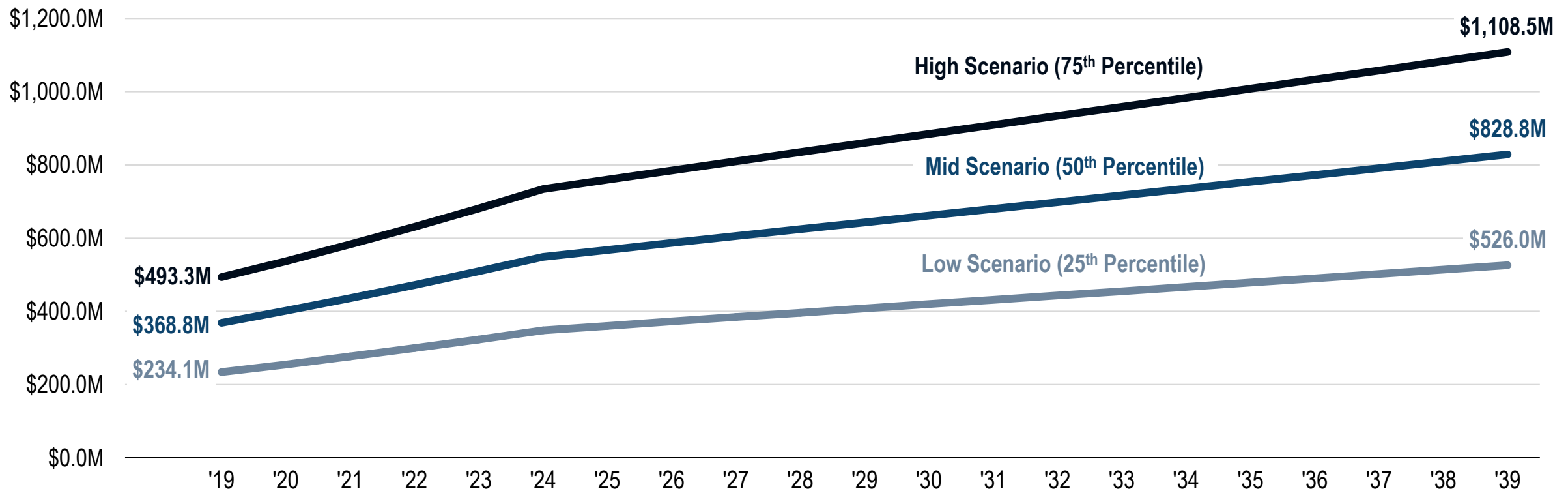
Source: Applied Analysis



# Total Cost of Homelessness (Low Population Scenario)

Multiplying the range of cost per homeless person by the low scenario homeless population provides current and projected estimates of the total public cost of homelessness in Southern Nevada.

