

**Boulder City, Nevada**  
**Community Development Department**  
**ZONING APPLICATION FORM**

Mailing Address:  
401 California Avenue  
Boulder City, Nevada 89005

**CHECK ONE:**

- ☒ MASTER PLAN AMENDMENT:      MAP ☐      TEXT ☐  
☒ ZONING AMENDMENT:      MAP/REZONE ☐      ORDINANCE TEXT ☐  
☒ CONDITIONAL USE PERMIT  
☐ SPECIAL USE PERMIT  
☒ VARIANCE  
☐ DEVELOPMENT ALLOTMENT:    Single-Family ☐ Multi-Family ☐ Hotel-Motel ☐  
☐ OTHER (as per STAFF ONLY): \_\_\_\_\_

**Staff Use Only**

File No. \_\_\_\_\_  
Acceptor \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Fee Paid \_\_\_\_\_

APPLICANT		PROPERTY OWNER	
NAME	<u>Richard D. Ladwig</u>	NAME	<u>Boulder City UMC</u>
MAILING ADDRESS	<u>1457 San Felipe Drive</u> <u>Boulder City, NV</u> <u>89005</u>	MAILING ADDRESS	<u>P.O. Box 61075</u> <u>Boulder City, NV</u> <u>89006</u>
CONTACT PHONE	<u>702-324-6023</u> Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>	CONTACT PHONE	<u>702-324-6023</u> Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>
EMAIL	<u>rdladwig@earthlink.net</u>	EMAIL	<u>rdladwig@earthlink.net</u>

STREET ADDRESS or LEGAL DESCRIPTION: 1400 Utah Street; Boulder City, NV

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):

See attached description

**JUSTIFICATION:** Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

**AFFIDAVIT:** I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

Richard D. Ladwig  
PRINT Applicant Name

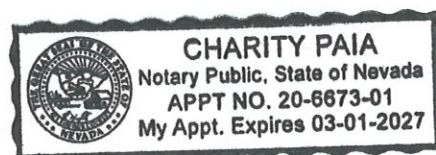
Richard D. Ladwig  
SIGNATURE of Applicant

State of NV, County of Clark Subscribed and sworn to (or affirmed) before me on (date)  
5-8-2024 by [name(s) of person(s) making statement] Richard D. Ladwig

Charity Paia  
(Signature of notarial officer)

(Notary stamp)→

Original: Community Development / APP-ZONE / Revised 2016-01-05





## BCUMC BUILDING PROJECT

### Overview

At the heart of Boulder City lies a rich history filled with intention, focus, and strategic partnership. This community, known as one of America's early workforce housing developments, was built with a purpose. The visionaries behind the construction of Hoover Dam, and the people who helped build it, understood the power of people and how through a cohesive purpose, a community could be forged. Today, Boulder City United Methodist Church (BCUMC) aims to preserve this tradition of community and serve the people and families who have been a part of this remarkable journey.

BCUMC has been an integral part of Boulder City for 25 years supporting local non-profits and community projects. BCUMC has, itself, also provided a variety of community-based programs for the broader community over the years such as the annual Easter Egg Hunt and Pumpkin Patch. Currently we sponsor the Pet Blessing in the Park and blessing of the horses through the Horseman's Association, the Luminaria to open the Christmas season, and the Young Hearts Drama Program for children of all ages. Forty children from the community participated in the 2023 Drama Program. The Book of Resolutions of the United Methodist Church (2016) states, "We believe we have a responsibility to innovate, sponsor, and evaluate new forms of community that will encourage development of the fullest potential in individuals". The project we are proposing meets this responsibility to serve our community.

In 2006, BCUMC purchased 3 acres of land from the City bordering the Boulder City Cemetery on the Utah Street side and near the intersection of Utah Street with Adams Blvd. The purchase price for this property, located at 1400 Utah Street, was \$195,000<sup>1</sup> and at that time it was a Clark County flood drainage ditch. Our intent at that time was to build a church to have a permanent home from which to serve our community. Over the next 2-3 years BCUMC invested over \$300,000 to have a 54" culvert installed per the Clark County Flood Control guidelines and over a thousand truckloads of dirt placed on the property to prepare it for building. The City currently holds additional church money as a bond for street infrastructure we will need to complete as part of any building project on the land. BCUMC was granted a Conditional Use permit for a church on this land and the land was zoned R80.

A number of factors including the financial crisis in 2008 and the pandemic in 2020 have delayed building on the site. Other factors, described in the following paragraphs, such as the changing demographics of Boulder City, a housing shortage across the state and new ways of imagining church and community coming together, have impacted our ability to build the originally planned structure and has given us time to re-imagine how this property could best be used to serve our congregation and our community.

Boulder City is growing older with 38% of its current residents aged 60 or older per the 2020 US Census<sup>2</sup>. Through conversations with members of our congregation, individuals in the broader community, and local non-profits such as Emergency Aid of Boulder City, the Senior Center and Lend A Hand, we know that many seniors in Boulder City have difficulty finding and obtaining housing they can afford. Boulder City currently has one 60-unit affordable senior housing community, Quail Ridge. Mr. Reynolds Lopez, the manager at Quail Ridge, shared with us that the average wait time for one of their units is 3 years. By the time a unit is available, many people on their wait list can't be reached. Without housing resources for our seniors, some will struggle financially to stay in the community that has been their home or will need to leave the community to find affordable housing. In severe situations, a senior, failing to pay rent, could be evicted with a lock-out occurring within 10 days allowing limited time to find new housing in a tight market.

The need for affordable housing affects a variety of demographic groups and has increased significantly across the country. Nevada has been affected more than many other states in terms of rising housing and rental costs leading to an estimated shortage of approximately 80,000 affordable units across the state in both urban and rural communities. Thirty-one percent of individuals needing affordable housing are seniors<sup>3</sup>.

