



**NEVADA HAND**  
MORE THAN A HOME

Nevada HAND (Housing and Neighborhood Development) is the state's largest 501(c)(3) nonprofit organization dedicated to the development, management, and administration of high-quality, affordable homes for working families and seniors on fixed incomes. Our homes are coupled with life-changing and community-enriching Resident Services, which help our residents climb the ladder of success and take advantage of opportunities and resources for financial stability, education, health and wellness, and community engagement.

Nevada HAND is an economic engine, creating jobs with living wages; providing direct and indirect economic benefits through our construction and property management divisions; and engaging a variety of community partners to ensure our residents, employees, and community members benefit from our unique approach to providing affordable apartment homes with supportive services. We have been a trusted, established leader for over 25 years because of our responsible growth and significant economic impact.

## WHAT WE DO



### DEVELOPMENT

We are intentional about where we locate our homes, so residents have access to schools, transportation, and other daily needs.



### CONSTRUCTION

We create "home" by building high-quality, efficient, and attractive apartment homes with amenities that benefit our residents.



### PROPERTY MANAGEMENT

We engage with our residents and neighborhoods to ensure a safe, clean, and friendly home.



### RESIDENT SERVICES

We provide pathways to future stability and success by supporting and connecting residents to critical programs and resources.

# MISSION AND VISION



## **Mission Statement**

Nevada HAND improves the lives of low-income individuals by providing affordable housing solutions and supportive services.

## **Vision Statement**

Nevada HAND is committed to providing positive living environments where healthy, engaged residents can improve their economic status and take pride in their communities.

We believe that providing opportunities and support for economic stability, wellness, education, and community engagement will help our residents reach their full potential, stabilize families, and transform lives.



# NEVADA HAND BY THE NUMBERS

**7,900+**

**RESIDENTS**

Working adults, children, and seniors on fixed incomes

**34**

**COMMUNITIES**

in Southern Nevada

**4,600+**

**APARTMENT  
UNITS**

## SENIORS

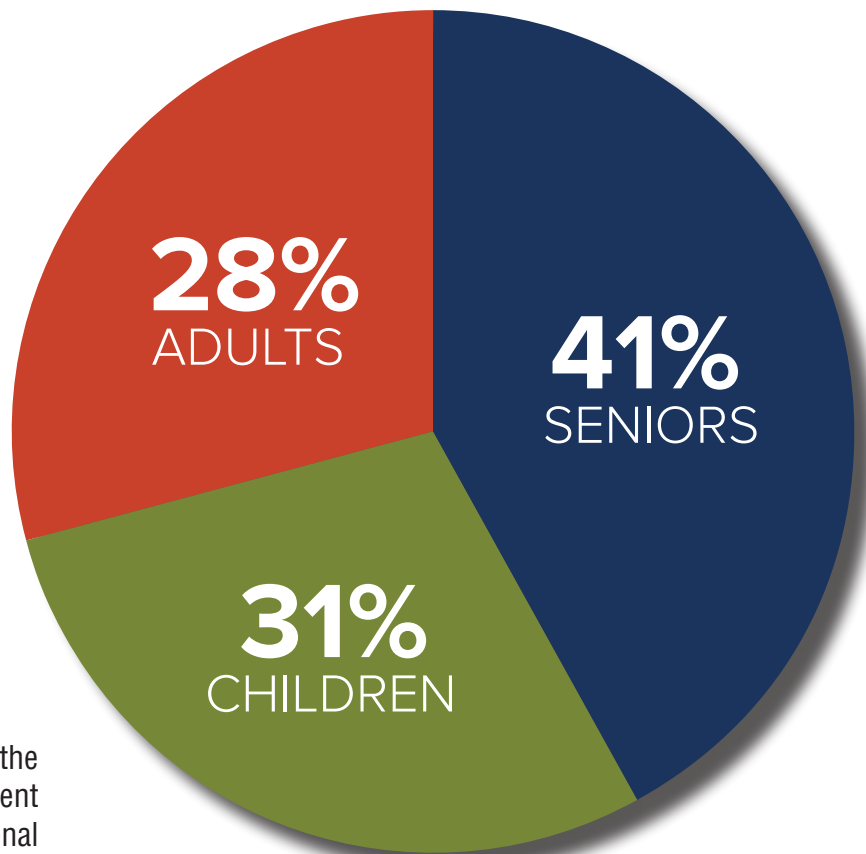
We foster a sense of community, providing individualized services that promote mental, physical, and emotional well-being, helping them age in place.

