CLARK COUNTY REDEVELOPMENT AGENCY
BLIGHTED AREA STUDY



OVERVIEW



November 21, 2023

APPLIED ANALYSIS

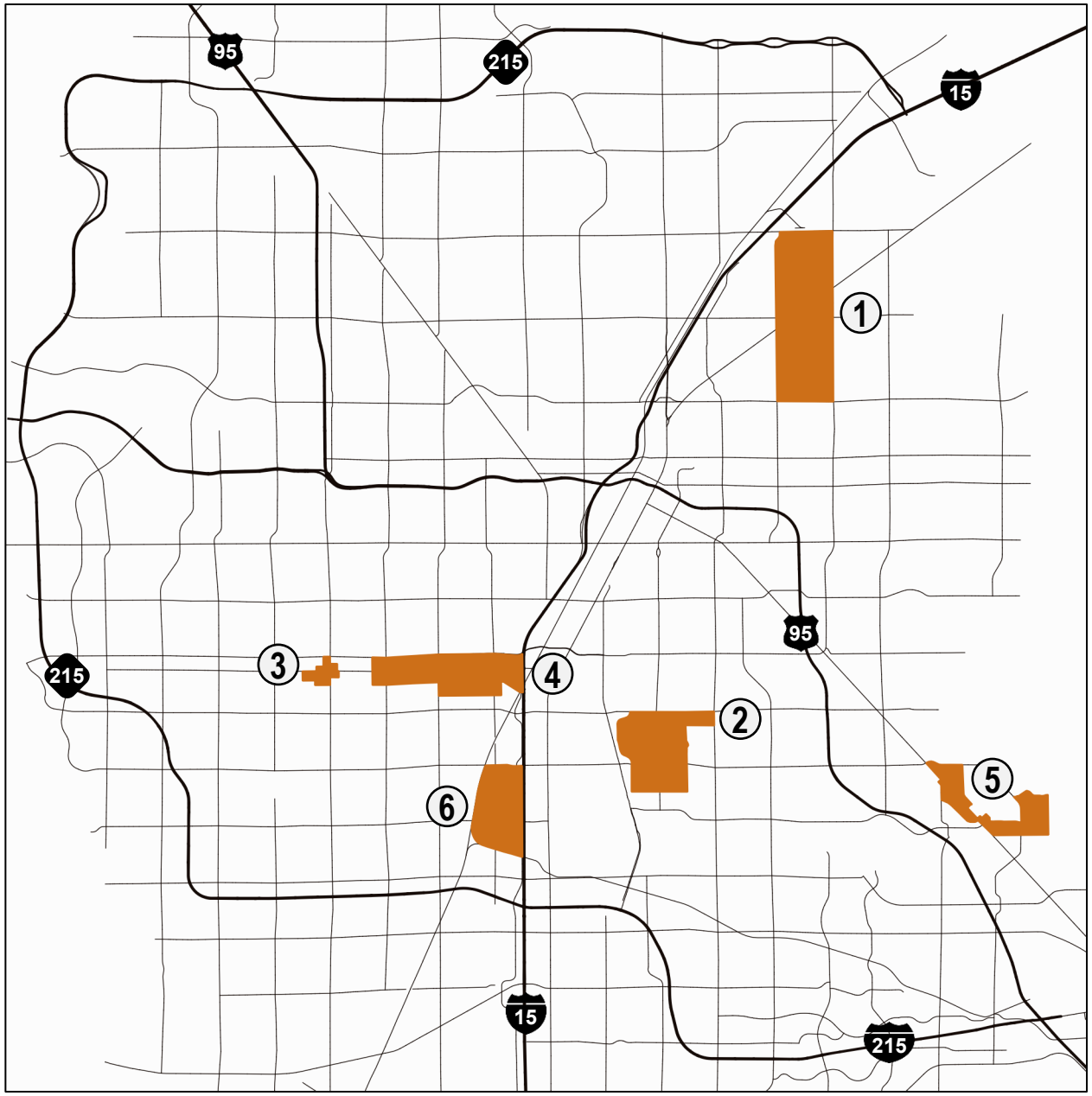
Research and Analysis Overview

Feasibility Study	Blight Study	Current Assessment
▪ Document RDA requirements ▪ Evaluate areas of potential need ▪ Identify potential RDA areas for consideration ▪ Quantify potential public revenues from existing RDA areas	▪ Identify and document six (6) proposed RDA areas ▪ Conduct study area assessments on a parcel-by-parcel basis ▪ Draw conclusions and recommendations relative to the ability to qualify as an RDA area	▪ Supplemental RDA area boundaries determined by the board for refined assessment ▪ Blight study boundary adjustments considered ▪ Final recommendations based on most recent county proposal
2020 – 2021	2022 – 2023	2023

