

## **Financial Impact of Proposed Zoning for Transitional Housing**

At the request of the City Clerk, below is information pertaining to potential fiscal impacts of the proposed ordinance.

Currently, municipal code requires transitional housing to be at least 1,500 feet away from churches, schools, daycare centers, and parks. Due to this requirement, there are currently 29.9 square miles or 19,152 acres where transitional housing is prohibited. If the threshold was reduced to 1,000 feet, the exclusion zone for transitional housing would drop to 20.6 square miles or 13,187 acres. Therefore, the proposed zoning change would allow for transitional housing in 9.3 square miles or 5,966 acres where it is currently prohibited (*see attached CNLV maps and tables*).

The fiscal impact to the proposed change is difficult to quantify. Some evidence suggests that North Las Vegas has a shortage of transitional housing.<sup>1</sup> Proponents and researchers have shown that programs such as transitional housing can reduce recidivism by bringing housing stability to a highly vulnerable population.<sup>2</sup> The cost of such programs can vary, but can be offset by reductions in other public services (emergency transports, public safety, judicial, corrections, etc.).

Staff does not have enough information at this time to estimate whether additional transitional housing will have a positive or negative indirect impact on the surrounding community in terms of crime rates and property values. Research on this topic is mixed, with some non-profit organizations (Brookings Institute and Urban Institute) showing no negative impact to property values or crime rates.<sup>3</sup>

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<sup>1</sup> <https://www.nevadacurrent.com/2022/06/17/north-las-vegas-ballot-proposal-seeks-to-rework-restrictions-on-transitional-housing/>

<sup>2</sup> [costs-and-offsets-of-providing-supportive-housing-to-break-the-homelessness-jail-cycle\\_0.pdf](#)

<sup>3</sup> <https://www.brookings.edu/research/rethinking-local-affordable-housing-strategies-lessons-from-70-years-of-policy-and-practice/>