

Grantee: Nevada

Grant: B-08-DN-32-0001

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-DN-32-0001

Obligation Date:**Award Date:****Grantee Name:**

Nevada

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$24,287,240.00

Grant Status:

Active

QPR Contact:

Debra J. Parra

LOCCS Authorized Amount:

\$24,287,240.00

Estimated PI/RL Funds:

\$8,000,000.00

Total Budget:

\$32,287,240.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

Distribution and and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$388,306.86

Clark County: \$10,277,241

Las Vegas: \$5,920,045

Henderson: \$842,186

Washoe County: \$4,650,801

Nye County: \$710,714

Lyon County: \$1,059,424

Douglas County: \$288,522

Nevada Housing Division: \$150,000

The allocations listed above will change and will be reflected in each of the budgeted activities. Budget and activity amounts will change due to the receipt of program income which will be used for future NSP eligible activities. The changes will be reflected in corresponding budgets and activities.

Definitions and Descriptions:

Blighted - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Affordable Rents - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Affordable rents for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI (Low-HOME rents), adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Continued affordability - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

Housing Rehabilitation Standards - require that all buildings assisted with NSP funds be brought to local code, that required building permits be obtained and that appropriate inspections be performed.

Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.



Low Income Targeting:

Each jurisdiction is required to spend at least 25% of its NSP allocation and program income received on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income. Each activity above describes the income of the families they will be serving.

Acquisition and Relocation:

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

Public Comment:

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website. No Public Comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$30,659,770.98
Total Budget	\$0.00	\$30,659,770.98
Total Obligated	\$0.00	\$30,659,769.94
Total Funds Drawdown	\$93,526.91	\$29,459,110.66
Program Funds Drawdown	\$0.00	\$22,410,760.48
Program Income Drawdown	\$93,526.91	\$7,048,350.18
Program Income Received	\$70,825.65	\$8,113,652.49
Total Funds Expended	\$93,526.91	\$29,459,110.66
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$335,062.87
Limit on State Admin	\$0.00	\$335,062.87

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,071,810.00	\$13,012,649.70

Overall Progress Narrative:

The City of Las Vegas completed one acquisition/resale home this quarter. They have three more homes in their inventory to sell. They are working diligently on getting these homes resold. NSP 1 has closed



most of its activities, but Clark County and the City of Las Vegas still have funds remaining. Clark County has been looking at several options in expending these funds. Once the decision has been made, the Division will publish the required notices and adjust budgets. As of this date, the type of activities that have been completed are as follows:

Down Payment Assistance - 85

Acquisition/Rehabilitation/Resale of Single Family Homes - 85

Acquisition/Rehabilitation/Rental of Single Family Homes - 82

Multi-Family New Construction 18

This brings the total of completed units to 279. There are four units that are not completed yet. The City of Las Vegas is working diligently on getting these four homes sold.

Of the completed households, 117 are low-income households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$0.00	\$388,306.86	\$190,555.12
NV-0002-CL, CLARK COUNTY	\$0.00	\$12,479,960.93	\$8,794,007.92
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$10,091,510.40	\$5,632,408.52
NV-0004-HE, CITY OF HENDERSON	\$0.00	\$1,017,500.61	\$842,186.82
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$5,595,745.50	\$4,650,801.11
NV-0006-NY, NYE COUNTY PROJECTS	\$0.00	\$958,770.29	\$802,855.51
NV-0007-LY, LYON COUNTY	\$0.00	\$1,082,673.38	\$1,059,423.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$288,521.64	\$288,521.64
NV-0009-NH, NHD Project	\$0.00	\$150,000.00	\$150,000.00



Activities

Project # / Title: NV-0001-AD / ADMINISTRATION

Grantee Activity Number: NV-0001-CL1

Activity Title: CLARK COUNTY ADMINISTRATION

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

CLARK COUNTY/NLV PROGRAM INCOME

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$93,745.00

Total Budget

\$0.00

\$93,745.00

Total Obligated

\$0.00

\$93,745.00

Total Funds Drawdown

\$0.00

\$53,234.22

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$53,234.22

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$53,234.22

CLARK COUNTY-COMMUNITY RESOURCES

\$0.00

\$53,234.22

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative funds to be used for Clark County and the City of North Las Vegas.