Blight Study Areas

Overview

Area Name	Parcels	Acres
1 Northeast	5,474	1,584.4
2 University District	835	868.0
3 Spring Mountain	25	104.8
4 Chinatown	1,353	1,210.7
5 Whitney	611	509.7
6 Stadium District	390	658.0
Total	**8,688**	**4,935.6**



Blight Study Areas

Overview

Area Name	Parcels	Acres
1 Northeast	5,474	1,584.4
2 University District	87	159.2
3 Spring Mountain	12	30.5
4 Chinatown	1,012	1046.9
5 Whitney	600	172.5
Total	**7,185**	**2,993.5**



Redevelopment Area Assessment

Nevada Revised Statutes provide the blighted area definitions and criteria for evaluating a proposed redevelopment area

BLIGHT EVALUATION

Evaluate property within a proposed RDA for blighted area conditions as defined in NRS 279.388

AREA EVALUATION

Evaluate a proposed RDA as a whole based on a number of criteria defined in NRS 279.519

Blighted Area Definition

"Blighted area" means an area characterized by at least four of the following factors

Blight Evaluation Criteria	
Unfit or Unsafe Structures	Economic Dislocation, Deterioration or Disuse
Inadequate Size or Irregular Shape of Parcels	Parcels Disregard Land Contours
Inadequate Streets, Open Spaces and Utilities	Parcels Could Be Submerged
Depreciated Values, Social and Economic Maladjustment	Growing or Lack of Proper Utilization
Population Loss	Environmental Contamination
Existence of an Abandoned Mine	Blighted Railroad Facilities

Blighted Area Definition

"Blighted area" means an area characterized by at least four of the following factors

Blight Evaluation Criteria			
Unfit or Unsafe Structures	● ○ ○	Economic Dislocation, Deterioration or Disuse	● ● ○
Inadequate Size or Irregular Shape of Parcels	● ○ ●	Parcels Disregard Land Contours	● ○ ●
Inadequate Streets, Open Spaces and Utilities	● ○ ○	Parcels Could Be Submerged	○ ● ●
Depreciated Values, Social and Economic Maladjustment	○ ● ○	Growing or Lack of Proper Utilization	● ● ○
Population Loss	○ ● ○	Environmental Contamination	● ● ○
Existence of an Abandoned Mine	● ● ○	Blighted Railroad Facilities	● ● ●

Assessment Methodology

- **Field Observation**
- **Third-Party Data Analysis**
- **Geospatial Analysis**

Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

Area Evaluation Criteria	
Area May Include Non-Blighted Areas	At Least 75 Percent of Area Must Be Improved Land
Area May Be Contiguous or Noncontiguous	If Railroad Facility, May Include Vacant Land Near Railroad
Must Follow Ground Features and Be Regular in Shape	Must Include All Taxable Property Within Area
Area Must Not Overlap with Existing or Prior RDA	

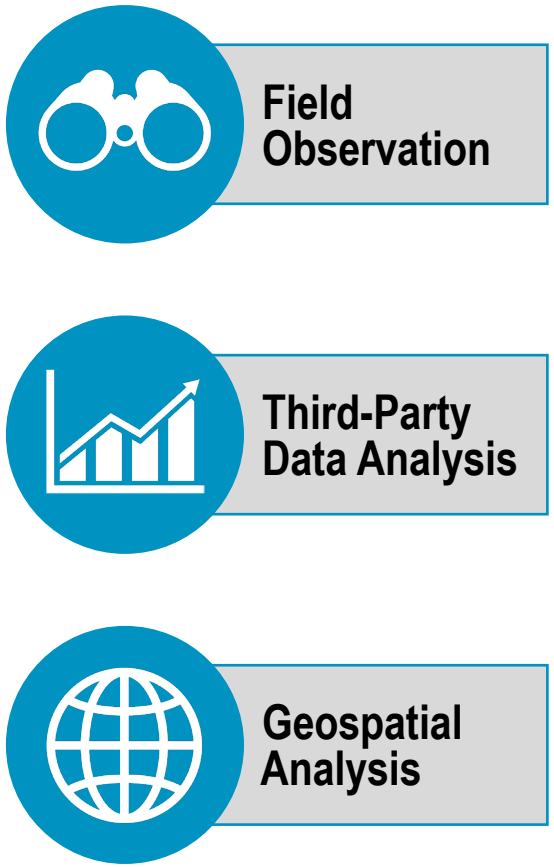
Redevelopment Area Assessment

A redevelopment area must meet additional criteria regarding boundaries and composition

