

Neighborhood Stabilization Program Information by Activity
North Las Vegas

Activity 5

(1) Activity Name: Desert Mesa Redevelopment

(2) Activity Type:

NSP Eligible Use: Redevelop Vacant properties (HERA 2301(c)(3)(E))

Eligible Activity: Acquisition (24CFR 270.201(a))

Disposition (24CFR 270.201(b))

Public Facilities (24 CFR 270.201(c))

(3) National Objective:

24 CFR 570.208(a) (1) Area Wide Benefit

24 CFR 570.208(a) (2) Limited clientele activity benefiting low income persons

(4) Activity Description:

This activity will address neighborhood stabilization in census tracts 36.02 and 37.00 within the North Valley community through the acquisition of Desert Mesa and subsequent redevelopment as a Public Facilities Campus. A 27 acre vacant parcel (including 10, vacant, unfinished and blighted homes), Desert Mesa has never been developed; several years ago, the Housing Authority of North Las Vegas failed to successfully develop the land and subsequently sold the property. NSP dollars will only be used for acquisition of the property.

Desert Mesa is surrounded by residential neighborhoods that are some of the oldest neighborhoods in North Las Vegas. Regal Estates, which is just to the north, has long been a very stable working class neighborhood; most residents have lived there for 30 or more years. In the initial stages of the foreclosure crisis this neighborhood was not severely affected, however with the deepening recession in the Las Vegas Valley, this neighborhood is seriously threatened and the number of foreclosures is on the rise. As for the other surrounding North Valley neighborhoods, the same is true; the great number of foreclosures in North Las Vegas has made North Valley vulnerable to increasing vacant and blighted properties. The North Valley neighborhoods are not able to compete with the newer neighborhoods in the City that have many, many foreclosed properties in very good condition. Also, REO homes in North Valley are remaining on the market for significantly longer than other areas of North Las Vegas. The City has committed NSP dollars for the purchase of foreclosed properties in this area but this will not ensure the stabilization of the community. Without other development that can enhance the community, North Valley may never recover from this foreclosure crisis.

The redevelopment of Desert Mesa as an urban Public Facilities Campus will bring much needed facilities/services to the community. The proposed facilities are the Andre Agassi Early Childhood Education and Teaching Center, a Nevada Health Centers' Medical Clinic, United Way Community Center, and the North Las Vegas Fire Department Northern Stars Safety Village, one of three in the country. Funding for the development of each of the facilities will be the responsibility of each of the organizations and a majority of that funding has already been committed.

The Andre Agassi Early Childhood Education and Teaching Center will provide an engaging learning environment for neighborhood children where research based instructional strategies support student learning and growth with intellectually challenging curricula.

The Nevada Health Centers' Medical Clinic will provide a full range of on-site health services to families.

The United Way Community Center will provide rotating office space for non-profits who provide a variety of social services to the community.

Northern Star Safety Village will provide hands on and classroom style safety training and rescue skills. This Village will consist of a museum, education building, garage, multipurpose room, cafeteria/gift shop, and approximately 30 village units.

This campus will be an anchor in the emerging education and service corridor along Carey Avenue since several important institutions and projects have been put in place in the last 12- 24 months. Additionally, this development will encourage private investment in the community which has been previously non-existent. The project will also create construction related job opportunities over the next two years and create permanent long term employment opportunities and training for the community that is experiencing 14% unemployment.

(5) Location Description: Zip Code 89030 – Census Tract 37.00

(6) Performance Measures:

The purchase and subsequent redevelopment of 27 acres of vacant property. This site is generally a target of vandals and the homeless thereby bringing down property values in the surrounding neighborhoods and increasing crime. The redevelopment of this site with a Public Facilities Campus will help stabilize not only the property values but also the North Valley community.

(7) Total Budget:

\$3,125,000 of NSP funds will be used to acquire the Desert Mesa property for redevelopment. \$1,000,000 in State Funds and \$2,125,000 of NLV direct funds.

(8) Responsible Organization:

City of North Las Vegas
Office of Housing and Neighborhood Services
2225 Civic Center Dr. Suite 220
North Las Vegas, NV 89030
702-633-1524
Kenneth A. Young, Administrator

(9) Projected Start Date: February 2010

(10) Projected End Date: July 2010