## ADULTS

We provide safe, high-quality homes and supportive services for residents that help them to improve their financial health, participate in personal and professional enrichment opportunities, and pursue opportunities that may have otherwise been out of reach.

## CHILDREN

We offer programs and resources that support the educational and extra-curricular interests of resident children. We also support the social and emotional development of our resident children to ensure that every life-affirming opportunity is possible.



## Average Annual Resident Income

**\$29,740**

Family

**\$18,146**

Independent Senior

**\$21,799**

Assisted Living

## In Development

**225**

Senior Units  
(Rome South)

**480**

Family and Senior Units  
(Decatur & Alta)

# PROPERTY PORTFOLIO



Nevada HAND serves approximately **7,900 people** a year, including working adults, children, and seniors on modest incomes. Currently, Nevada HAND's portfolio consists of:

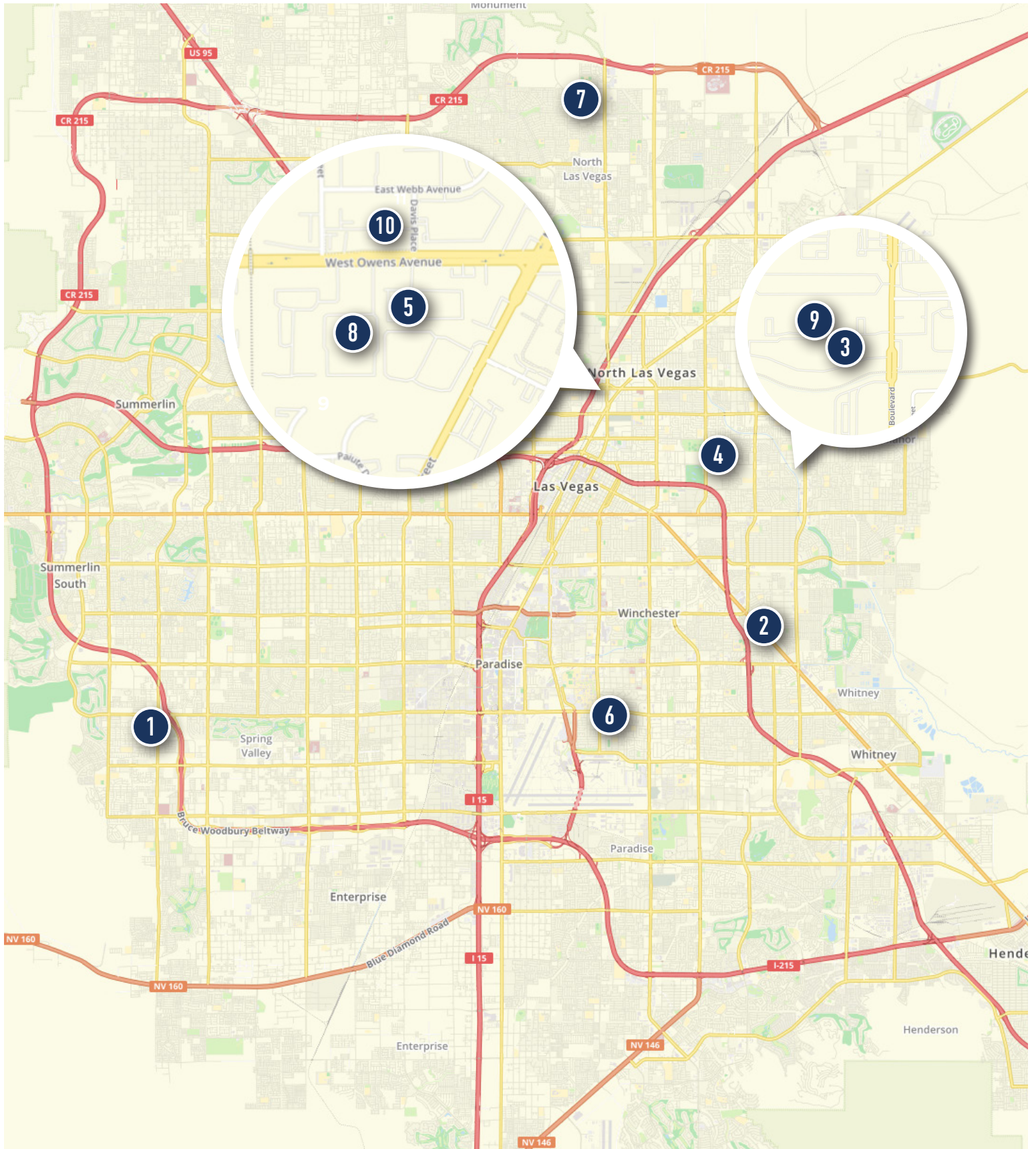
- 10 family communities
- 21 independent senior communities
- 2 assisted living communities
- 4,650 apartment units
- 705 units currently under construction/development