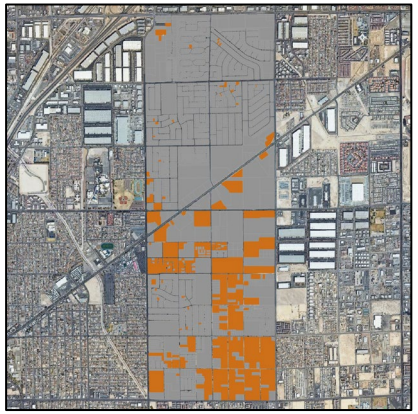
Area Evaluation Criteria

Area May Include Non-Blighted Areas	● ● ●	At Least 75 Percent of Area Must Be Improved Land	● ● ●
Area May Be Contiguous or Noncontiguous	● ● ●	If Railroad Facility, May Include Vacant Land Near Railroad	● ● ●
Must Follow Ground Features and Be Regular in Shape	● ● ●	Must Include All Taxable Property Within Area	● ● ●
Area Must Not Overlap with Existing or Prior RDA	● ● ●		

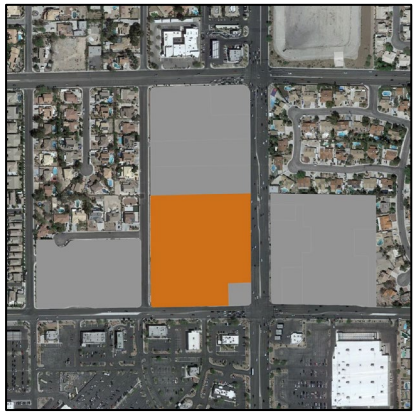
Assessment Methodology



Study Area Blight Comparison



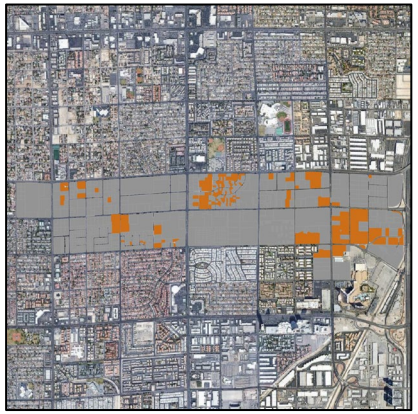


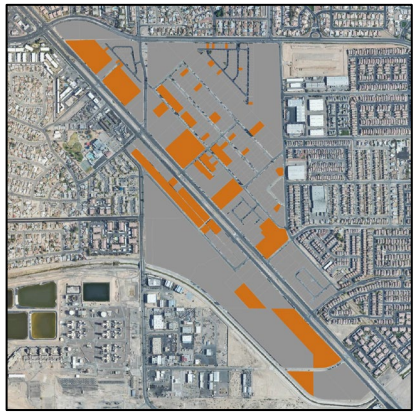


Code [1]	Blight Criteria	Area 1 – Northeast	Area 2 – University District	Area 3 – Spring Mountain
1(a)	Unfit or Unsafe Structures	42.4%	6.4%	25.1%
1(b)	Economic Dislocation, Deterioration, or Disuse	100.0%	100.0%	0.0%
1(c)	Inadequate Size or Irregular Shape of Parcels	0.0%	0.0%	0.0%
1(d)	Parcels Disregard Land Contours	0.0%	0.0%	0.0%
1(e)	Inadequate Streets, Open Spaces and Utilities	19.7%	0.0%	0.0%
1(g)	Depreciated Values, Social and Economic Maladjustment	100.0%	100.0%	100.0%
1(h)	Growing or Lack of Proper Utilization	10.0%	6.1%	2.6%
1(i)	Population Loss	23.4%	0.0%	0.0%
1(j)	Environmental Contamination	1.3%	1.3%	25.1%

Source: Nevada Revised Statutes § 279.388 | [1] Sections 279.388.1(f), 279.388.1(k), and 279.388.2 not shown as there are no clearly defined flood risks, abandoned mines, or railroad facilities in any of the revised study areas.