A relatively new phenomenon has been the involvement of churches in the construction of affordable housing. Many churches have property beyond what is necessary to meet their worship needs and are located in communities in need of housing. Thus, they are partnering with a developer to build much needed housing on their property. These projects include community space for the residents and in many cases, amenities such as a child-care facility available to both residents and the broader community. In fact, one church in Las Vegas, Advent United Methodist Church, is in the process of building a 50-unit facility for seniors and youth who have aged out of the foster care program. The facility will also include a child-care center and a fitness center.

### **The BCUMC Building Project**

With all this in mind, BCUMC is embarking on a mission to extend the development of our church property beyond our worship needs to encompass housing and services that will meet the important need of affordable housing for active seniors. Through a thoughtfully designed development, we can create 50 housing units for seniors to ensure that our elders age gracefully and securely within the community they helped build and, within the multi-purpose space, provide a church for our congregation. The development will be near the local library, a convenience store, and public transportation. It is also within a mile of the Boulder City Hospital and slightly over a mile to a grocery store, pharmacies, restaurants, etc. The development project will be funded through federal housing tax credits, grants, and other forms of public funding. BCUMC will be financially responsible for the buildout of the portion of the multi-purpose space that it will lease for the church.

### **2015 Boulder City Master Plan**

BCUMC is asking for a Master Plan Use change from R80 to R3, Medium Density Residential. The 2015 Boulder City Master Plan Vision Statement reads: *"The community of Boulder City is committed to preserving our status as a small town, with small town charm, historic heritage, and unique identity, while proactively addressing our needs and enhancing our quality of life."* The BCUMC Building Project will *"proactively address our needs"* and will *"enhance quality of life"* by providing much needed housing for the seniors who live there.

The BCUMC Building Project also addresses a number of the Master Plan's Guiding Principles including:

- Being located contiguous to existing developments, where infrastructure and basic services exist.
- That the city should contain a compatible mix of housing choices.
- That the city should strive to provide a range of housing options available to meet the needs of its citizens.
- Housing affordable to young families should be considered, as should housing options for senior citizens.
- Medium-Density Residential areas shall incorporate a mix of single and multi-family housing types..... in combination with compatible non-residential land uses, such as educational facilities, churches, schools, and public and private parks and recreational facilities.

The City is currently developing a new Strategic Plan and recently conducted focus groups and community meetings to obtain local input. The need for affordable housing, particularly for seniors, was mentioned throughout this process. This citizen input aligns with the current Master Plan Vision Statement and Guidelines and supports the need for the BCUMC Building Project.

### **The Project**

The BCUMC Building Team, KG Development Group (the developer) and Urban Idea Architecture (the architect) met with the city to present the project vision and conceptual design. From the discussion, it was determined that BCUMC would need to get both a Master Plan amendment and a zoning change to R3 Multiple-Residential. Variances and/or conditional use approval might be needed depending on the specific building design. All exhibits relative to these requests are being submitted to the Boulder City Planning Commission along with the completed application form, this narrative and an overview of a neighborhood walk held on April 20, 2024, and the required community meeting on this project held in the Boulder City Library on Monday, May 6, 2024.

The exhibits attached with the zoning application show a building (GSF 56,500) that includes 50 self-contained residential units (1 and 2 bedroom), and GSF 6,500 of multi-purpose space. The property also includes parking and landscaped open

May 13, 2024

space with some seating and sun coverings. The exterior design of the building honors the historic quality of Boulder City and the neighboring residential community.

Seventy-nine residences are located within 750 ft. of the “Property” and received a notice for the community meeting. Twenty-five Boulder City Residents attended the community meeting. Fifteen of those individuals reside within 750 ft. of the “Property” while the other ten live in the same residential area known as the “horse streets” and Dreamcatcher Drive, but outside the 750 ft. range. Approximately 10 attendees raised concerns about the proposed project. Many of the concerns were related to “affordable” housing, including concerns about enforcing age requirements, eligibility, HUD requirements, number of people per unit, etc. They also asked about BCUMC’s long-term commitment to the project, the time-frame for construction, and management of the facility once completed. There were also several questions about the process behind the land purchase which was addressed earlier in this document.

In response to BCUMC’s commitment to maintaining the structure as affordable housing for seniors, the project will be primarily funded through federal tax credits and other public funding. The tax credits mandate federal auditing for 15 years and annual compliance reports over this time span. The local and state housing agencies will monitor the project for 30 years. Non-compliance can lead to a huge fine from both the federal and state entities and suspension from the tax credit program. BCUMC plans to maintain the structure as affordable senior housing for the life of the building. Once funding is obtained construction will begin as soon as practical since the tax credits have a time restriction on them. At the time construction begins an LLC will be formed to manage the project and the building once completed. The LLC will have two (2) equal partners, BCUMC and KG Development Group, the developer. The LLC will hire a property manager who will be responsible for managing the building and all tenant agreements and guidelines. All potential tenants will be vetted for credit history, income verification, rental history, complete a criminal background check to screen for any criminal history or prior evictions, and references<sup>4</sup>. These steps help to ensure the safety and security of other tenants in the building.

When accepted as a tenant each tenant will sign a comprehensive lease agreement outlining all rules, regulations, and expectations for tenancy including policies related to occupancy limits, guests, subletting, and other relevant rules. There will also be regular inspections of the property to ensure compliance with the lease terms and rules. Any violations of the lease agreement or community rules will be documented. Tenants will be given the opportunity to rectify the violation if minor. Major infractions or ongoing problems can lead to eviction proceedings. There were some questions raised about traffic, but these were more related to current concerns around racing on Utah Street and problems with the current Utah/Bronco traffic pattern.

### **Variances and Conditional Use Permits**

Based on the city’s methodology for determining building height, the structure exceeds the height restriction. Visually from Utah Street the building is a two-story structure which is compatible with the surrounding area. The view from the cemetery, primarily visible to those who enter the property, is a three-story building. A building of this height and configuration does not set precedence in Boulder City. On a casual drive through Boulder City neighborhoods one can observe buildings at the locations listed below, all in residential areas, that exceed the height restriction.

