



# Housing. People. Neighborhood. Choice Neighborhood Implementation (CNI) Presentation

Submitted at Meeting  
Date: 1/15/25 Item: 65  
by Staff

Las Vegas City Council Meeting  
January 15, 2025





**A New  
Beginning**  
Marble Manor & Historic Westside



## Choice Neighborhoods Initiative Grant Summary



Choice Neighborhoods Initiative Grants support the development of comprehensive neighborhood revitalization of neighborhoods, which focus on directing resources to address three core goals:

**Housing:** Brinshore Development, SNRHA

**People:** Lutheran Social Services, Revival Relocation Specialists

**Neighborhoods:** City of Las Vegas (CLV)



# Choice Neighborhood Core Goals



Choice Neighborhoods is focused on three core goals:

- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
- **People:** Provide wrap-around support for current families to increase access to healthcare, improve educational outcomes, encourage intergenerational mobility to ensure families thrive.
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, high performing schools, and commercial activity, that are important to families' choices about their community





## Choice Neighborhood Core Goals: **HOUSING**



### **Marble Manor residents get "A New Beginning."**

- Marble Manor residents, in good standing, have a "choice" to return to a revitalized home if they choose to move back into the newly constructed housing development.
- Residents are assigned a trained relocation specialist who will guide them through the entire process.
- Revival Development and Lutheran Social Services are currently working with residents in Phase I.

### **CNI Goal**

**Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.



## Choice Neighborhood Core Goals: **PEOPLE**



**“A New Beginning”** is focused on assisting families with transition, change and growth.

- Lutheran Social Services in partnership with SNRHA work with the families to provide wrap-around support.
- Job Plus Grant
- Community partnerships with College of Southern Nevada and UNLV

### **CNI Goal**

**People:** Provide wrap-around support for current families to increase access to healthcare, improve educational outcomes, encourage intergenerational mobility to ensure families thrive.



## Choice Neighborhood Core Goals: **NEIGHBORHOOD**



**“A New Beginning”** includes the entire neighborhood.

- SNRHA is aligned with City of Las Vegas Plans for the Historic Westside.
- Collaboration with the HUNDRED plan
- Building a place where people can enjoy where they live, work and play.
- Creating a vibrant culture of economic growth, mobility opportunities for all.

### **CNI Goal**

- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, high performing schools, and commercial activity, that are important to families’ choices about their community.



# SNRHA Communications & Outreach: **RESIDENTS**



Grant Notification  
July 16, 2024



Resident Communications



Resident Meetings

**MARBLE MANOR RESIDENTS ARE THE PRIORITY**





# CNI FACTS



- No Residents will be required to move immediately – Relocation for Phase 1 runs from January 2025 – May 2025
- All Residents Will Have The Right To Return as long as they remain compliant with their lease
- HUD will provide Tenant Protection Vouchers for Marble Manor residents who choose this housing option
- All residents have the opportunity and are encouraged to meet with their relocation specialists before any relocation to ensure they receive the relocation benefits afforded under the CNI.
- Residents will have the ongoing support of their case manager for additional support and services if they so choose
- The new development will consist of 627 mixed-income rental units of different styles and building heights. The property will offer amenities and mixed-use facilities, including child care, retail, supportive services, a splash pad, and improved transportation.
- Unit mix will include approximately 37% Project Based Vouchers, 41% Low-Income Housing Tax Credit Units, and 22% Market Rate Units
- Regular Meetings will be coordinated with residents by SNRHA Staff
- All Residents Will Have The Right To Return, as long as they remain in good standing



# CNI NEXT STEPS



## Construction Schedule

- Demolition of existing units and Construction of new units will occur over an eight (8) year period

## Relocation

- Property will be developed in five (5) phases. Relocation will begin prior to the start of each phase.

## Tentative Construction Phases

- Phase I – 53 Units (H St/McWilliams/Gerson/Grant St) Summer 2025
- Phase II – 46 Units (H St/Washington/Morgan/J St) Winter 2026
- Phase III – 39 units (I St/McWilliams/Gerson/J St) Fall 2027
- Phase IV – 60 units (J St/Washington/Down Way/McWilliams) Summer 2029
- Phase V – 37 Units (M St/Washington/N St/McWilliams) Spring 2030



# ANY QUESTIONS?



**Karen Schnog**  
**Director Choice Neighborhood Initiative**  
**Southern Nevada Regional Housing Authority**

Cell: 702.588.4953

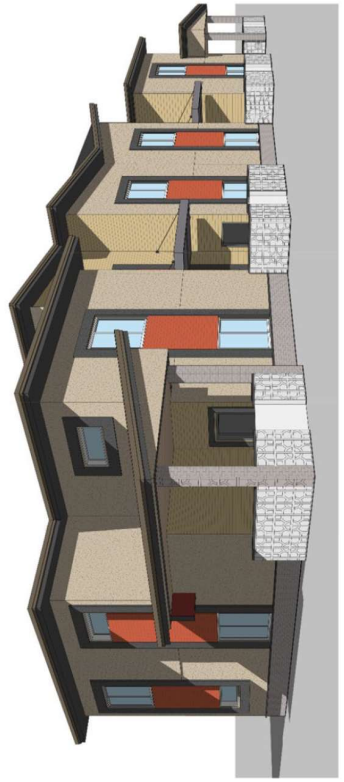
Office: 702.477.3119 | Fax : 702.477.3119

Email : [kschnog@snvrha.org](mailto:kschnog@snvrha.org)

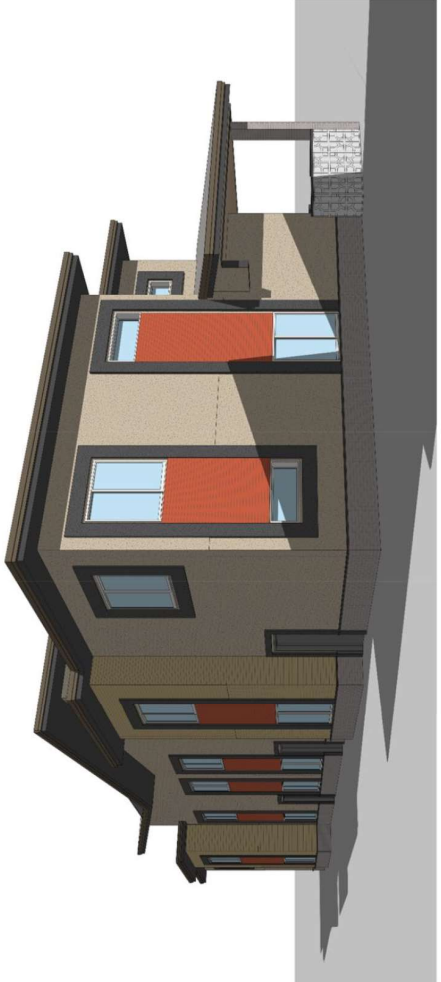
Website : [www.snvrha.org](http://www.snvrha.org)



2-STORY FLEX-LOW RISE BUILDING



2 T1 NORTH EAST  
SCALE



1 T1 SOUTH EAST  
SCALE



# 3-STORY FLEX LOW-RISE BUILDING



B1 3-STORY FLEX LOW-RISE NORTHEAST PERSPECTIVE



B1 3-STORY FLEX LOW-RISE SOUTHEAST PERSPECTIVE





# ANY QUESTIONS?



B1 3-STORY FLEX LOW-RISE NORTHWEST PERSPECTIVE



3-STORY FLEX LOW-RISE SOUTHWEST PERSPECTIVE