Study Area Blight Comparison

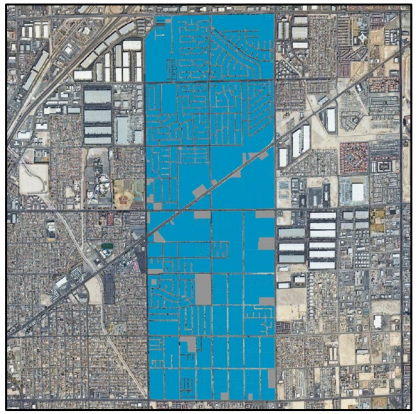


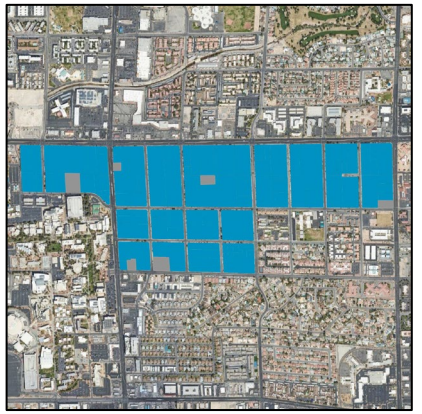


Code [1]	Blight Criteria	Area 4 – Chinatown	Area 5 – Whitney
1(a)	Unfit or Unsafe Structures	12.6%	45.2%
1(b)	Economic Dislocation, Deterioration, or Disuse	96.2%	100.0%
1(c)	Inadequate Size or Irregular Shape of Parcels	0.0%	0.0%
1(d)	Parcels Disregard Land Contours	0.0%	0.0%
1(e)	Inadequate Streets, Open Spaces and Utilities	4.1%	22.7%
1(g)	Depreciated Values, Social and Economic Maladjustment	100.0%	100.0%
1(h)	Growing or Lack of Proper Utilization	3.7%	23.6%
1(i)	Population Loss	70.4%	0.0%
1(j)	Environmental Contamination	0.5%	2.7%

Source: Nevada Revised Statutes § 279.388 | [1] Sections 279.388.1(f), 279.388.1(k), and 279.388.2 not shown as there are no clearly defined flood risks, abandoned mines, or railroad facilities in any of the revised study areas.

Study Area Land Comparison



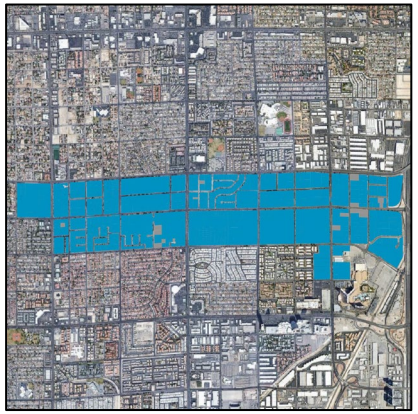




Code	Blight Criteria	Area 1 – Northeast	Area 2 – University District	Area 3 – Spring Mountain
519.2	At least 75 percent of area must be improved land	95.1%	95.7%	97.4%
519.5	Area must follow ground features and be regular in shape	☑	☑	☑
519.7	Area must not overlap with existing or prior RDA	☑	☑	☑

Source: Nevada Revised Statutes § 279

Study Area Land Comparison





Code	Blight Criteria	Area 4 – Chinatown	Area 5 – Whitney
519.2	At least 75 percent of area must be improved land	98.6%	90.1%
519.5	Area must follow ground features and be regular in shape	☑	☑
519.7	Area must not overlap with existing or prior RDA	☑	☑