511 Ville Dr.,	501 Lynn Drive
724 Kendall Ln.	1400, 1409, 1425, 1427, 1431, & 1442 San Felipe Dr.
501 Aaron Way	1319 Sierra Vista Pl.
111 Caperna Ct.	1417 Pueblo Dr.
117 Milton Ct.	1404 Garnet Pl.
602, 604, 606, 611, & 616 Lido Dr.	701 Capri Drive
937 Woodacre Ave. & 840, 872, 884 & 888 Robinson Ln.	861 & residence between 861 & 875

BCUMC is requesting a height variance for the multiple-residential structure which will be built at 1400 Utah Street fulfilling an important housing need in Boulder City and because the building height does not set a precedence.



BCUMC is also seeking Conditional Use Permits on the number of residential units in the structure at 1400 Utah Street and to maintain the permit for a church. The need in our community for housing for active seniors supports a structure of this size as does the financial feasibility of building it.

## References

<sup>1</sup>The property sale did not go through public approval because per city ordinance non-profit and religious organizations are exempt from this process.

<sup>2</sup>[https://data.census.gov/table?q=ZIP%2089005%20\(Boulder%City,%20NV\)&t=Age%and%20andSex&g=860XXOOUS89005](https://data.census.gov/table?q=ZIP%2089005%20(Boulder%City,%20NV)&t=Age%and%20andSex&g=860XXOOUS89005)

<sup>3</sup>[nlihc.org/housing-needs-by-state/Nevada](http://nlihc.org/housing-needs-by-state/Nevada)

<sup>4</sup>[snvrha.org/fh\\_applicationforms.html](http://snvrha.org/fh_applicationforms.html)

## Addendum to APPLICATION Information

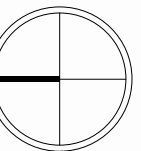
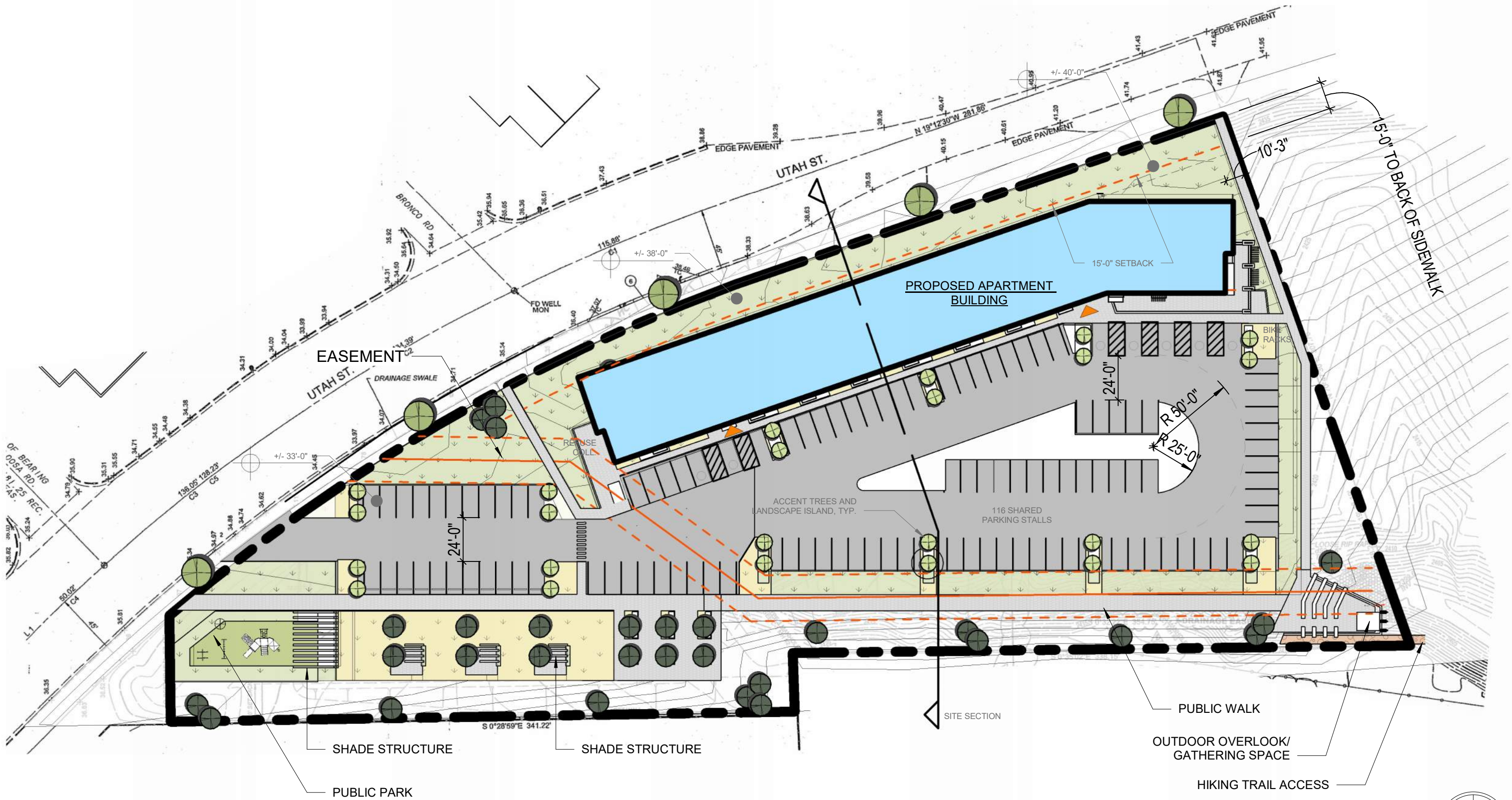
Boulder City United Methodist Church (BCUMC) is proposing to build a structure (GSF 56,500) on their property at 1400 Utah Street that would provide 50 affordable housing units for seniors aged 55 and older. The structure would also include Multiple-Purpose space (GSF 6,500) to be used for a church and open space for community and resident activities. The property is currently zoned as R80. BCUMC is applying for a zoning change to R3, Multiple-Residential.

The project will require Conditional Use permits for the church rental space (quasi-public) and the number of housing units. The project will also require a Variance for height.



