



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 take advantage of opportunities and resources that support 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*

8,000+

RESIDENTS

Working adults, children, and
seniors on fixed incomes

35

COMMUNITIES

in Southern Nevada

4,800+

**APARTMENT
UNITS**

SENIORS

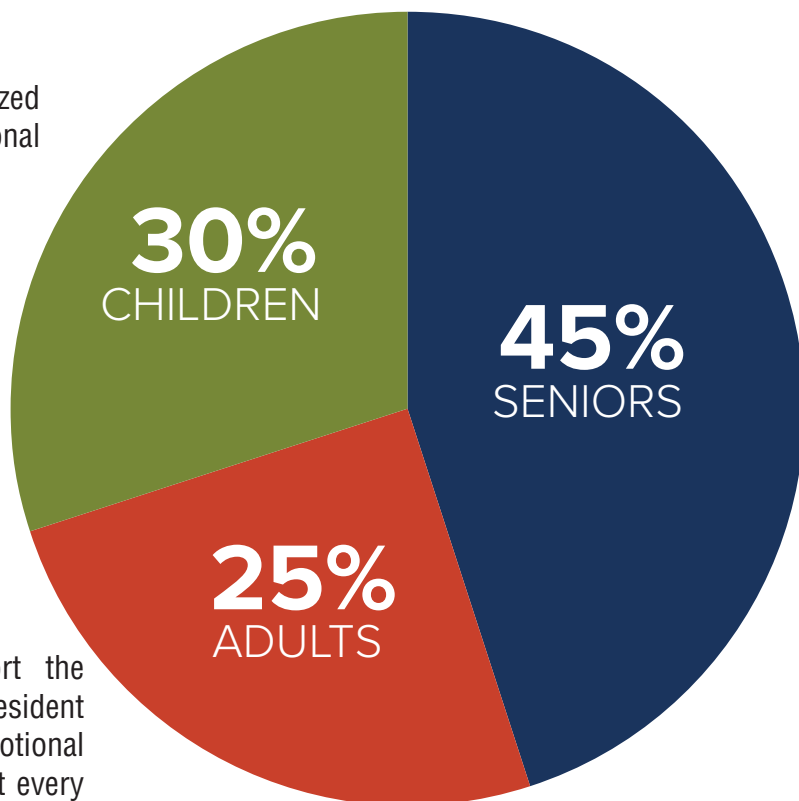
We foster a sense of community, providing individualized services that promote mental, physical, and emotional well-being, helping them age in place.