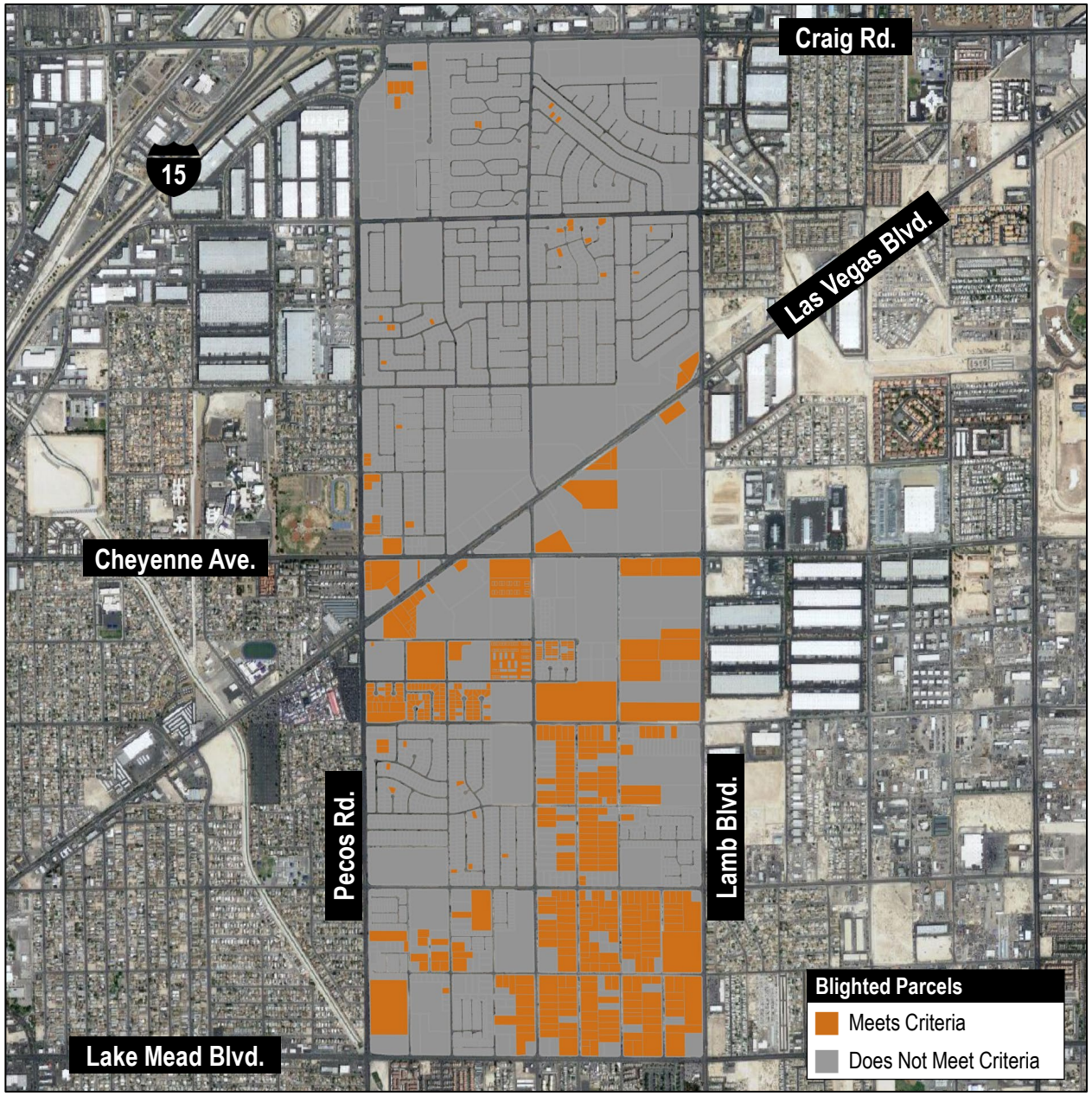
Source: Nevada Revised Statutes § 279

Northeast
Assessment

Blighted Area	Area Evaluation
22.7%	Meets

Sample Property – District D





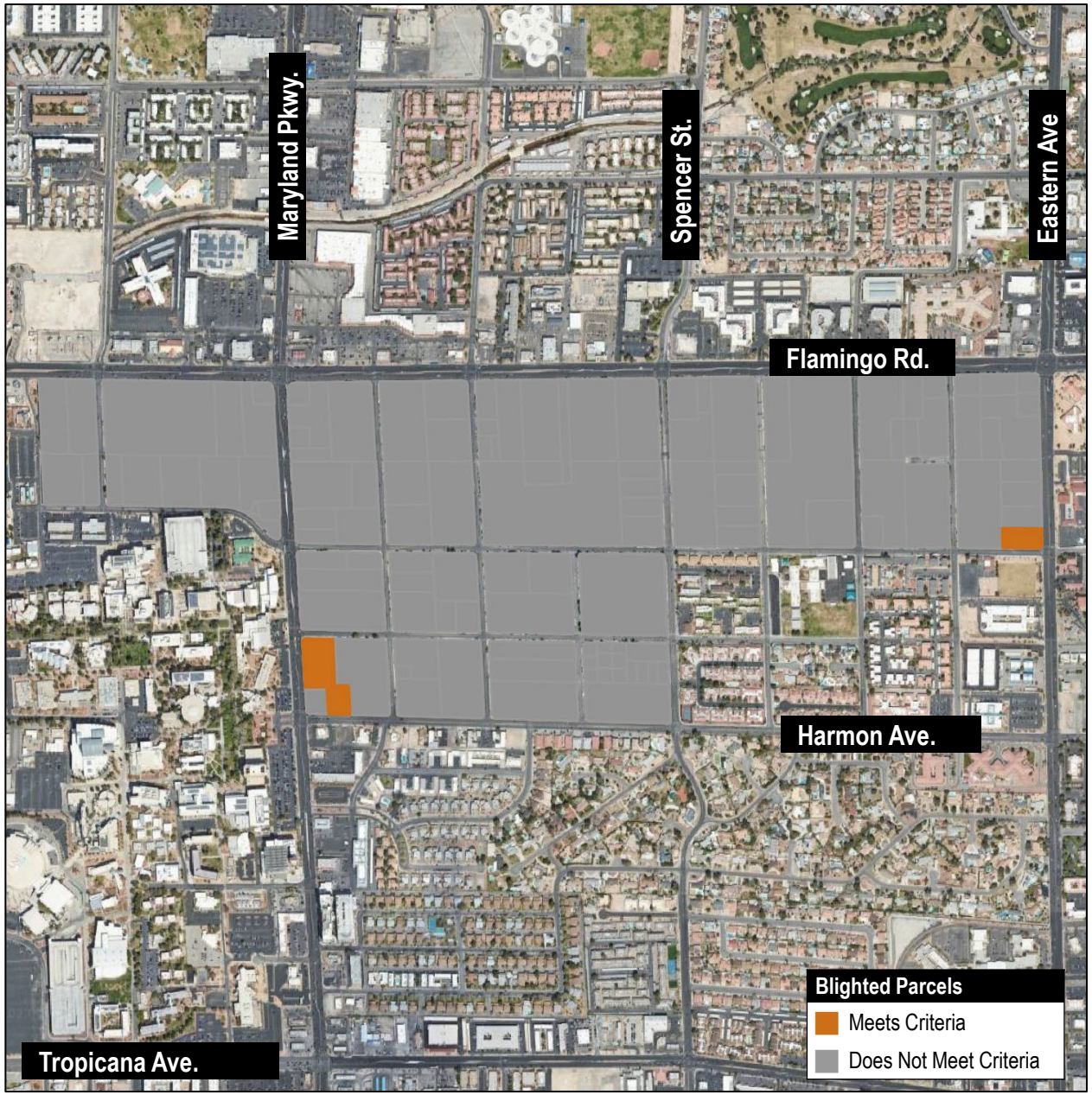
