



Wednesday, July 6, 2022

North Las Vegas City Hall
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

Members of the North Las Vegas City Council:

The Culinary Union requests that the North Las Vegas City Council delay adoption of the Financial Impact Statement of the proposed Neighborhood Stability Ordinance.

The citizens of North Las Vegas deserve to have an accurate understanding of the impact of the Neighborhood Stability Ordinance and the one study referenced in the staff report does not provide that. There is an urgent crisis of rising rents in North Las Vegas, rent increased 25% in North Las Vegas on average in 2021. Since 2019, rent for a one-bedroom apartment has gone up 47% and rent has risen 38% for all apartments. The Neighborhood Stability Ordinance is the only viable solution that has been publicly proposed to address this urgent crisis in the immediate term.

The figure referenced in the Financial Impact Statement regarding a loss of 1.8% per year in property values does not appear to be referenced in the Brookings Institute article that is cited in the staff document, which is the sole citation provided. The staff report does not include cost savings from reduced evictions due to lower rents or increased sales tax revenue that will likely result from tenants having more money to spend on goods rather than rising rent.

Neighborhood Stability will prevent North Las Vegas residents from being evicted and in some cases becoming homeless. Reduced costs associated with lower rates of homelessness and crime moving forward are also not accounted for in the Financial Impact Statement.

North Las Vegasans deserve a clear and comprehensive report on the financial impact of the Neighborhood Stability Ordinance, this document does not provide that.

The City of North Las Vegas should provide staff with additional time to ensure that working families in North Las Vegas are fully informed of the impact of Neighborhood Stability on their community, thus the Culinary Union urges the North Las Vegas City Council to delay adopting the Financial Impact Statement of the proposed Neighborhood Stability Ordinance as written.

Ted Pappageorge, Secretary-Treasurer for the Culinary Union