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

\$29,685

Family

\$20,061

Independent Senior

\$20,568

Assisted Living

Under Construction

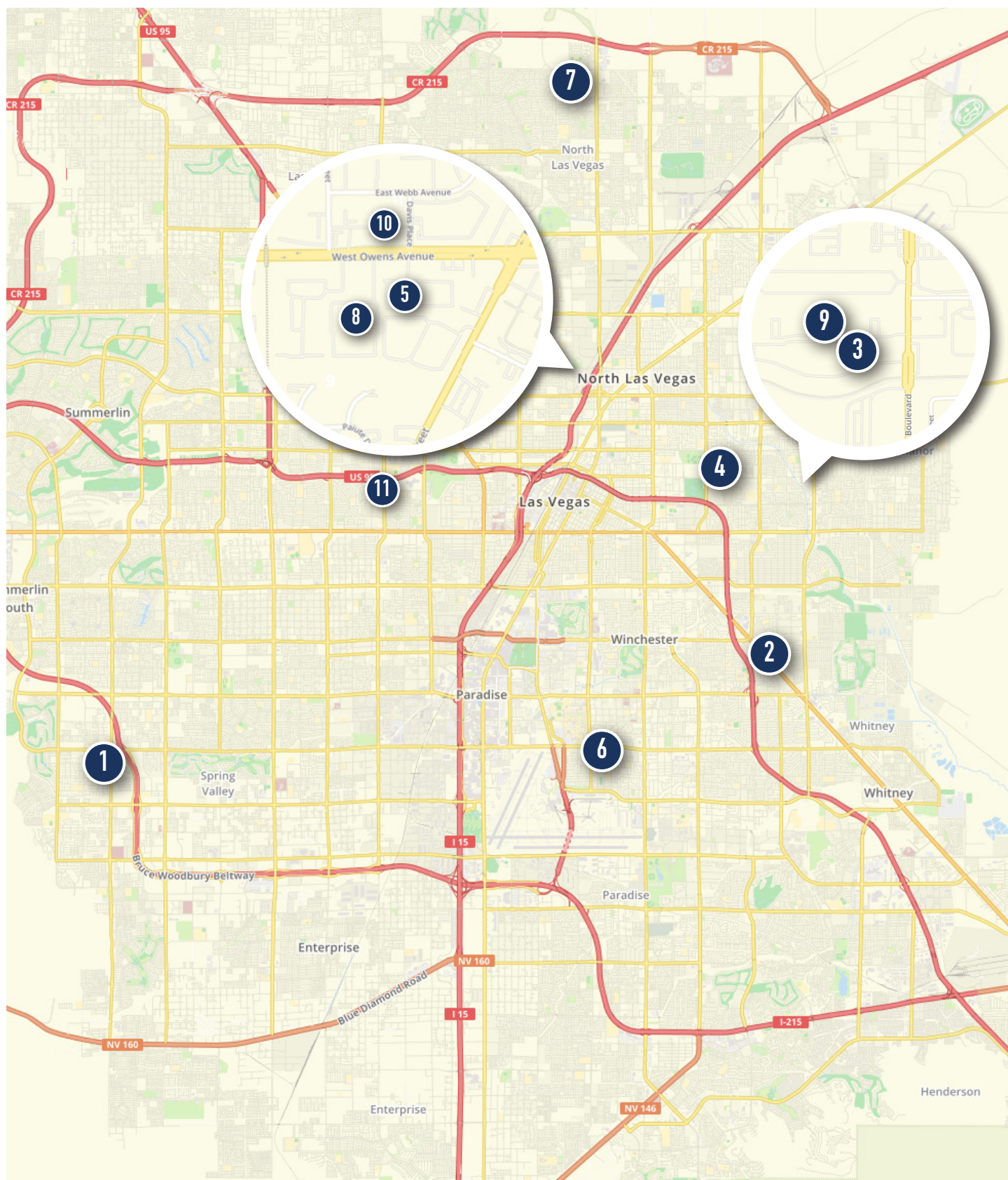
220 Senior Units
(Rome Pines Senior)