Location Description:

Clark County

Activity Progress Narrative:

No administrative funds were drawn this quarter.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-HE3
Activity Title: ADMINISTRATION-HENDERSON

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

HENDERSON PROGRAM INCOME

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

CITY OF HENDERSON

Overall

	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$53,571.64
Total Budget	\$0.00	\$53,571.64
Total Obligated	\$0.00	\$53,571.64
Total Funds Drawdown	\$0.00	\$51,896.43
Program Funds Drawdown	\$0.00	\$8,063.92
Program Income Drawdown	\$0.00	\$43,832.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$51,896.43
CITY OF HENDERSON	\$0.00	\$51,896.43
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Henderson.

Location Description:

City of Henderson

Activity Progress Narrative:

No administrative funds were drawn this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NV-0001-NH8
Activity Title:	ADMINISTRATION-NHD

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

NEVADA HOUSING DIVISION

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$44,833.17
Total Budget	\$0.00	\$44,833.17
Total Obligated	\$0.00	\$44,833.17
Total Funds Drawdown	\$0.00	\$39,093.48
Program Funds Drawdown	\$0.00	\$38,630.65
Program Income Drawdown	\$0.00	\$462.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$39,093.48
NEVADA HOUSING DIVISION	\$0.00	\$39,093.48
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

No administrative funds were drawn this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NV-0001-NY6
Activity Title:	ADMINISTRATION-NYE

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$60,903.50
Total Budget	\$0.00	\$60,903.50
Total Obligated	\$0.00	\$60,903.50
Total Funds Drawdown	\$2,583.19	\$55,585.19
Program Funds Drawdown	\$0.00	\$46,607.00
Program Income Drawdown	\$2,583.19	\$8,978.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,583.19	\$55,585.19
RURAL NEVADA DEVELOPMENT CORPORATION	\$2,583.19	\$55,585.19
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nye County.

Location Description:

Nye County

Activity Progress Narrative:

Administrative funds were drawn down for cost incurred with the NSP 1 program. There will be no more administrative funds drawn as RNDC has completed the program. The budget will be modified and activities will be closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NV-0002-CL / CLARK COUNTY

Grantee Activity Number:	NV-0002-CL1
Activity Title:	NSP PURCHASE AND REHAB OF SINGLE FAMILY HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

CLARK COUNTY PROGRAM INCOME

Activity Status:

Completed

Project Title:

CLARK COUNTY

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

To Date

Total Budget

N/A

\$2,431,811.87

Total Obligated

\$0.00

\$2,431,811.87

Total Funds Drawdown

\$0.00

\$2,431,811.87

Program Funds Drawdown

\$0.00

\$2,188,036.39

Program Income Drawdown

\$0.00

\$1,943,788.52

Program Income Received

\$0.00

\$244,247.87

Total Funds Expended

\$0.00

\$659,584.95

\$0.00

\$2,188,036.39



CLARK COUNTY-COMMUNITY RESOURCES	\$0.00	\$2,188,036.39
Match Contributed	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/Q process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bank sale. Upon completion of rehab, homes would be marketed to eligible buyers either for sale or transferred to rental program activity.

Location Description:

Eligible census tracts outlined within the Clark County NSP plan and identified in the "Areas of Greatest Need". NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169
http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx

Activity Progress Narrative:

This activity is complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/12
# of Singlefamily Units	0	14/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	10/5	14/12	78.57
# Owner Households	0	0	0	1/1	10/5	14/12	78.57

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NV-0002-CL2
Activity Title:	NSP ACQ/REHAB FOR RESALE HOUSING

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NV-0002-CL

Project Title:
CLARK COUNTY

Projected Start Date:
03/11/2009

Projected End Date:
03/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
CLARK COUNTY-COMMUNITY RESOURCES

Program Income Account:
CLARK COUNTY PROGRAM INCOME

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$5,303,626.69
Total Budget	\$0.00	\$5,303,626.69
Total Obligated	\$0.00	\$5,303,626.69
Total Funds Drawdown	\$0.00	\$5,303,626.69
Program Funds Drawdown	\$0.00	\$4,590,635.44
Program Income Drawdown	\$0.00	\$712,991.25
Program Income Received	\$0.00	\$441,166.20
Total Funds Expended	\$0.00	\$5,303,626.69
CLARK COUNTY-COMMUNITY RESOURCES	\$0.00	\$5,303,626.69
Match Contributed	\$0.00	\$0.00

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority (SNRHA) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the County's primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the SNRHA's Board of Directors, the SNRHA is expected to be the County's primary partner for this activity. SNRHA and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.



Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169
 This information is located at on Clark County's website at:
http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx

Activity Progress Narrative:

This activity is complete.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		37/42	
# ELI Households (0-30% AMI)	0		2/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		37/42	
# of Singlefamily Units	0		37/42	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	37/42	0/0	37/42	100.00
# Renter Households	0	0	0	37/42	0/0	37/42	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NV-0002-CL3

Activity Title: CLARK COUNTY REDEVELOPMENT

Activity Category:

Construction of new housing

Project Number:

NV-0002-CL

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

CLARK COUNTY PROGRAM INCOME

Activity Status:

Completed

Project Title:

CLARK COUNTY

Projected End Date:

11/29/2012

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,041,054.98
Total Budget	\$0.00	\$1,041,054.98
Total Obligated	\$0.00	\$1,041,054.98
Total Funds Drawdown	\$0.00	\$1,041,054.98
Program Funds Drawdown	\$0.00	\$881,970.67
Program Income Drawdown	\$0.00	\$159,084.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,041,054.98
CLARK COUNTY-COMMUNITY RESOURCES	\$0.00	\$1,041,054.98
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community.

The 1-acre proposed site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

St. Jude's Ranch is awaiting notification from HUD as to whether they have received an \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1.9 million coming from state and federal Neighborhood Stabilization Program funds.

St Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1,954,439 coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability



requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f). In addition to fifteen low-income units there will be one manager unit. Eight of the units will be reported by the Nevada Housing Division, as Clark County is expending their NSP 1 funds in the project.

Location Description:

Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive

Activity Progress Narrative:

This activity is complete.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Parcels acquired voluntarily	0		0/0	
#Units with bus/rail access	0		8/8	
# ELI Households (0-30% AMI)	0		8/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/8	
# of Multifamily Units	0		8/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	8/8	0/0	8/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NV-0002-NLV1
Activity Title: NORTH LAS VEGAS-NSP ACQ/REHAB FOR RESALE

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

CLARK COUNTY/NLV PROGRAM INCOME

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

03/31/2015

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$688,732.38
Total Budget	\$0.00	\$688,732.38
Total Obligated	\$0.00	\$688,732.38
Total Funds Drawdown	\$0.00	\$507,494.39
Program Funds Drawdown	\$0.00	\$354,057.38
Program Income Drawdown	\$0.00	\$153,437.01
Program Income Received	\$0.00	\$168,399.86
Total Funds Expended	\$0.00	\$507,494.39
CLARK COUNTY-COMMUNITY RESOURCES	\$0.00	\$507,494.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Through consultation with NSP Technical Assistance advisors, the City of North Las Vegas was advised that the Acquisition Rehab Rental activity would not produce the income necessary to be successful. The scattered sites with market rental rates commensurate to households at or below 50% AMI did not produce a reasonable net operating income in order for the activity to be feasible as a rental portfolio. In order to ensure that the homes remain a beneficial program to the community, it was decided that the rental activity be converted to a resale activity. An analysis of the portfolio indicated that some properties initially intended to be sold to 120% AMI would be instead sold to household at or below 50% AMI and vice versa. This ensures that the City of North Las Vegas will still meet their 25% set aside requirement. Therefore, there were houses acquired that have been swapped between the LH25 Resale and LMMI Resale activities in order for the purchase prices to be affordable for expected beneficiaries. This conversion to resale was approved by the City of North Las Vegas City Council in January of 2012 and publicly noticed in the Las Vegas Review Journal on March 1, 2012.