**Total Cost of Homelessness**



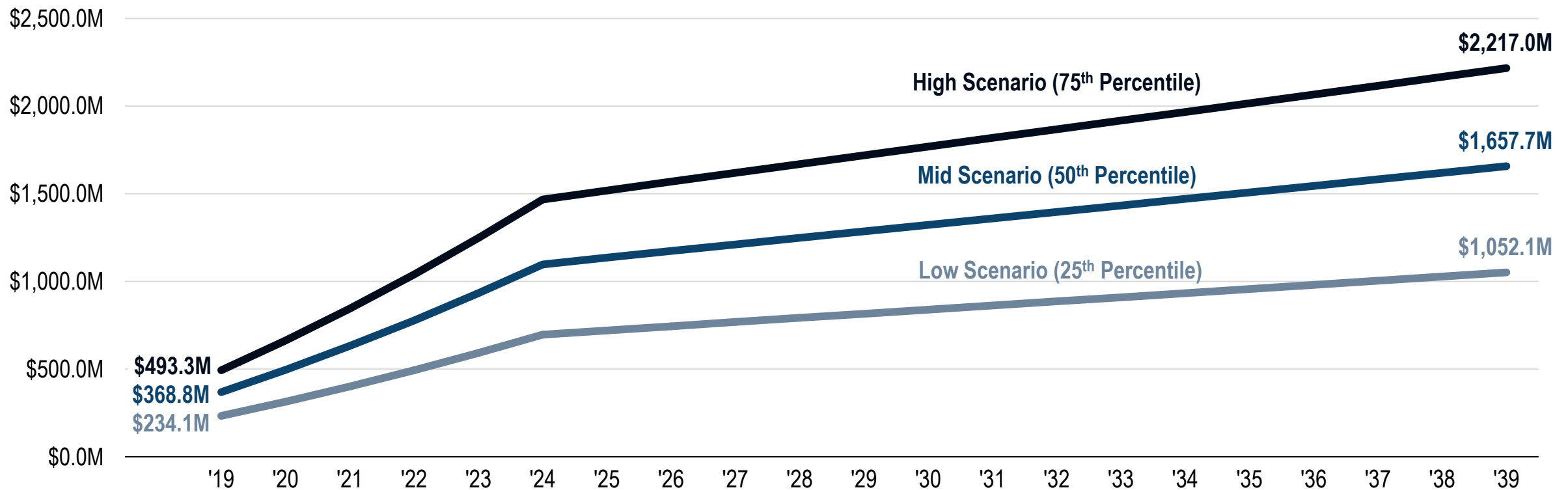
Source: Applied Analysis



# Total Cost of Homelessness (High Population Scenario)

Multiplying the range of cost per homeless person by the high scenario homeless population provides current and projected estimates of the total public cost of homelessness in Southern Nevada.

Total Cost of Homelessness



Source: Applied Analysis





# Annual Cost of Homelessness (Comparative Analysis)

The following table provides a comparative analysis of the three homeless population scenarios (low, base and high) along with the three cost scenarios (low, mid and high). At present, the estimated cost across the community (public and private sources) is approximately \$369 million. That base scenario cost estimate is expected to increase to \$731 billion annually by 2024 and \$1.1 billion annually by 2039.

Homeless Population Scenario	2019			2024 (+5 Years)			2039 (+20 Years)		
	Cost Scenario			Cost Scenario			Cost Scenario		
	Low	Mid	High	Low	Mid	High	Low	Mid	High
Low	\$234 M	\$369 M	\$493 M	\$348 M	\$549 M	\$734 M	\$526 M	\$829 M	\$1,109 M
Base (Mid)	\$234 M	\$369 M	\$493 M	\$464 M	\$731 M	\$978 M	\$701 M	\$1,105 M	\$1,478 M
High	\$234 M	\$369 M	\$493 M	\$696 M	\$1,097 M	\$1,467 M	\$1,052 M	\$1,658 M	\$2,217 M

Source: Applied Analysis



# Implications of Homelessness

In Southern Nevada



The Cost of HOMELESSNESS





# Economic Development Implications

In addition to the hard cost estimates of serving the homeless, there are broader implications for communities when it comes to this issue. The presence of social service issues has the potential to deter private investment, which ultimately has the potential to be counter productive to economic development efforts taking place.



# Approach and Services to Addressing Homelessness

- The City of Las Vegas works with service providers, faith groups and other community partners to bring needed services to help our homeless population get off the streets and gain employment, housing and the skills they need to re-enter society.
- The City is focused on the Courtyard Homeless Resource Center, a starting point where homeless individuals can go to access resources all in one place within the Corridor of Hope at 314 Foremaster Lane. Currently, the Courtyard is open seven days a week 24 hours a day.
- By offering a one-stop shop with access to medical, housing and employment services through a variety partners, the cycle of homelessness can be broken. The initial phase of the Courtyard opened in 2017 and now the City is moving forward to expand the property. This build-out will result in new buildings with classrooms, an intake center, shower and restroom facilities, and areas for service providers to assist homeless individuals. The Courtyard also will feature a kitchen, mailboxes and a pet kennel.
- Construction on this \$15 million project is set to begin in the third quarter of 2019 and be completed in 2020. While construction is occurring at 1401 Las Vegas Blvd. North, the Courtyard will continue to operate at its current location at Foremaster Lane and Las Vegas Boulevard, across from Catholic Charities.
- Since August 2017, the City and service providers at the Courtyard have been assisting in getting homeless off the streets and into housing. Through the Courtyard, the City has connected those in need to mental health providers, legal assistance and job information.