Current Rehabs

115 Units

*As of 1/1/2023

Nevada HAND Properties Family Communities



Nevada HAND Properties **Family Communities**

1. APACHE PINES

(702) 579-7719

9552 W. Tropicana Ave.

Las Vegas, NV 89147

apachepineslv@nevadahand.org

2. BOULDER PINES

(702) 551-8488

4375 Boulder Highway

Las Vegas, NV 89121

boulderpineslv@nevadahand.org



3. CORDERO PINES

(702) 902-0628

499 N. Lamb Blvd.

Las Vegas, NV 89110

corderopineslv@nevadahand.org

4. DESERT PINES

(702) 452-4401

3750 E. Bonanza Rd.

Las Vegas, NV 89110

desertpineslv@nevadahand.org



5. HORIZON CREST

(702) 399-3255

13 W. Owens Ave.

Las Vegas, NV 89030

horizoncrestlv@nevadahand.org

6. OGDEN PINES

(702) 382-6248

1200 E. Ogden Ave.

Las Vegas, NV 89147

ogdenpineslv@nevadahand.org

7. ROME PINES

(702) 410-1235

140 E. Rome Blvd.

North Las Vegas, NV 89084

romepineslv@nevadahand.org

8. SKY VIEW PINES

(702) 410-2761

21 W. Owens Ave.

Las Vegas, NV 89030

skyviewpineslv@nevadahand.org



9. VERA JOHNSON MANOR B

(702) 501-8767

503 N. Lamb Blvd.

Las Vegas, NV 89110

verajohnsonblv@nevadahand.org



10. WEST OWENS

(702) 399-3255

1601 Davis Place

Las Vegas, NV 89030

horizoncrestlv@nevadahand.org

11. DECATUR COMMONS FAMILY

(702) 410-2765

5151 Meadows Ln.

Las Vegas, NV 89107

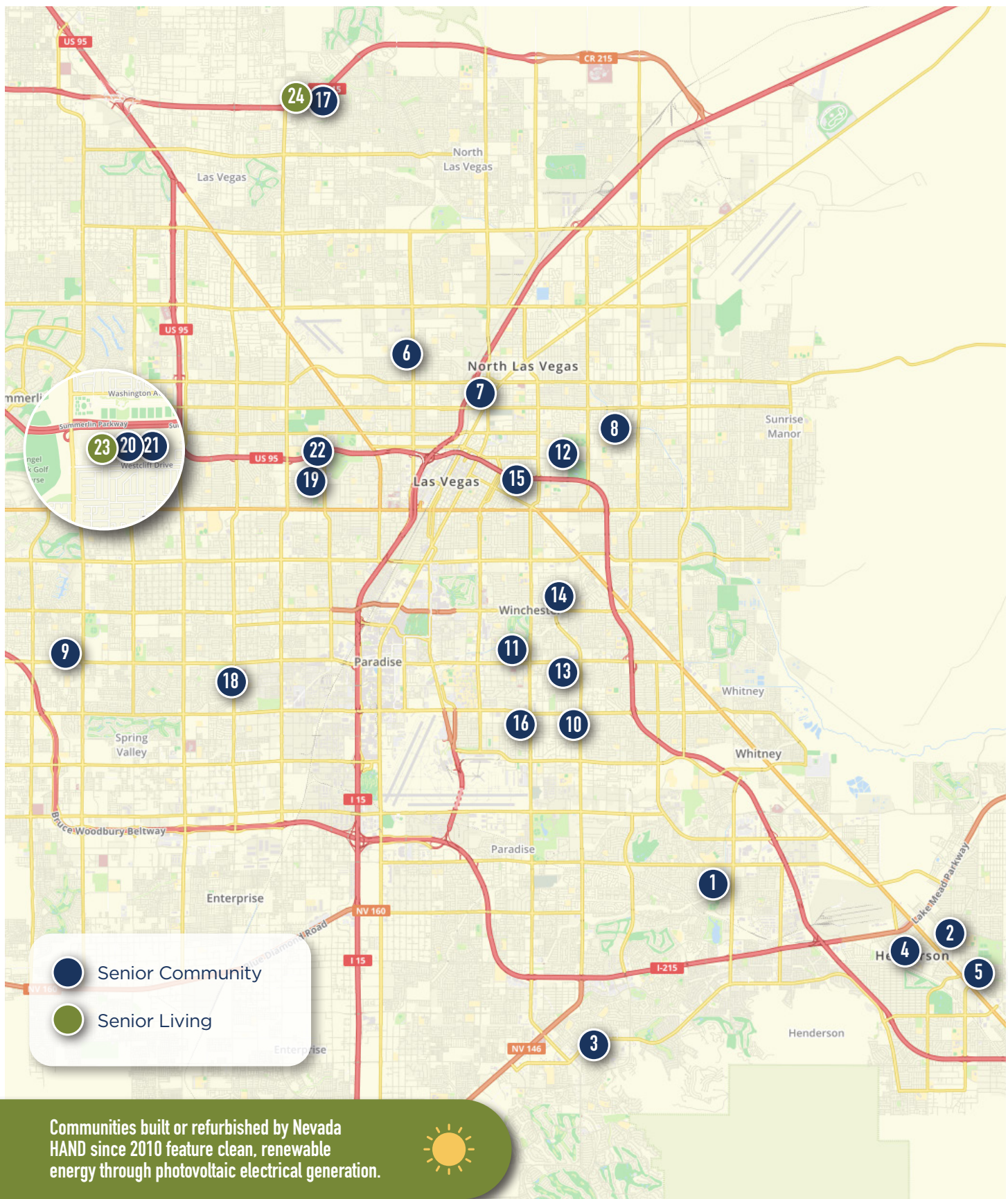
decaturcommons@nevadahand.org



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



Nevada HAND Properties Senior Communities



Nevada HAND Properties Senior Communities



Senior Community



Senior Living

- 1. ANNABELLE PINES**
(702) 435-9731
annabellepineslv@nevadahand.org
310 Annabelle Ln.
Henderson, NV 89033
- 2. CAPISTRANO PINES**
(702) 568-5181
capistranopineslv@nevadahand.org
400 N Major Ave.
Henderson, NV 89015
- 3. HORIZON PINES**
(702) 492-0343
horizonpineslv@nevadahand.org
2570 W Horizon Ridge Pkwy.
Las Vegas, NV 89030
- 4. PACIFIC PINES**
(702) 565-8165
pacificpineslv@nevadahand.org
132 E Pacific Ave.
Henderson, NV 89015
- 5. PALO VERDE GARDENS**
(702) 565-8165
paloverdeaptslv@nevadahand.org
101 N Palo Verde Dr.
Henderson, NV 89015
