Grantee: State of Nevada

Grant: B-11-DN-32-0001

July 1, 2013 thru September 30, 2013 Performance Report

Grant Number:
B-11-DN-32-0001

Obligation Date:

Award Date:

Grantee Name:
State of Nevada

Contract End Date:

Review by HUD:
Original - In Progress

LOCCS Authorized Amount:
$5,000,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
$500,000.00

Total Budget:
$5,500,000.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Administration Funds: $222, 542.40
Nevada Housing Division: $2,350,729.14- Will use for Acquisition Rehabilitation activities and new construction activity.
Lyon County: $591,727.46 - Will administer a Homebuyer program.
RNDC: $921,486.46 - Will administer a Homebuyer program.
Clark County: $500,000 - Will use for land banking.
Washoe County: 550,000 - Will use for Acquisition Rehabilitation and Multi-family New Construction.
SNHRA-Amendment
Expanded Buena Vista Springs Target Area for Acquisition Rehab for Rental.
New Neighborhood ID 4590332
Property acquisition continues to be a challenge due to limited inventory as well as high levels of buyer competition. According to a Zillow report (September 2012), homes listed for sale in the Las Vegas market fell by 35% from September 2011 to September 2012. Although inventory nationally fell 19% during that same time period, Southern Nevada has experienced significantly higher declines in inventory than the national average at 35%. Cash investors have also dominated this market according to an analysis completed in August 2012 by the John Burns Real Estate consulting group as reported on DSNews.com. According to that report, cash investor purchases account or 50% of all home acquisitions in Las Vegas. It appears that those cash investors are driving what is seen as current market recovery due to fact that the unemployment rate for the state of Nevada remains high (13.2% as of March 31, 2012 according to HUD's U.S. Housing Market conditions report). The UNLV Center for Business and Economic Research report on Housing Market Conditions in the second quarter of 2012 show continued decline in the MLS-listed inventory for single family homes. Across the entire Las Vegas region, the number of homes on MLS decreased by 12% from January to June of 2012. The time inventory is on the market has also decreased-almost 50% of all homes sold were on the market for less than thirty days.
The State extended the target area to areas north of existing target area boundaries. The area will border along W. Cheyenne, Clayton Street, Revere Street, and West Craig Road. NSP3 activities will leverage other Federally-funded activities located within or in close proximity to the target area. The proposed expanded area is very similar to the original target area in terms of property types, age and conditions and residents have access to the same neighborhood assets.
This amendment was publicly notice in the Las Vegas Review Journal on November 1, 2012 and comments were accepted through November 19, 2012. No comments were received. A copy of the amendment can be seen on Nevada Housing Division's website atwww.nvhousing.state.nv.us. SNRHA amendment.
Mobile Home Park-Amendment
New Neighborhood ID 8581939
On November 2, 2012, NHD initiated a Request for Proposal for the use of $1,600,000 in NSP 3 funds. NHD had hoped to use $1,000,000 of NSP3 funds for acquisition/rehab/resale of single family homes but due to lack of inventory and interest for the activity NHD was unable to initiate this activity. The remaining $600,000 was going to be used on a new construction multi-family project, however, the developer of the project decided to use other funding sources leaving NHD with $1,600,000 to expendin another project. NHD received four proposalsand the project showing the greatest need and the ability to complete the project in the timeframe required was selected. The project selected is a redevelopment project qualifying under NSP 3 eligible use E, and will provide additional affordable housing opportunities for low-income senior citizens. All units will be rented to households at or below 50% of area median income (AMI) in order to assist with meeting the NSP 3 requirement of the 25% set aside.
Southern Nevada Regional Housing Authority (SNRHA) was selected as the sub-recipient. SNRHA has a great deal of experience and they will be able to complete a project which has been vacant. This project will provide both an area benefit as well as direct benefit. It will stabilize the neighborhood as well as provide a stable living and permanent living environment for project beneficiaries. Phase I of the Rulon Earl

Mobile Manor has been occupied since 1979 and is occupied by senior citizens ages 55+ as part of the SNRHA Affordable Housing program. The Phase II site pads have been vacant since 2008. Vacant land can be a detriment to surrounding residents due to the potential negative effects of illegal dumping, vandalism and trespassing. Redevelopment of these vacant pads will not only provide additional housing opportunities but also provide enhanced security and comfort for the existing residents of Phase I as well as stabilizing effect for the greater surrounding community.
This amendment was publicly notice in the Las Vegas Review Journal on November 30, 2012 and comments were accepted through December 17, 2012. No comments were received. A copy of the amendment can be seen on Nevada Housing Division's website at www.nvhousing.state.nv.us. Amendment Mobile Home Park.
A third amendment was published on June 11, 2013, showing an increases to Washoe County and Rulon Earl Manor and a decrease in Lyon County and administrative funds. Lyon County decided to terminate their program because of the lack of eligible foreclosed homes and did not want the State to risk losing funding. Washoe County's new construction project came in over budget and therefore, they needed to cancel the Acq/Rehab/Rental project and move the funds into the new construction project. Additional funding was allocated to Rulon Earl project. This amendment was posted on Nevada Housing Division's website.

How Fund Use Addresses Market Conditions:

NHD analyzed its single family and multi-family portfolios to identify areas with high rates of loan defaults and rental properties with high vacancy rates. This information was used to gain information on single and multi-family properties that may be located in high foreclosure areas and/or be negatively impacted by the current housing market crisis. The goal is to turn neighborhoods around by acquiring foreclosed homes and selling or renting them.