# NEVADA HAND PROPERTIES

## FAMILY APARTMENTS



**NeighborWorks®**  
CHARTERED MEMBER



# NEVADA HAND PROPERTIES

## FAMILY APARTMENTS

### 1. APACHE PINES

(702) 579-7719

9552 W. Tropicana Ave.  
Las Vegas, NV 89147

[apachepineslv@nevadahand.org](mailto:apachepineslv@nevadahand.org)

### 2. BOULDER PINES

(702) 551-8488

4375 Boulder Highway  
Las Vegas, NV 89121

[boulderpineslv@nevadahand.org](mailto:boulderpineslv@nevadahand.org)



### 3. CORDERO PINES

(702) 902-0628

499 N. Lamb Blvd.  
Las Vegas, NV 89110

[corderopineslv@nevadahand.org](mailto:corderopineslv@nevadahand.org)

### 4. DESERT PINES

(702) 452-4401

3750 E. Bonanza Rd.  
Las Vegas, NV 89110

[desertpineslv@nevadahand.org](mailto:desertpineslv@nevadahand.org)



### 5. HORIZON CREST

(702) 399-3255

13 W. Owens Ave.  
Las Vegas, NV 89030

[horizoncrestlv@nevadahand.org](mailto:horizoncrestlv@nevadahand.org)

### 6. OGDEN PINES

(702) 382-6248

1200 E. Ogden Ave.  
Las Vegas, NV 89147

[ogdenpineslv@nevadahand.org](mailto:ogdenpineslv@nevadahand.org)

### 7. ROME PINES

(702) 410-1235

140 E. Rome Blvd.  
North Las Vegas, NV 89084

[romepineslv@nevadahand.org](mailto:romepineslv@nevadahand.org)

### 8. SKY VIEW PINES

(702) 410-2761

21 W. Owens Ave.  
Las Vegas, NV 89030

[skyviewpineslv@nevadahand.org](mailto:skyviewpineslv@nevadahand.org)



### 9. VERA JOHNSON MANOR B

(702) 501-8767

503 N. Lamb Blvd.  
Las Vegas, NV 89110

[verajohnsonblv@nevadahand.org](mailto:verajohnsonblv@nevadahand.org)



### 10. WEST OWENS

(702) 399-3255

1601 Davis Place  
Las Vegas, NV 89030

[horizoncrestlv@nevadahand.org](mailto:horizoncrestlv@nevadahand.org)



Communities built or refurbished by Nevada HAND since 2010 feature clean, renewable energy through photovoltaic electrical generation.