- 6. BUENA VISTA SPRINGS**
(702) 647-4734
buenavistaspringslv@nevadahand.org
2510 Morton Ave.
N. Las Vegas, NV 89032
- 7. ROSE GARDENS** 
(702) 410-1292
rosegardens@nevadahand.org
1731 Yale St..
N. Las Vegas, NV 89030
- 8. BONANZA PINES**
(702) 437-2703
bonanzapineslv@nevadahand.org
4170 E Bonanza Rd.
Las Vegas, NV 89110
- 9. FLAMINGO PINES**
(702) 410-1230
flamingopineslv@nevadahand.org
8710 W Flamingo Rd.
Las Vegas, NV 89147
- 10. HARRISON PINES**
(702) 795-0968
harrisonpineslv@nevadahand.org
5045 Harrison Dr.
Las Vegas, NV 89120
- 11. MCFARLAND APARTMENTS** 
(702) 736-9596
mcfarlandaptslv@nevadahand.org
4988 Jeffreys St.
Las Vegas, NV 89119
- 12. MONSIGNOR C.T. SHALLOW APTS**
(702) 384-2643
monsignorshallowlv@nevadahand.org
561 N Mojave Rd.
Las Vegas, NV 89101
- 13. ROCHELLE PINES**
(702) 795-0771
rochellepineslv@nevadahand.org
4285 Hildebrand Ln.
Las Vegas, NV 89121
- 14. SIERRA PINES**
(702) 369-3609
sierrapineslv@nevadahand.org
3201 S Mojave Rd.
Las Vegas, NV 89121
- 15. STEWART PINES**
(702) 598-0420
stewartpineslv@nevadahand.org
1351 E Stewart Ave.
Las Vegas, NV 89101
- 16. TROPICAL PINES**
(702) 795-1576
tropicalpineslv@nevadahand.org
5030 Jeffreys St.
Las Vegas, NV 89119
- 17. DECATUR PINES** 
(702) 658-3600
decaturpineslv@nevadahand.org
6741 N Decatur Blvd.
Las Vegas, NV 89107
- 18. HARMON PINES**
(702) 795-1576
harmonpineslv@nevadahand.org
6000 W Harmon Ave
Las Vegas, NV 89103
- 19. STELLA FLEMING TOWERS** 
(702) 795-1576
stellafleminglv@nevadahand.org
400 Brush St.
Las Vegas, NV 89107
- 20. WESTCLIFF PINES** 
(702) 410-2757
westcliffpineslv@nevadahand.org
8206 Silver Sky Dr.
Las Vegas, NV 89145
- 21. WESTCLIFF HEIGHTS** 
(702) 795-1576
westcliffpineslv@nevadahand.org
8206 Silver Sky Dr.
Las Vegas, NV 89145
- 22. DECATUR COMMONS SENIOR**
(702) 410-2766
decaturcommons@nevadahand.org
450 S. Decatur Blvd.
Las Vegas, NV 89107
- 23. SILVER SKY**
(702) 835-9040
silverskylasvegas.com
8220 Silver Sky Dr.
Las Vegas, NV 89145
- 24. SILVER SKY AT DEER SPRINGS** 
(702) 462-7700
silverskylasvegas.com
6741 N Decatur Blvd.
Las Vegas, NV 89131