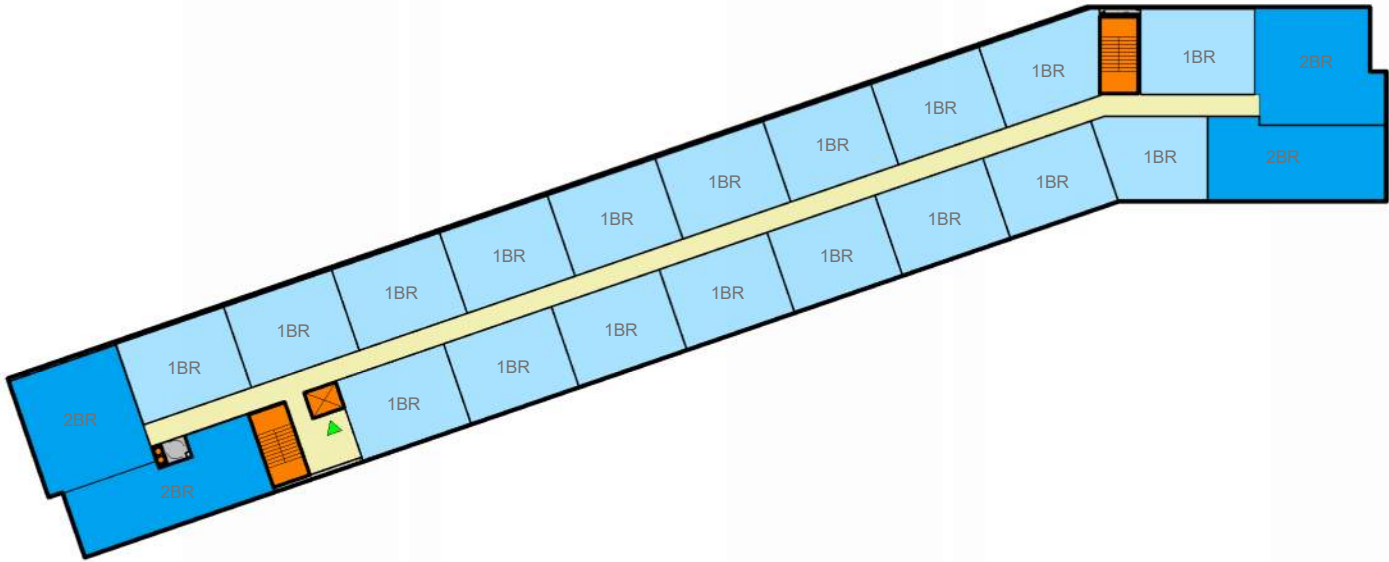




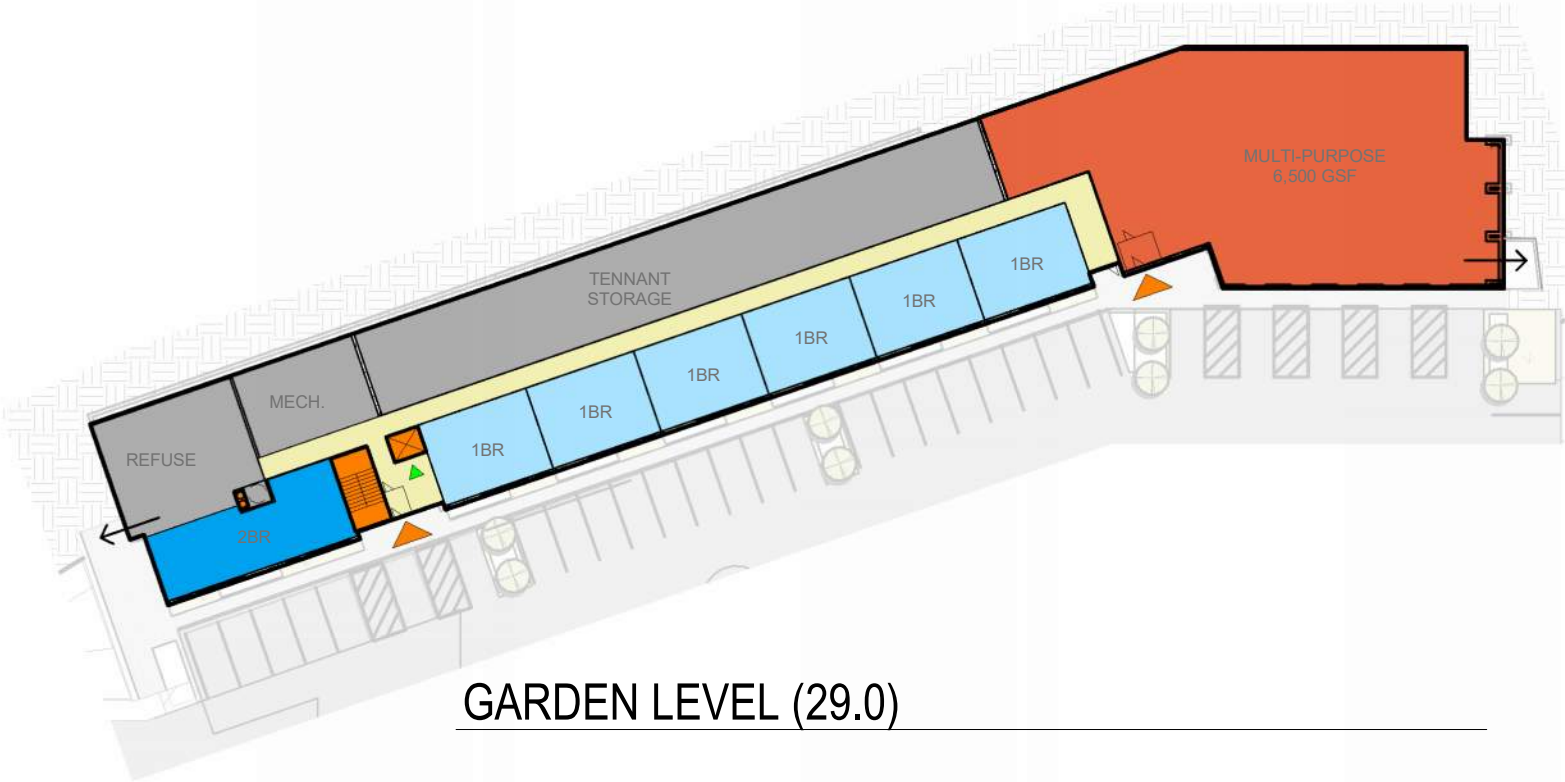




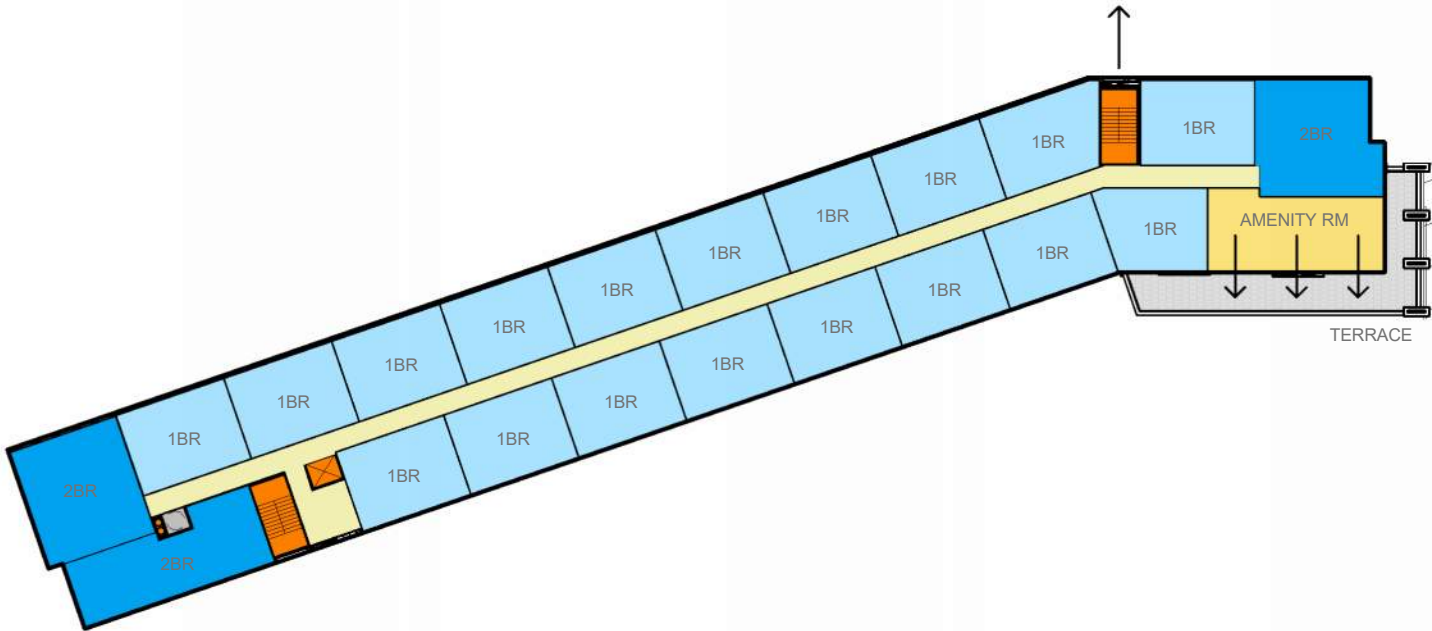
BOULDER CITY SUMMARY					
UNITS PER FLOOR		GARDEN	LEVEL ONE	LEVEL THREE	TOTAL UNITS
STUDIO	460	0	0	0	0
ONE BEDROOM	650	6	18	18	8
TWO BEDROOM	960	1	3	4	0
THREE BEDROOM	1,050	0	0	0	0