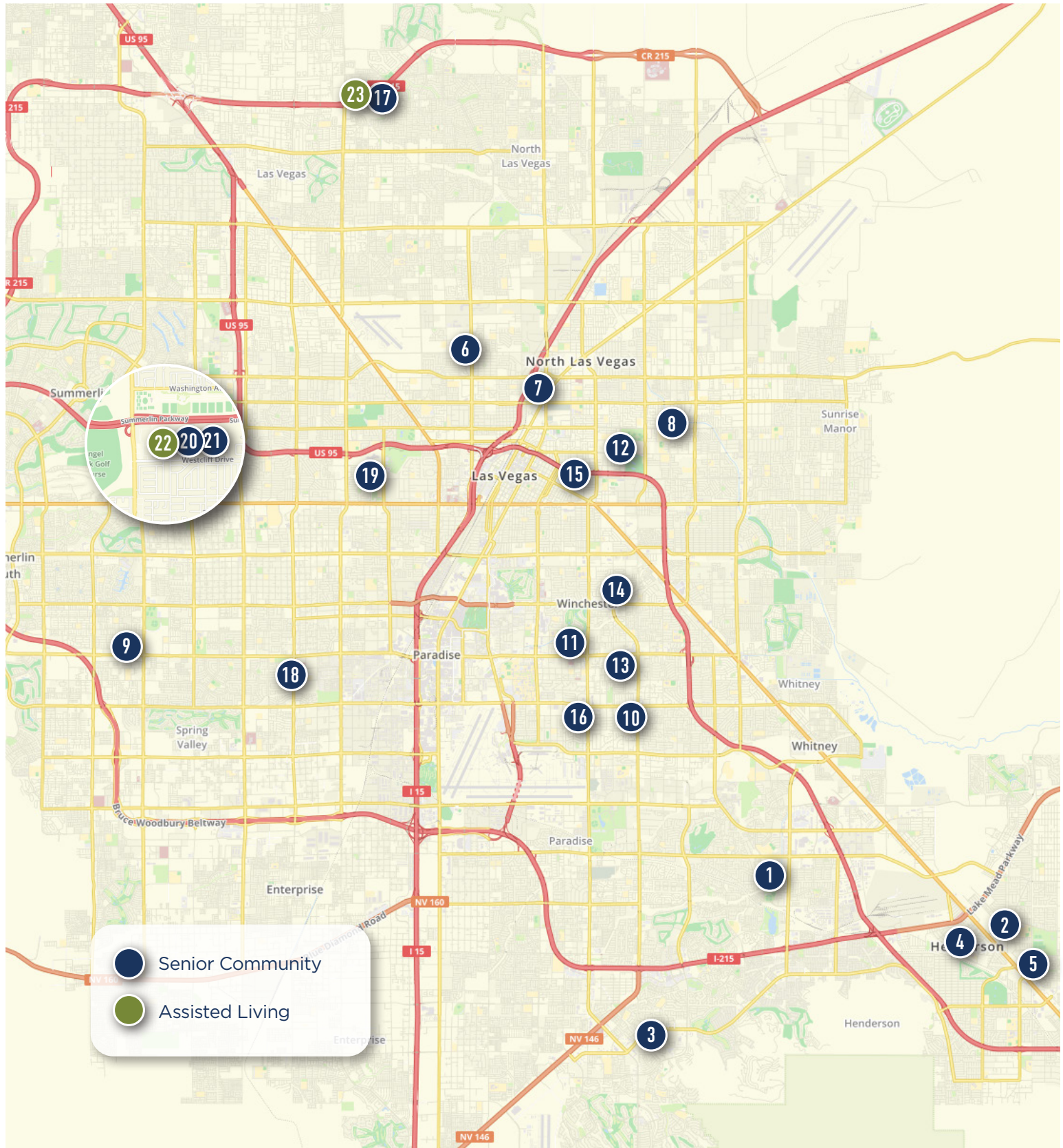
**NeighborWorks®**  
CHARTERED MEMBER





# NEVADA HAND PROPERTIES

## SENIOR APARTMENTS & ASSISTED LIVING



# NEVADA HAND PROPERTIES

## SENIOR APARTMENTS & ASSISTED LIVING



Senior Community



Assisted Living

1. **ANNABELLE PINES** • (702) 435-9731  
[annabellepineslv@nevadahand.org](mailto:annabellepineslv@nevadahand.org)  
310 Annabelle Ln
2. **CAPISTRANO PINES** • (702) 568-5181  
[capistranopineslv@nevadahand.org](mailto:capistranopineslv@nevadahand.org)  
400 N Major Ave
3. **HORIZON PINES** • (702) 492-0343  
[horizonpineslv@nevadahand.org](mailto:horizonpineslv@nevadahand.org)  
2570 W Horizon Ridge Pkwy
4. **PACIFIC PINES** • (702) 565-8165  
[pacificpineslv@nevadahand.org](mailto:pacificpineslv@nevadahand.org)  
132 E Pacific Ave
5. **PALO VERDE GARDENS** • (702) 565-8165  
[paloverdeaptslv@nevadahand.org](mailto:paloverdeaptslv@nevadahand.org)  
101 N Palo Verde Dr
6. **BUENA VISTA SPRINGS** • (702) 647-4734  
[buenavistaspringslv@nevadahand.org](mailto:buenavistaspringslv@nevadahand.org)  
2510 Morton Ave
7. **ROSE GARDENS** • (702) 410-1292  
[rosegardens@nevadahand.org](mailto:rosegardens@nevadahand.org)  
1731 Yale St
8. **BONANZA PINES** • (702) 437-2703  
[bonanzapineslv@nevadahand.org](mailto:bonanzapineslv@nevadahand.org)  
4170 E Bonanza Rd
9. **FLAMINGO PINES** • (702) 410-1230  
[flamingopineslv@nevadahand.org](mailto:flamingopineslv@nevadahand.org)  
8710 W Flamingo Rd
10. **HARRISON PINES** • (702) 795-0968  
[harrisonpineslv@nevadahand.org](mailto:harrisonpineslv@nevadahand.org)  
5045 Harrison Dr
11. **MCFARLAND APARTMENTS** • (702) 736-9596  
[mcfarlandaptslv@nevadahand.org](mailto:mcfarlandaptslv@nevadahand.org)  
4988 Jeffreys St