Current Projects



ROME PINES SENIOR

- 220 Units
- Expected Completion: 2024



BUFFALO & CACTUS

- 125 Units
- Expected Completion: 2024



SOUTHERN PINES APARTMENTS

- 240 Units
- Expected Completion: 2025

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.



Community Partners



Nevada Affordable Housing Profile



National Low Income Housing Coalition

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.

KEY FACTS

101,413
OR
21%

Renter households that are extremely low income

-83,994

Shortage of rental homes affordable and available for extremely low income renters

\$26,500

Maximum income for 4-person extremely low income household (state level)

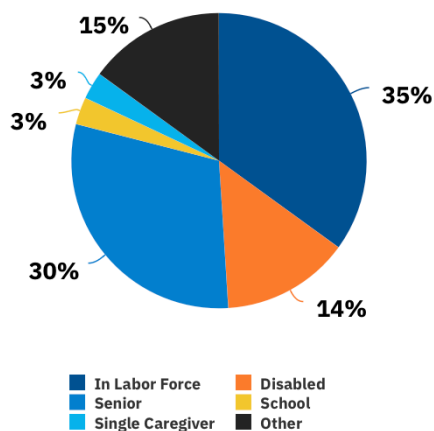
\$49,294

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

86%

Percent of extremely low income renter households with severe cost burden

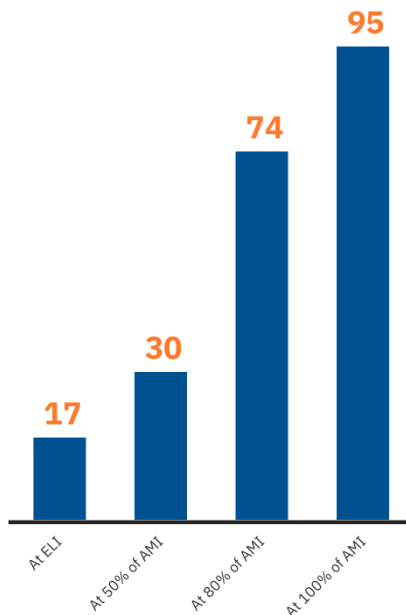
EXTREMELY LOW INCOME RENTER HOUSEHOLDS



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. Thirteen percent of extremely low-income renter households include a single adult caregiver, 49% of whom usually work at least 20 hours per week. Ten percent of extremely low-income renter households are enrolled in school, 47% of whom usually work at least 20 hours per week. Source: 2021 ACS PUMS

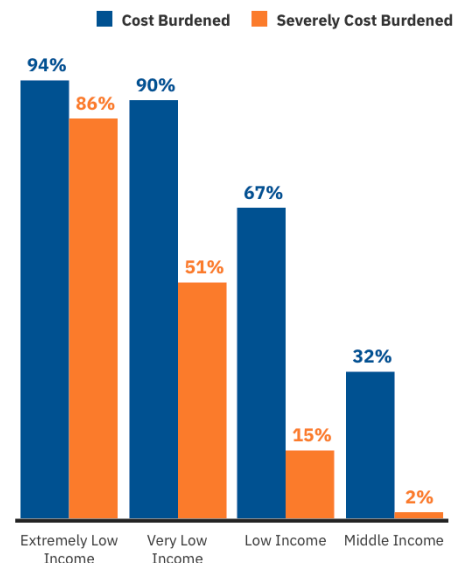
Source: 2021 ACS PUMS

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2021 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 2021 ACS PUMS

SOURCE: <https://nlihc.org/housing-needs-by-state/nevada>