		7	21	22	50
PARKING					TOTAL PARKING
				TOTAL PARKING STALLS	116
GSF		L1	L2	L3	TOTAL GSF
		19,500	18,500	18,500	56,500
MULTI-PURPOSE (INCLUDED IN L1 TOTAL)		6,500 GSF			



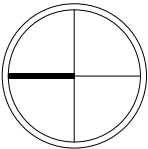
LEVEL TWO..

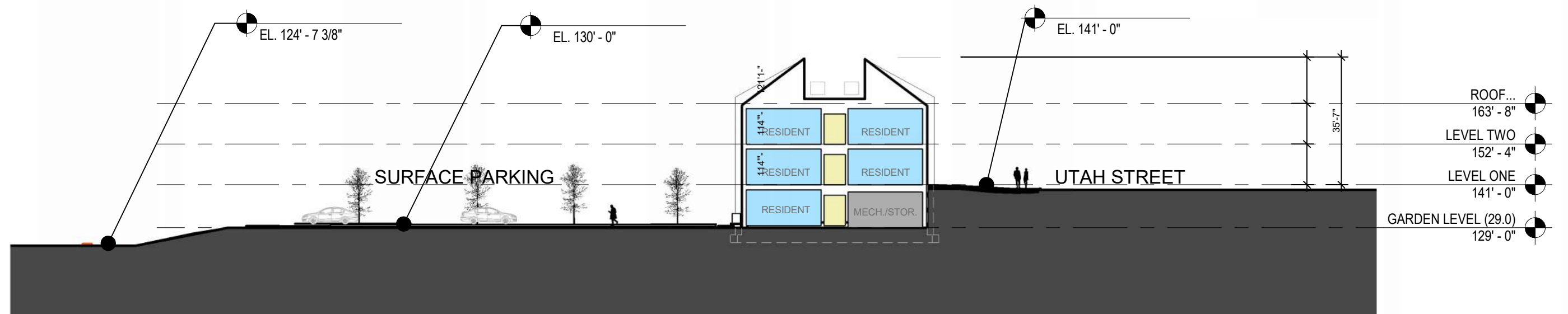


GARDEN LEVEL (29.0)