12. **MONSIGNOR C.T. SHALLOW APTS** • (702) 384-2643  
[monsignorshallowlv@nevadahand.org](mailto:monsignorshallowlv@nevadahand.org)  
561 N Mojave Rd
13. **ROCHELLE PINES** • (702) 795-0771  
[rochellepineslv@nevadahand.org](mailto:rochellepineslv@nevadahand.org)  
4285 Hildebrand Ln
14. **SIERRA PINES** • (702) 369-3609  
[sierrapineslv@nevadahand.org](mailto:sierrapineslv@nevadahand.org)  
3201 S Mojave Rd.
15. **STEWART PINES** • (702) 598-0420  
[stewartpineslv@nevadahand.org](mailto:stewartpineslv@nevadahand.org)  
1351 E Stewart Ave
16. **TROPICAL PINES** • (702) 795-1576  
[tropicalpineslv@nevadahand.org](mailto:tropicalpineslv@nevadahand.org)  
5030 Jeffreys St
17. **DECATUR PINES** • (702) 658-3600  
[decaturpineslv@nevadahand.org](mailto:decaturpineslv@nevadahand.org)  
6741 N Decatur Blvd
18. **HARMON PINES** • (702) 795-1576  
[harmonpineslv@nevadahand.org](mailto:harmonpineslv@nevadahand.org)  
6000 W Harmon Ave
19. **STELLA FLEMING TOWERS** • (702) 795-1576  
[stellafleminglv@nevadahand.org](mailto:stellafleminglv@nevadahand.org)  
400 Brush St
20. **WESTCLIFF PINES** • (702) 410-2757  
[westcliffpineslv@nevadahand.org](mailto:westcliffpineslv@nevadahand.org)  
8206 Silver Sky Dr
21. **WESTCLIFF HEIGHTS** • (702) 795-1576  
[westcliffpineslv@nevadahand.org](mailto:westcliffpineslv@nevadahand.org)  
8206 Silver Sky Dr
22. **SILVER SKY** • (702) 835-9040  
[silverskylasvegas.com](http://silverskylasvegas.com)  
8220 Silver Sky Dr
23. **SILVER SKY AT DEER SPRINGS** • (702) 462-7700  
[silverskylasvegas.com](http://silverskylasvegas.com)  
6741 N Decatur Blvd

Communities built or refurbished by Nevada HAND since 2010 feature clean, renewable energy through photovoltaic electrical generation.