University District

Assessment

Blighted Area	Area Evaluation
1.8%	Meets

Sample Property – District E



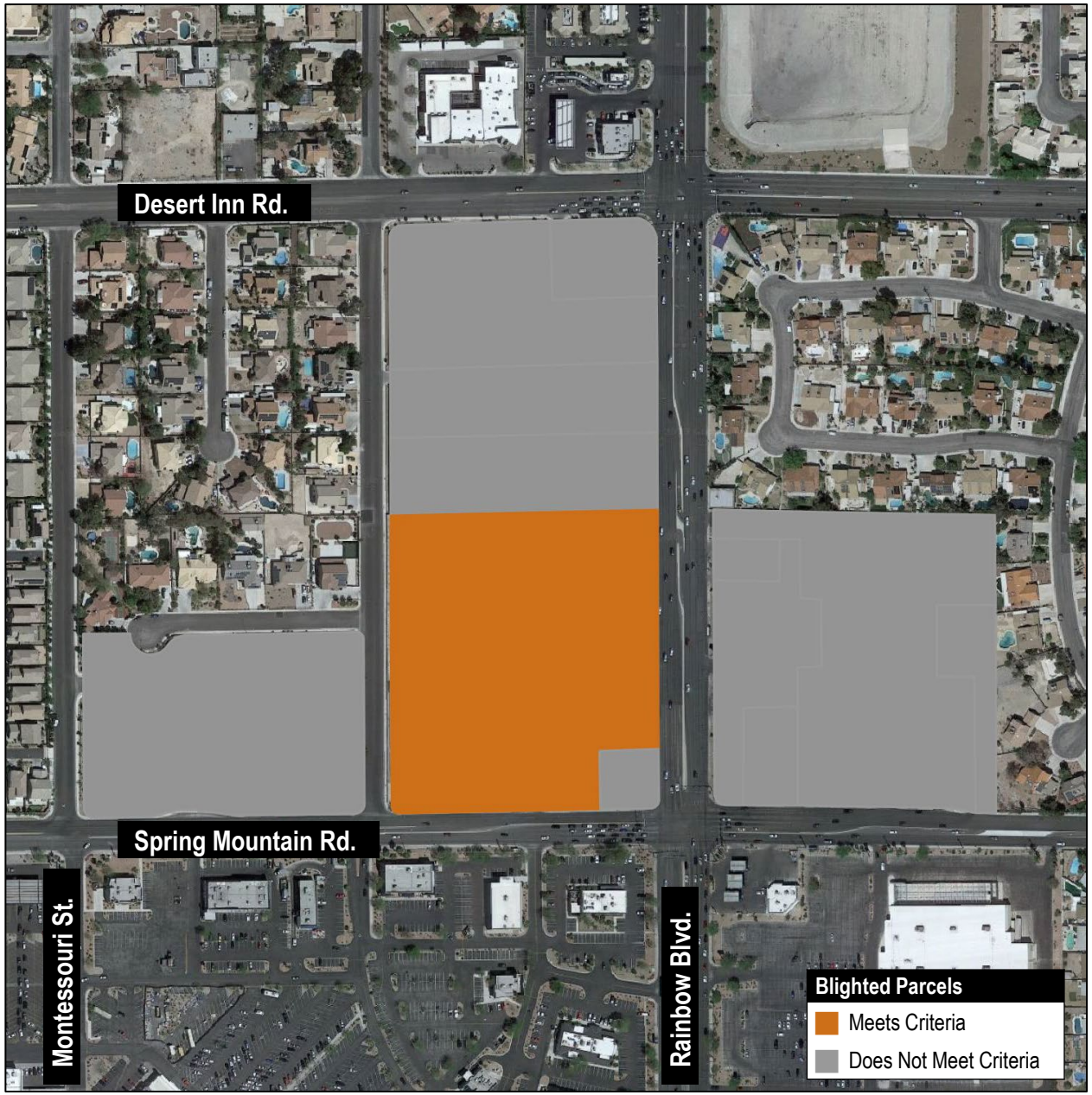


Spring Mountain
Assessment