LEVEL ONE





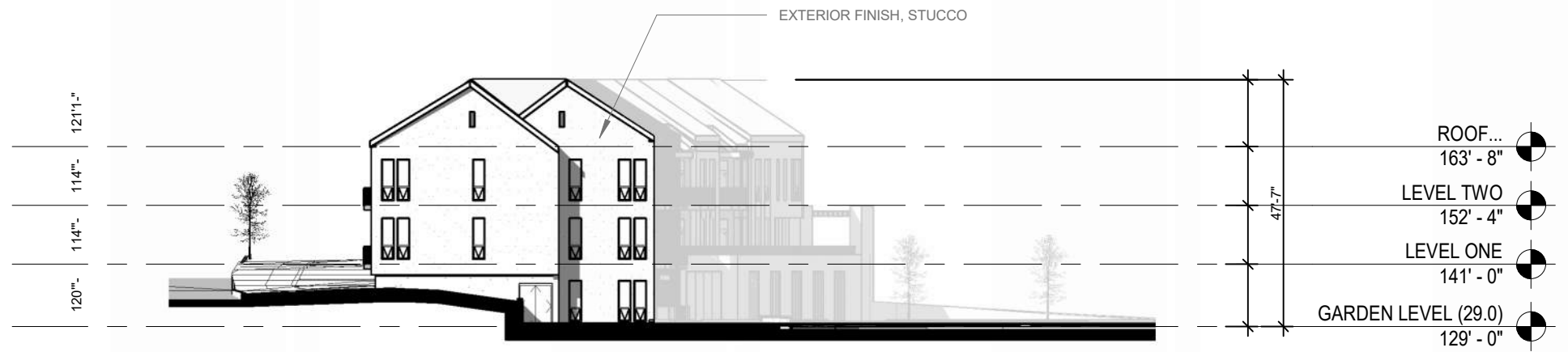
SITE SECTION STUDY



ELEVATION SOUTH



ELEVATION EAST



ELEVATION NORTH



ELEVATION WEST



east view



urban idea  
ARCHITECTURE

## MIXED-USE SENIOR HOUSING 3.0

EXTERIOR CHARACTER STUDY

Scale:

Date: 5/2/24



north view











## **BCUMC Neighborhood Walk April 20, 2024**

On Saturday, April 20, 2024, the BCUMC Building Team walked in groups of 2 or 3 to the residences identified by the City of Boulder City as within 750 Ft. of the proposed BCUMC Project located at 1400 Utah Street. Team members visited 79 homes and left a door hanger inviting the resident to attend a community meeting on May 6, 2024. Each of these residences will also receive a mailed formal invitation to the community meeting this week. Every resident received a door hanger regardless of whether or not they engaged with the BCUMC Team. During the conversations the Team described the proposed project, explained the benefit to the broader community by providing housing for seniors, and shared the current draft site drawings. The following bullet points provide an overview of the interaction.

- One or more individuals answered their door and spoke to the BCUMC Team at 41 (51%) of the 79 homes visited.
- Approximately 25 residents were positive in their feedback.
- Approximately 8-10 individuals listened to the information, but made no reference to whether or not they supported the project.
- Several people stated they didn't have time to talk, but did take a door hanger.
- Three individuals expressed a concern about some aspect of the project.
  - One was unsure what it would look like for them in their area.
  - One had some concern about the building height.
  - One was very positive about the project and supported the need for senior housing, but had a concern that the BC Fire and Police Departments did not currently have the capacity to adequately provide necessary services to an additional 50 housing units.
- No one spoke directly against the proposed project.
- A dozen or more individuals indicated they would attend the community meeting.

Overall, it was a great experience. We look forward to the May 6 community meeting.



## **Neighborhood Community Meeting**

May 6, 2024 – 6 p.m., Boulder City Library

### **Attendees:**

BCUMC Team attendees – Linda Robertshaw, Scott Dam, Barbara Paulsen, David Paulsen,  
Gloria Coulston, Tati Johnisee, Paster Kimber Govett

City Officials – Michael Mays and Nakeisha Lyon

Presentation project set up; and chairs set up for 25 people

Sign in Table – Tati and Kimber

Note Taker – Gloria

Presenters – Barbara and Scott

Opened with an introduction to BCUMC and Building Project with history of property ownership; and overview of project site and building.

Question and Answers followed. Categories of concern are as follows:

1. Most verbal concerns were about HUD program and what the rules and regulations included and how to enforce – 55+ age?, guest stay?, criteria of who can live in apartments?, HUD can change to Section Eight?, who will do the background checks?
2. Will these units be self-contained or a communal kitchen, etc.
3. Parking, traffic will be an issue during community events. Increase of ambulance, fire trucks, etc. especially at night.
4. Curious about how land was purchased and intent of BCUMC at that time; and why the change, was BCUMC given a reduction in costs when purchased?
5. Residents' current views of mountains and desert were expressed would be "destroyed",
6. Who is the Developer?
7. Concerned about LLC set up and who is in control after 15-year contract expires? How can BCUMC guarantee that these apartments won't become for profit or Section 8?
8. What is time frame of the project?
9. Is this a for profit project?
10. If BCUMC doesn't have money; would the project still move forward?
11. For anything over an acre requires a new vote by the public in changing the zoning. When will vote take place?
12. Comments included how land was purchased, when, who was the contractor that graded the land and project already received a variance for land to build the church.
13. How will monthly rental be calculated?

Questions/Comments generated from the following streets; house numbers were not always identified when asking questions:

Bronco	Dreamcatcher Dr.	Shoshoni	Rawhide
Arabian	Opal Ct.	Bender Ct.	Chestnut



## **FREQUENTLY ASKED QUESTIONS**

**Per**

### **The Boulder City United Methodist Church (BCUMC) Proposed Building Project**

We appreciate your questions. We have put together responses to FAQs to clarify concerns expressed. Some questions cannot be addressed at this time because they are subject to negotiations with funding sources or it is too early in the qualification and application process to have an answer. Questions on the specifics of the facility operations won't be known until construction is completed and a property manager is hired. We hope this document will be of help to you.