**NeighborWorks®**  
CHARTERED MEMBER





# CURRENT PROJECTS



## DECATUR COMMONS

- 480 total units - 240 for families and 240 for seniors
- Construction started January 2021



## ROME SOUTH

- 225 senior units
- Construction begins Summer 2021



# 2019 ECONOMIC IMPACT



Construction activity (local income, taxes, and local government revenue)



local jobs supported by construction activity



average rent savings from market-rate apartments, which was funneled back into the local economy



# RESIDENT SERVICES



Nevada HAND's Resident Services teams provide supportive services, programs, and resources to ensure our residents have the tools and opportunities to live well.

**Our Resident Services are founded on four pillars:**

- Education
- Health & Wellness
- economic Stability
- Community Engagement



# COMMUNITY PARTNERS

**Our Resident Services team collaborates with organizations to deliver expert-led programs for our residents. We prioritize collaboration and engage partners who provide meaningful services that improve the quality of life for our residents. We are proud to have these partners, along with several others, to transform our properties into communities where residents have opportunities to live well.**



Boys & Girls Clubs provide educational support and enrichment opportunities for school-age children at on-site clubhouses in three Nevada HAND family communities (Apache Pines, Boulder Pines, and Desert Pines).



To combat food insecurity, Nevada HAND partners with Three Square to provide food throughout the year to senior residents through its Senior Share program, and during the summer to family communities through its Meet Up and Eat Up program.



Co-located on Nevada HAND's Boulder Pines campus, Lutheran Social Services provides assistance with benefit enrollment, utility bills, case management, nutrition and meal provisions, and various educational programs.



Nevada HAND manages apartment communities on behalf of Catholic Charities, and Catholic Charities provides assistance to our senior residents through its Meals on Wheels program, giving them access to nutritious prepared meals.



Touro University's third mobile healthcare clinic serves select Nevada HAND senior communities with a variety of health services, including vaccinations, medical exams, referral services, wound checks, health screenings, and more.



Nevada HAND is proud to operate several apartment home communities with the Salvation Army, providing housing to individuals and families transitioning out of homelessness.



The Library District offers afterschool programming through educational games, coloring supplies, and crafts at our family communities. They also bring a variety of books, audio books, music, and movies to check out on-site.



Sunrise Children's Foundation provides in-home early childhood education for preschool-aged children. This free program, called HIPPY, is an opportunity for parents to help children learn fundamental skills to prepare them for kindergarten.



# COMMUNITY PARTNERS



Dress for Success helps residents prepare for job interviews by providing appropriate attire, including suits, shoes, and accessories, to make a positive first impression on potential employers.



This children's literacy nonprofit brings books and story time to our family communities. They instill a love of reading and learning in our youngest residents.



Providing educational activities and resources to our family communities, Vegas PBS gives school-age children resources to excite them about learning, and the skill development to help them succeed in the classroom.



CompassionCare Hospice offers workshops on grief, hospice care, respite for loved ones, and depression, giving care to not only residents who may be in need of their services, but their families, friends, and loved ones, as well.



UNLV nursing students have a rotation program with our assisted living communities, giving nursing students the real-world experience to complement their nursing education. In addition, we partner with UNLV on various research and volunteer initiatives, as well.



Future Smiles is determined to end oral pain and suffering among Nevada's neediest children by partnering with the community to deliver essential preventive, restorative, and educational services.



The Just One Project is also Nevada's largest food market; combating food insecurity through our innovative mobile food pantry, stationary pantry, and grocery delivery program.



The Economic Opportunity Board (EOB) of Clark County was the regional legal body responsible for receiving and administering funds allocated under the Economic Opportunity Act, a part of the Johnson Administration War on Poverty Program. EOB was incorporated in the State of Nevada in September 1964 and opened its first office on April 5, 1965, with a staff of 4 persons and a program development grant of \$25,000. The Agency's purpose was the same then as it is now, to fight the problems of poverty. The Economic Opportunity Board (EOB) of Clark County is one of 12 Community Action Agencies in the state of Nevada, and a member of 1,000+ agencies in the national Community Action Network.

# COMMUNITY PARTNERS



United Way of Southern Nevada brings people, organizations and resources together to help our community respond and recover. Together with our donors, volunteers and partners, we fight for Southern Nevada and provide help for those who need it most. When you donate to UWSN, you help local families stay in their homes, put food on the table and keep the lights on so parents can go back to work and children can get the education they deserve.