Source: <https://www.lasvegasnevada.gov/Residents/Neighborhood-Services/Homeless-Services>





# Courtyard Homeless Resource Center Expansion



Source: LVRJ

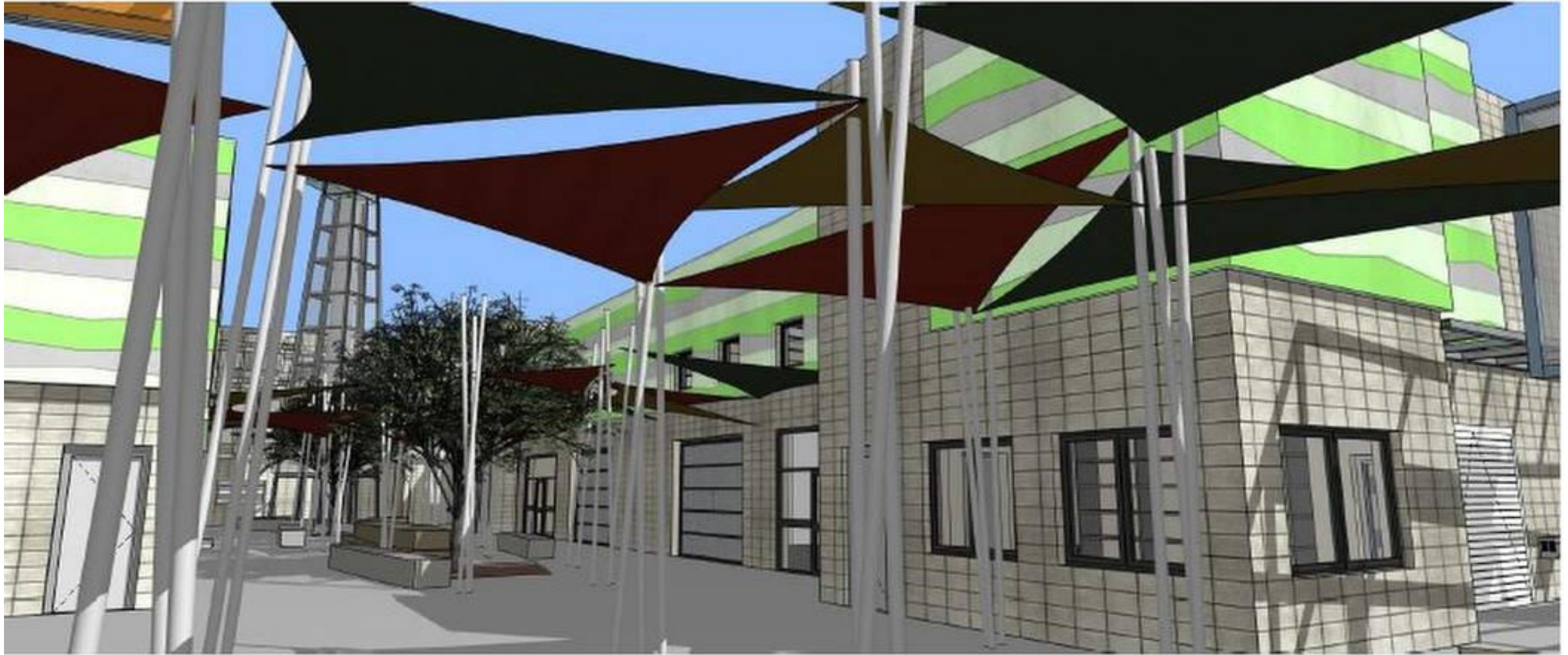


## The Cost of HOMELESSNESS

APPLIED  
ANALYSIS



# Courtyard Homeless Resource Center Expansion



Source: LVRJ



**The Cost of HOMELESSNESS**

**APPLIED  
ANALYSIS** 