#### **Intent of the Building Project**

1. Community is of great importance to BCUMC. As a congregation in addition to worshipping together, we are called to make life better for our neighbors and community. First and foremost, we have an obligation to follow the United Methodist Church's Book of Resolutions (2016) which states, "We believe we have a responsibility to innovate, sponsor, and evaluate new forms of community that will encourage development of the fullest potential in individuals."
2. BCUMC's intent for the life of the building is to provide housing for seniors that is affordable long-term.
  - a. The funding being sought for the building requires that it be maintained as "affordable senior housing" for a minimum of 30 years and will require annual audits to ensure compliance to all requirements.
  - b. Affordable senior housing, in general, is defined as housing for individuals 55 and older whose income is at a specific level below the area median income. Total rent for a housing unit within the facility cannot be more than 30% of the tenant's gross income.
  - c. The building will include worship space for BCUMC and community activities.

#### **Purchase of Land**

1. The land was purchased in 2006 for \$195,000, which was the appraised value of the land at the time, and with the approval of the Desert Southwest Conference of the United Methodist Church headquartered in Phoenix, AZ. Per Nevada state law the church is not required to pay property tax.
2. BCUMC has invested \$300,000 beyond the purchase price to prepare the land for building which includes dirt work and installation of an underground storm drainage system meeting Clark County Flood Control requirements.
3. The Desert Southwest Conference of the United Methodist Church has also approved the current building project.

#### **Effect on Surrounding Property Values**

Most studies indicate that surrounding property values either stay the same and/or increase when an affordable housing facility is built.

<https://amarkfoundation.org/reports/what-is-the-impact-of-low-income-housing-on-property-values/>

## **Facility Management**

1. Financing for this project will come from a mix of state, local and private funds including low-income housing tax credits.
2. An LLC will be formed once funding is secured. The LLC will be a partnership between BCUMC and the developer. BCUMC will continue to play a role in the tenant selection process and community interactions.
3. A property manager will be hired to manage the day-to-day operation of the facility.

## **Requirements for Residency**

1. The resident requirements are subject to the Federal and Nevada Tax Credit rules and the Fair Housing Act which prohibits discrimination in the sale, rental and financing of housing. BCUMC, through the LLC, will be involved in the tenant selection process to ensure the housing units are targeted to the intended audience. Tax credit requirements include:
  - a. credit check
  - b. rental history check
  - c. background check per criminal and substance abuse issues
  - d. age eligibility – 55 and plus for senior housing
2. In addition to these requirements the approved tenants will sign a lease agreement. Non-compliance with the lease may lead to eviction.

## **Description of Units**

The proposed plan includes 50 units; 43 one-bedroom and 7 two-bedroom. Each unit will be a fully functioning unit with a kitchen, bath, living/dining area and laundry hookup.

## **Effect of this project on the neighborhood**

1. In general, there will be minimal effects relative to traffic and activities at the Cemetery. The city has reviewed the traffic patterns in this area and does not see any significant impact from this project.
2. Seniors in this type of housing are stable renters who typically remain there until they need a higher level of care.
3. 38% of Boulder City residents are age 60 or older per 2020 Census data. This percentage has increased by approximately 4% since the previous census.
4. Increasing age, the loss of a spouse, a change in financial resources, or development of health or mobility issues can necessitate a change in housing. The proposed facility provides a secure rental option for our friends and neighbors who need it.
5. Parking meets the City's requirements.
6. The Fire and Police Departments have both stated that this project as proposed meets safety and emergency requirements.

Senior Center  
July 9, 2024



Boulder City United Methodist Church (BCUMC) intends to build on its property at 1400 Utah Street. The building will include 50 affordable housing units for seniors 55 and older as well as community space and worship space for BCUMC. BCUMC must obtain master plan approval and a change in zoning from the City to proceed. The request for approval will be heard by the BC Planning Commission at its upcoming meeting on July 17, 5:00 PM, at City Hall. We request your support for this project which will provide much needed housing for our seniors.

If you support this project, please sign your name on this sheet and check if you are a Boulder City resident.

Signature	<input checked="" type="checkbox"/> If Boulder City Resident
S. Sharon Ferguson	Quail Ridge Manor
Nazosie K. Gburek	✓
William H. H. H. H.	
Deborah B. B.	-
Bonnie P. P.	✓
Don J. J.	✓
Paul T. T.	✓
Connie K. K.	✓
S. Elise K. Klingbeil	✓
Alma M. M.	✓
Suzanne P. P.	✓
Alan M. M. Byerley	✓
Ken M. M.	✓
Jane S. S.	✓
R. R. R.	✓
S. ANDREA PAGE	✓
Paul S. S.	✓
Norm B. B.	





**BOULDER CITY**  
UNITED METHODIST CHURCH

If you support this project, please sign your name on this sheet and check if you are a Boulder City resident.

[illegible]

December 9, 2023

Dear interested parties:

I am writing this letter in support of the Boulder City United Methodist Church Project, and the community of Boulder City, Nevada. My name is Victoria Lee Mason, and I am the Executive Director of the Senior Center of Boulder City. The Center is a 501c3 nonprofit business providing recreational and support services for adults aged fifty and older in Boulder City since 1984.

As the data from the 2020 Census became available, the information gleaned has been staggering. Across the country as the generation referred to as "*Baby Boomers*" are aging to maturity we are seeing a massive increase in the senior population which is projected to continue into 2030 and beyond. Boulder City, Nevada is not immune to this trend with almost 30% of its current population age 65 and over as estimated by the Census Bureau. As someone who lived and works in Boulder City, I can say with some degree of accuracy that the population of older adults that are fifty and older is more likely to be 60%, which is double the number estimated by the Census.