East Valley Family Services is a non-profit 501(c)3 organization that provides support for families in need. We service the Las Vegas valley through a variety of programs targeted to families, children, and seniors. Our mission is to help families, children and seniors to become and remain self-sufficient, healthy and socially responsible. Not just help, but hope.



HopeLink provides chances and opportunities through providing practical financial assistance, effective case management and imparting hope to the hopeless at crucial points of a life crisis.



Southern Nevada Regional Housing Authority's (SNRHA) mission is to assist the clients and the surrounding community of SNRHA in developing and achieving their full potential and improve the quality of life.



# NEVADA AFFORDABLE HOUSING PROFILE

Across Nevada, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

**SENATORS:** Catherine Cortez Masto and Jacky Rosen

**97,680**  
OR  
**20%**  
Renter Households that are extremely low income

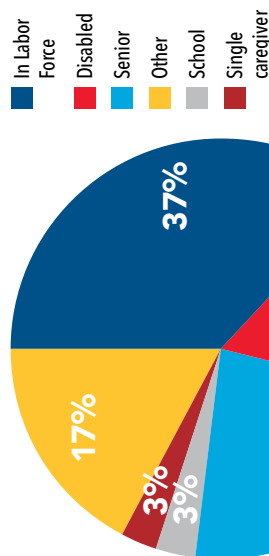
**\$25,100**  
Maximum income of 4-person extremely low income households (state level)

**-79,620**  
Shortage of rental homes affordable and available for extremely low income renters

**\$42,592**  
Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

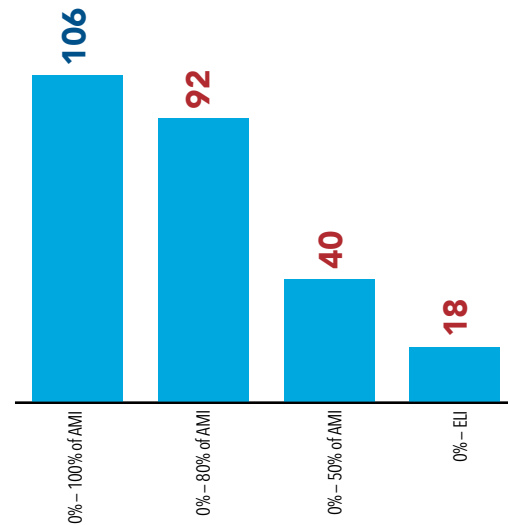
**81%**  
Percent of extremely low income renter households with severe cost burden

## EXTREMELY LOW INCOME RENTER HOUSEHOLDS



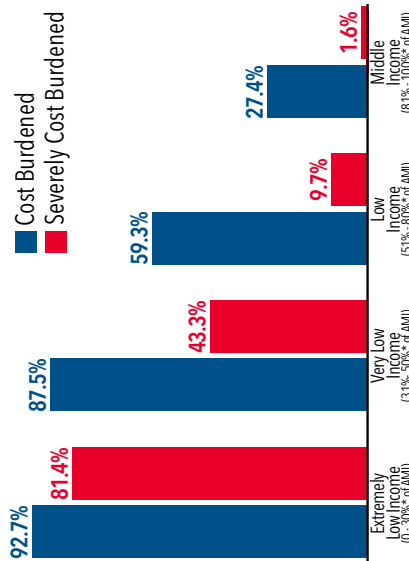
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Fifteen percent of extremely low income renter households include a single adult caregiver, more than half of whom usually work more than 20 hours per week. Eleven percent of extremely low-income renter households are enrolled in school, 48% of whom usually work more than 20 hours per week. Source: 2018 ACS PUMS

## AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2018 ACS PUMS.

## HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2018 ACS PUMS.

Updated: 07/13/2020

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 [www.NLIHC.ORG](http://www.NLIHC.ORG)

Extremely Low Income = 0-30%\* of AMI  
Low Income = 31%-50% of AMI  
Middle Income = 51%-80% of AMI  
Note:\*Or poverty guideline, if higher.

Very Low Income = 31%\*-50% of AMI  
Middle Income = 51%-100% of AMI