# Courtyard Homeless Resource Center Expansion



Source: LVRJ



**The Cost of HOMELESSNESS**

**APPLIED  
ANALYSIS**



# Courtyard Homeless Resource Center Expansion



Source: LVRJ



The Cost of HOMELESSNESS

APPLIED  
ANALYSIS





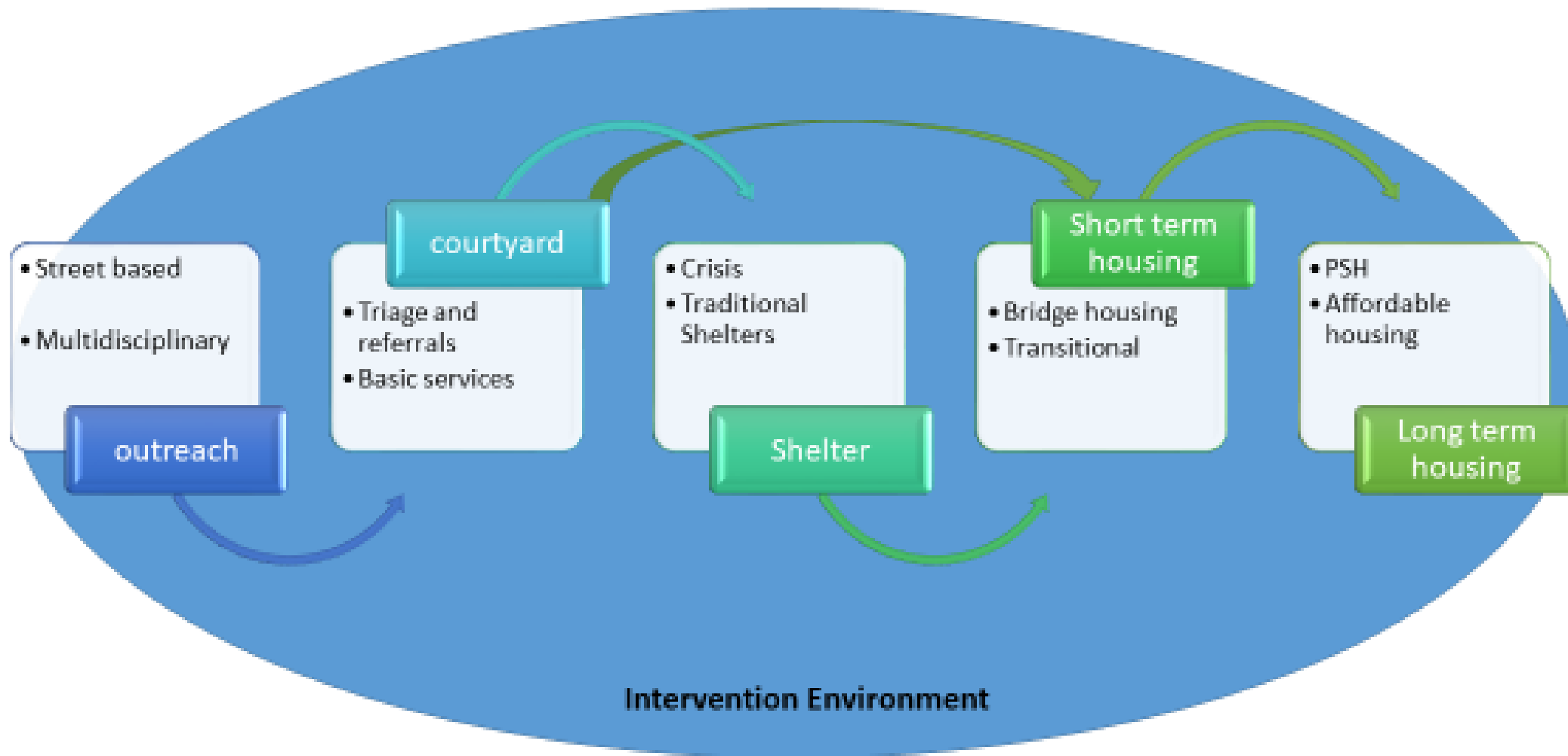
# Addressing Homelessness is a Team Sport