Looking at these numbers, anyone can determine that certain needs in our community are becoming increasingly prevalent. Working with older adults for more than 11 years, I have firsthand knowledge of the need for affordable senior housing in Boulder City. Currently, there is only one option that has 60 units and almost a three-year waiting list. I can accurately say this because I know of two different seniors who have been living in a weekly for the first two weeks of each month at \$300/week, then resort to living on the street or staying at various friends houses the other two weeks of the month because they are out of money at that point. Furthermore, as more adults age to maturity they are facing health issues, either mental or physical, which forces them to rely on family members if they have any, or the system. Many of those who do have family to help are working full time just to keep a roof over their heads, utilities on, and food on the table not to mention the other day to day living expenses, all of which have continued to increase due to the inflation that has swept the country over the last three years. It is up to these families now to also become caregivers for their older loved ones. This demonstrates the increasing need for "*adult daycares*" that is becoming more prevalent.

The Boulder City United Methodist Church Project is a genius plan to address both problems. If they are able to secure proper funding to see this project to fruition, it will be a successful and scalable model for communities across the country to be able to gift the older adult population with the opportunity to age well while maintaining their dignity; all while putting support systems in place to help ease some of the burden of caring for older adults from the individual families who are trying to help them.

The Senior Center fully respects this vision and supports the project. We also applaud Boulder City United Methodist Churches continued efforts to support the communities where they are located by looking ahead and taking action to meet the needs of those communities. They are truly an asset in our community, and we hope that you will support this Project.

Sincerely,



Victoria Lee Mason, Executive Director

Senior Center of Boulder City, Inc.

(702) 293-3320

[scbcd@lvcoxmail.com](mailto:scbcd@lvcoxmail.com)





December 7, 2023

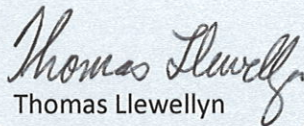
To Whom It May Concern:

Nevadans for the Common Good (NCG) is a broad-based community organization whose purpose is to educate Nevada residents on how to participate in public life and public policy. NCG has 28 institutional members, of which three are located in Boulder City. Since its inception in 2012, NCG has advocated for the preservation and production of affordable housing throughout the Las Vegas Valley.

Over the last three years, NCG's member institutions in Boulder City have held small group conversations with residents, conducted a neighborhood walk, and hosted a large (100 attendees) community meeting to hear from residents the challenges they are facing. The need for affordable housing, particularly for senior residents, was one of the top four concerns raised in these interactions. Conversations with city leaders supports what we've heard from residents.

Boulder City currently has one HUD senior low-income housing community. The wait list for an apartment in this community is long with some individuals waiting up to a year before a unit becomes available. Boulder City clearly has a need for affordable senior housing. NCG supports the Boulder City UMC Project that will bring approximately 50 units of affordable senior housing to Boulder City.

Respectfully,

  
Thomas Llewellyn

President, Nevadans for the Common Good Board of Directors

NEVADANS FOR THE COMMON GOOD

PLEASE SEND CORRESPONDENCE VIA MAIL TO:

c/o Holy Spirit Lutheran Church, 6670 West Cheyenne, Las Vegas, NV 89108

EMAIL: [NCG.LasVegas@Gmail.com](mailto:NCG.LasVegas@Gmail.com)



NEVADANSFORTHETHECOMMONGOOD

**Emergency Aid of Boulder City  
P.O. Box 60673  
Boulder City, Nevada 89006**

December 11, 2023

Subject: Support for Affordable Housing Initiatives in Boulder City

Dear Boulder City Leaders,

I hope this letter finds you well. I am writing on behalf of Emergency Aid of Boulder City (EABC) to express our agreement with the need for increased affordable housing in Boulder City, particularly for both our senior citizens and workforce families.

During our recent interactions at the intake office, it has become evident that a significant number of rental properties are surpassing the income levels of our clients. This issue is particularly pronounced among the Boulder City senior population, whose numbers are growing. Additionally, the growth moratorium has limited housing options for younger families, exacerbating the need for affordable living spaces.

We have observed that many seniors, living on fixed incomes, are grappling with the challenge of meeting their monthly expenses. We firmly believe that the creation of more affordable housing options, coupled with strategic initiatives such as adult day care services, will contribute significantly to improving the quality of life for both seniors and workforce families in Boulder City.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Morris".

Kathleen Morris  
President EABC  
[eabcpres@gmail.com](mailto:eabcpres@gmail.com)

Mission: Emergency Aid of Boulder City, Inc. provides emergency food and financial assistance to Boulder City residents and stranded travelers in Boulder City.





## Boulder City Hospital

COMPASSIONATE. QUALITY. CARE.

January 24, 2024

Boulder City Methodist Church  
P.O. Box 61075  
Boulder City, NV 89006

To Whom It May Concern:

I am writing in support of the Boulder City Methodist Church Building Project. As the Community Resource Liaison for Boulder City, my role is to connect residents in need to resources such as housing, rental assistance, utility assistance, health care etc. I often hear from seniors in this community that they need affordable housing as they have limited incomes. Boulder City's population is primarily seniors and the need for affordable housing for seniors will only become a greater need. In Boulder City the only option for affordable senior housing is Quail Ridge Senior Apartments which currently has a three-year waiting list. Seniors desire to remain in Boulder City but even if they were willing to move to Henderson or Las Vegas, there are years waiting lists for affordable housing. A recent report from the Nevada Housing Coalition determined Clark County is short 80,000 units for affordable housing, many of them for seniors. County did receive \$190 million in funds for the Welcome Home Program and a developer will have two hundred units for seniors opening May and July of 2024.

I am also hearing from seniors living in mobile home parks, that the lot rent space increases yearly making it difficult to afford utilities, food, and basic needs.

Additionally, the proposal for an Adult Day Care, expected at a later date, would be a great resource for the community as many families care for older adults. Often those caring for older adults are still employed, and leaving the older adult at home unattended is a safety concern which in turn can increase emergency department visits and recurring hospitalizations which will raise health care costs. Furthermore, caring for someone creates stress and the need for respite is vital for mental health.

I support this project and believe it has the potential to make a lasting impact on the residents in Boulder City. Thank you for your consideration.

Sincerely,

Jennifer Hedland, MSW

Community Resource Liaison  
Boulder City Hospital  
702-293-4111 ext. 1680