Blighted Area	Area Evaluation
25.0%	Meets

Sample Property – District F





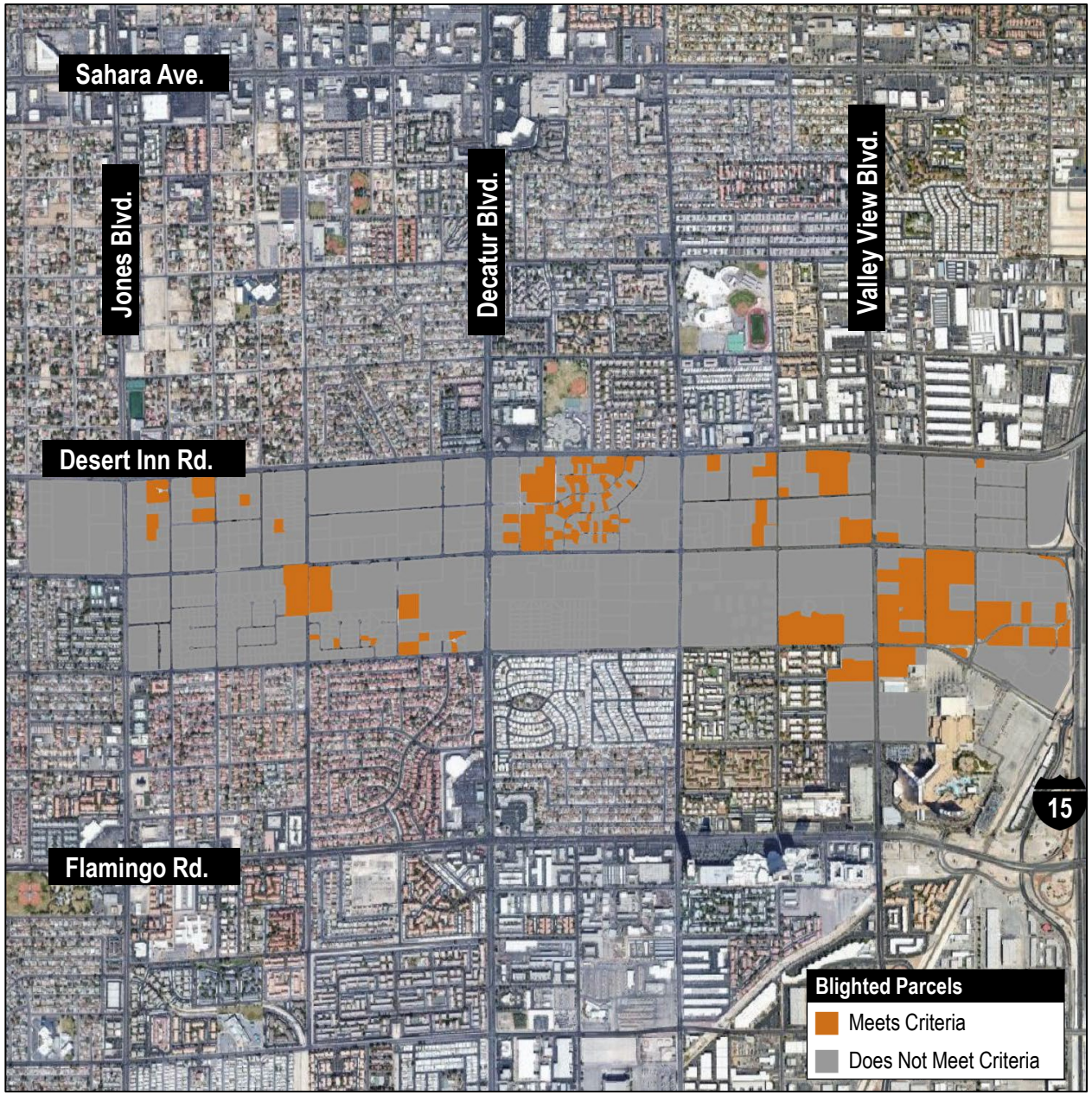
Chinatown

Assessment

Blighted Area	Area Evaluation
10.1%	Meets

Sample Property – District F