Location Description:

zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Progress Narrative:

The City of North Las Vegas has completed its NSP1 Acquisition, Rehabilitation & Resale activity (State & Federal) under the city's Neighborhood Stabilization Program.



The city is considering continuing this activity by using local non-profits as developers for the acquisition, rehabilitation and resale program in targeted areas of North Las Vegas (Revitalization and CHOICE Neighborhood focus areas of greatest need). This program activity is currently in the feasibility stage and a decision as to whether to move forward is forthcoming.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/7	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/7	
# of Singlefamily Units	0		3/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/5	0/0	3/5	100.00
# Owner Households	0	0	0	3/5	0/0	3/5	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NV-0002-NLV2

Activity Title: NSP PURCHASE

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

CLARK COUNTY/NLV PROGRAM INCOME

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

03/31/2015

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,621,516.38
Total Budget	\$0.00	\$1,621,516.38
Total Obligated	\$0.00	\$1,621,516.38
Total Funds Drawdown	\$0.00	\$1,327,374.67
Program Funds Drawdown	\$0.00	\$1,023,555.91
Program Income Drawdown	\$0.00	\$303,818.76
Program Income Received	\$0.00	\$917,996.64
Total Funds Expended	\$0.00	\$1,327,374.67
CLARK COUNTY-COMMUNITY RESOURCES	\$0.00	\$1,327,374.67
Match Contributed	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. The four nonprofit Developers working with the City for the implementation of this activity are Community Development Programs Center of Nevada, Housing for Nevada, Nevada HAND and Mission Housing. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Progress Narrative:

The City of North Las Vegas has completed its NSP1 Acquisition, Rehabilitation & Resale activity (State & Federal) under the city's Neighborhood Stabilization Program. The city is considering continuing this activity by using local non-profits as developers for the acquisition, rehabilitation and resale program in targeted areas of North Las Vegas (Revitalization and CHOICE Neighborhood focus areas of greatest need). This program activity is currently in the feasibility stage and a decision as to whether to move forward is forthcoming.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/9
# of Singlefamily Units	0	10/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	7/4	10/9	70.00
# Owner Households	0	0	0	0/0	7/4	10/9	70.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NV-0003-LV / CITY OF LAS VEGAS

Grantee Activity Number: NV-0003-LV1
Activity Title: Homebuyer Assistance-HAP2

Activity Category:
 Rehabilitation/reconstruction of other non-residential

Project Number:
 NV-0003-LV

Projected Start Date:
 03/11/2009

Benefit Type:
 Direct Benefit (Households)

National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way

Project Title:
 CITY OF LAS VEGAS

Projected End Date:
 03/31/2014

Completed Activity Actual End Date:

Responsible Organization:
 CITY OF LAS VEGAS



Program Income Account:

CITY OF LAS VEGAS

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$6,841,979.62
Total Budget	\$0.00	\$6,841,979.62
Total Obligated	\$0.00	\$6,841,979.62
Total Funds Drawdown	\$90,943.72	\$6,804,227.13
Program Funds Drawdown	\$0.00	\$4,046,261.34
Program Income Drawdown	\$90,943.72	\$2,757,965.79
Program Income Received	\$10,827.65	\$4,319,029.64
Total Funds Expended	\$90,943.72	\$6,804,227.13
CITY OF LAS VEGAS	\$90,943.72	\$6,804,227.13
Match Contributed	\$0.00	\$0.00

Activity Description:

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The City of Las Vegas sold one property this quarter. They continue to look for eligible properties, however, they are very hard to purchase due to the investors that continue to purchase properties. Although this is a slow moving activity the City of Las Vegas continues to work diligently in finding eligible properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	39/30
# of Singlefamily Units	1	39/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	16/15	39/30	41.03
# Owner Households	0	1	1	0/0	16/15	39/30	41.03



Activity Locations

Address	City	County	State	Zip	Status / Accept
3817 Gold Point Street	Las Vegas		Nevada	89129	Match / N

Address Support Information

Address: 3817 Gold Point Street, Las Vegas, Nevada 89129

Property Status: Completed	Affordability Start Date: 06/30/2015	Affordability End Date: 06/30/2015
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Description of Affordability Strategy:

Recapture

Activity Type for End Use: Homeownership Assistance to low- and moderate-	Projected Disposition Date: 06/30/2015	Actual Disposition Date:
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 06/30/2015	Deadline Date: 06/30/2015
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Description of End Use:

Homeownership

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NV-0003-LV3
Activity Title: Scattered Site Housing for Low-Income below 50%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NV-0003-LV

Project Title:
 CITY OF LAS VEGAS

Projected Start Date:
 03/11/2009

Projected End Date:
 03/31/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 CITY OF LAS VEGAS

Program Income Account:
 CITY OF LAS VEGAS

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$3,249,530.78
Total Budget	\$0.00	\$3,249,530.78
Total Obligated	\$0.00	\$3,249,530.78
Total Funds Drawdown	\$0.00	\$3,028,473.63
Program Funds Drawdown	\$0.00	\$1,586,147.18
Program Income Drawdown	\$0.00	\$1,442,326.45
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,028,473.63
CITY OF LAS VEGAS	\$0.00	\$3,028,473.63
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City has partnered with Affordable Housing, Inc which is a subsidiary of the Southern Nevada Regional Housing Authority to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self sufficiency.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

All of the homes previously purchased have been rented to eligible low income households. The City of Las Vegas is unsure if they will be able to purchase any future properties and is looking at other options for the remaining NSP funds.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	16/8
# ELI Households (0-30% AMI)	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/8
# of Singlefamily Units	0	16/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/8	0/0	16/8	100.00
# Renter Households	0	0	0	16/8	0/0	16/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NV-0006-NY / NYE COUNTY PROJECTS

Grantee Activity Number: NV-0006-NY1

Activity Title: Homeownership Assistance

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0006-NY

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NYE COUNTY PROJECTS

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

06/30/2015

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION



Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$958,770.29
Total Budget	\$0.00	\$958,770.29
Total Obligated	\$0.00	\$958,770.29
Total Funds Drawdown	\$0.00	\$879,627.91
Program Funds Drawdown	\$0.00	\$802,855.51
Program Income Drawdown	\$0.00	\$76,772.40
Program Income Received	\$0.00	\$157,450.79
Total Funds Expended	\$0.00	\$879,627.91
RURAL NEVADA DEVELOPMENT CORPORATION	\$0.00	\$879,627.91
Match Contributed	\$0.00	\$0.00

Activity Description:

The subrecipient will administer a homebuyer assistance program for qualified buyers. In addition the sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory and resale them to qualified buyers. Rehabilitation and energy conservation measures will be performed as needed. The sub-recipient will also refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

This program will serve neighborhoods within the Town of Pahrump Nevada in Nye County. More, specifically the funds will target neighborhoods west of Highway 160 which are centered north and south of Highway 372. This area has the highest concentration of foreclosures.

Activity Progress Narrative:

This activity is closed and the budget will be revised during the next Quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/15
# of Singlefamily Units	0	18/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/3	6/4	18/15	55.56
# Owner Households	0	0	0	4/3	6/4	18/15	55.56

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NV-0007-LY / LYON COUNTY**Grantee Activity Number: NV-0007-LY1****Activity Title: Homeowner Assistance****Activity Category:**

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

NV-0007-LY

Project Title:

LYON COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall**Apr 1 thru Jun 30, 2015****To Date**

Total Projected Budget from All Sources	N/A	\$1,082,673.38
Total Budget	\$0.00	\$1,082,673.38
Total Obligated	\$0.00	\$1,082,672.38
Total Funds Drawdown	\$0.00	\$1,082,672.38
Program Funds Drawdown	\$0.00	\$1,059,423.84
Program Income Drawdown	\$0.00	\$23,248.54
Program Income Received	\$59,998.00	\$227,345.11
Total Funds Expended	\$0.00	\$1,082,672.38

Match Contributed

\$0.00

\$0.00

Activity Description:

This program will assist qualified households to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

Location Description:

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	52/40
# of Singlefamily Units	0	52/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	18/15	21/15	52/40	75.00
# Owner Households	0	0	0	18/15	21/15	52/40	75.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