Source: <https://www.lasvegasnevada.gov/Residents/Neighborhood-Services/Homeless-Services>



# City of Las Vegas Continuum of Interventions

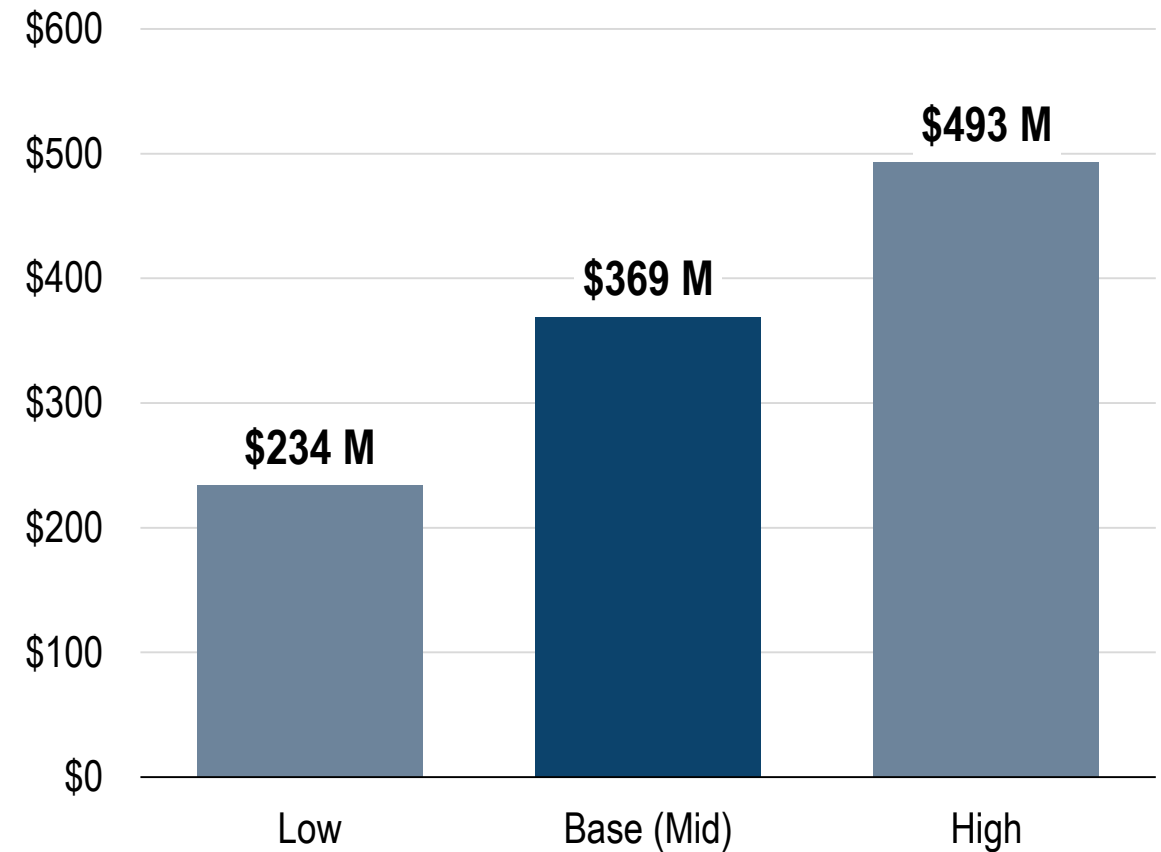


Source: City of Las Vegas

# City of Las Vegas Impact

- The annual cost of homelessness in Southern Nevada is likely measured in the hundreds of millions of dollars.
- The City of Las Vegas has implemented a number of measures to effectuate change on this issue.
- Given the estimated cost of homelessness (i.e., \$369 million in the base case scenario), additional, cost-effective strategies aimed at reducing the incidence of homelessness would be expected to have a positive benefit-cost ratio.

**Cost of Homelessness in Southern Nevada**  
(2019 in Millions of Dollars)







# The Cost of **HOMELESSNESS**

PRELIMINARY ASSESSMENT & FUTURE EXPECTATIONS