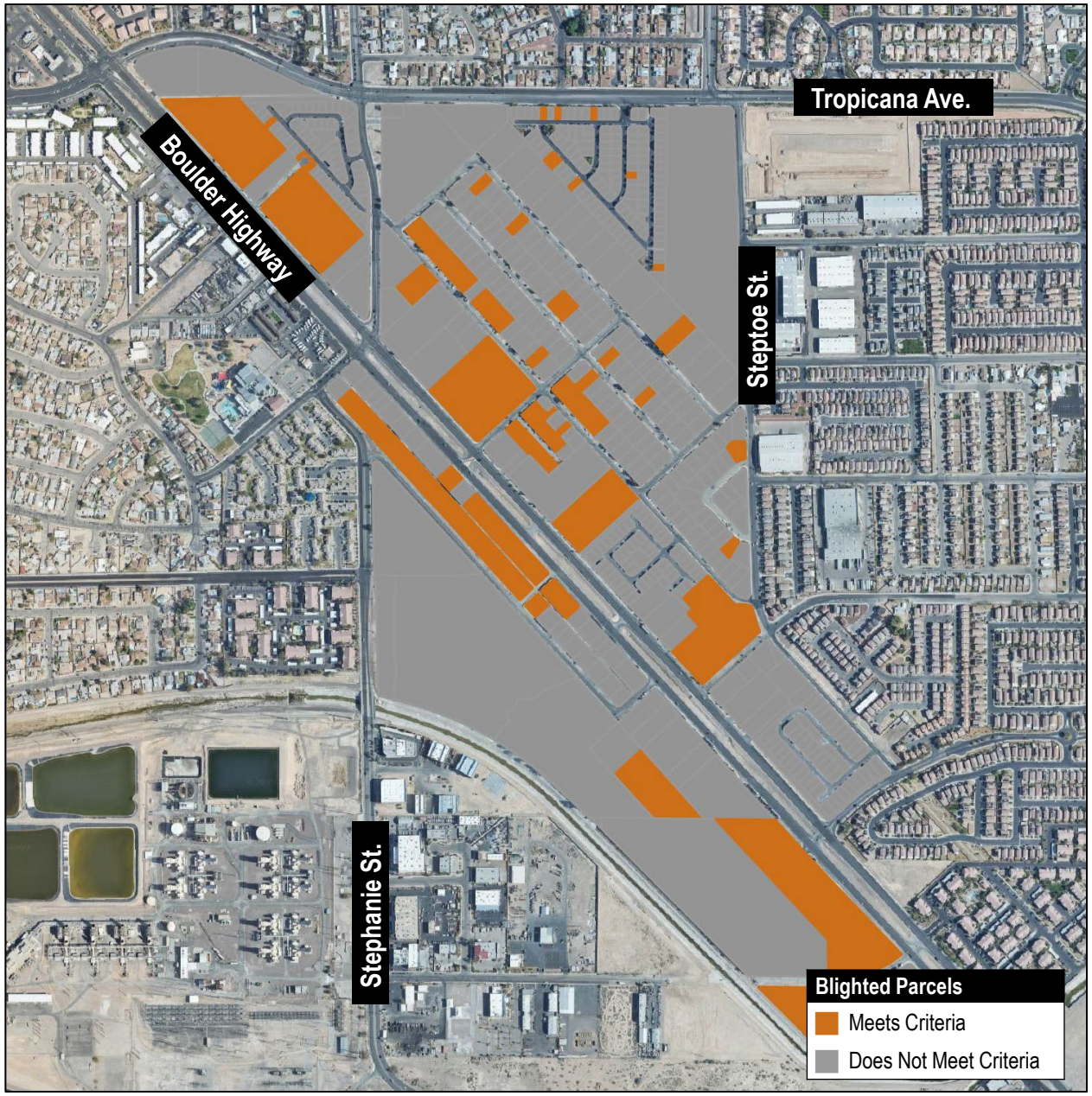


Whitney
Assessment

Blighted Area	Area Evaluation
24.4%	Meets

Sample Property – District G





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APPLIED ANALYSIS