Ensuring Continued Affordability:

Long-term affordability shall be in accordance with the HOME program standards at 24 CFR 92.252(a),(c), (e), and (f) for rental properties and 24 CFR 92.254 for homeownership housing.
In addition, to secure these periods of continued affordability the State will require each sub-grantee, direct sub-recipient, developer, and homebuyer to execute a contract that identifies the period of continued affordability for the specific project and incorporates resale or recapture provisions should the government entity, organization, or individual transfer title of the property before the expiration of the continued affordability period.
For all properties acquired with NSP funds, the State will require the recordation of a Deed of Trust and/or Land Use Restriction Agreement that outlines the above terms.

Definition of Blighted Structure:

Blighted Structure is defined based on Title 18, Chapter 231, in the Nevada Revised Statutes that defines a blighted urban area. Combining this definition with the definition of "structure" provides the definition of "blighted structure." A "blighted structure" is a structure that is used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which is unfit or unsafe for those purposes and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

1. Defective design and character of physical construction;
2. Faulty arrangement of the interior and spacing of buildings;
3. Overcrowding;
4. Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities; and
5. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

Definition of Affordable Rents:

The local definitions for non-entitlement communities are included below. Definitions of "affordable rents" for entitlement communities are included in their Substantial Amendments or Action Plans.
For rents below 80% of median income the program will 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, adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes.
Gross rental rates for affordable rental housing for households earning between 80% and 120% of the area median income may charge fair housing rents for each county in which the housing is located as adjusted for family size.
Gross rents shall include contract rent and utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent.

Housing Rehabilitation/New Construction Standards:

Housing acquired and rehabilitated with NSP funds will be required to meet local building code standards for the jurisdiction within which the property is located. In addition, each home and rental unit will be evaluated for opportunities to improve the energy efficiency of the unit balancing costs of such activities against the benefit of the improvement

Vicinity Hiring:

The Nevada Housing Division will require, through its contracts, as applicable, that sub-recipients, developers, and other covered entities give preference to Business Concerns and/or qualified residents that reside within the NSP3 target area when hiring additional workers or contracting for services. Part of this requirement will be issuing bid notices and employment notices in local areas and/or disseminating this information through Community Action Agencies or non-profit agencies that operate within the target area.

Procedures for Preferences for Affordable Rental Dev.:

The Nevada Housing Division supports the development of new and preservation of existing rental housing for low and moderate income households as evidenced by funds appropriated to NSP3 housing activities in Washoe and Clark Counties. In addition, should housing acquired through the NSP3 program for resale not sell at reasonable prices (i.e. the cost of acquisition plus rehabilitation plus developer fee), the State will give preference to renting these homes to eligible households.

Grantee Contact Information:

Dr. Hilary Lopez, Ph.D
1535 Old Hot Springs Road Suite 50
Carson City, NV 89706
hlopez@housing.nv.gov
775-687-2033

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$5,136,485.46
Total Budget	$136,485.46	$5,136,485.46
Total Obligated	$107,358.55	$5,107,358.55
Total Funds Drawdown	$505,539.75	$3,572,249.91
Program Funds Drawdown	$469,199.46	$3,488,987.80
Program Income Drawdown	$36,340.29	$83,262.11
Program Income Received	$0.00	$136,485.46
Total Funds Expended	$505,539.75	$3,572,249.91
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	$750,000.00	$0.00
Limit on Admin/Planning	$500,000.00	$131,706.03
Limit on State Admin	$0.00	$131,706.03

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$500,000.00	$222,542.40

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$1,250,000.00	$3,522,213.60

Overall Progress Narrative:

As stated in the last QPR, the Nevada Housing Division revised the State's Action Plan allocating additional funding to Washoe County and Southern Nevada Regional Housing Authority for their Rulon Earl Mobile HOME

project. The Division is taking the necessary steps to ensure that all of the NSP 3 funding is expended by March, 2014. The Nevada Housing Division will re-evaluate all activities in November in order ensure that there is enough time to execute a Substantial Amendment if necessary.
This has been a very successful quarter in that we have completed fourteen (14) new construction units and two (2) acquisition/rehab/rental units. Washoe County's project is making great progress and they expect to have the Certificate of Occupancy for the units early next year. Overall, the program has completed forty three (43) homeownership opportunnities for families, fourteen (14) new construction units for seniors and two (2) acquisition/rehab/rental units that house families at or below 50% of median income. The units house two (2) families at or below 30% of median income, thirty three (33) families at or below 50% of median income, twenty one (21) families at or below 80% of median income and three families at or below 120% of median income.

Mr. Ernest Molins, Regional Environmental Officer for Housing and Urban Development San Francisco office, conducted an environmental review monitoring of the State's NSP 3 program. Mr. Molins reviewed environmental reviews of each activity and was very complimentary of the environmental reviews one Zephyr Development and Rulon Earl Mobile Home Park. Mr. Molins did not have any findings with regard to the NSP 3 program.

The Nevada Housing Division is very pleased to report that Southern Nevada Housing Authority continues to hires Section 3 eligible Section 3 residents. One was administrative personnel and two laborers for their projects. Southern Nevada Regional Housing Authority is very successful in hiring Section 3 residents in all of the programs that they administer.

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-1101-AD, ADMINISTRATION	$27,914.03	$222,542.40	$127,873.53
NV-1102-NHD, NHD Projects	$183,733.36	$2,350,729.14	$1,293,966.19
NV-1103-LY, Lyon County (Financing-Eligible Use A)	$0.00	$591,727.46	$576,728.46
NV-1104-RNDC, RNDC	$0.00	$921,486.46	$542,867.55
NV-1105-CL, Clark County	$0.00	$500,000.00	$500,000.00
NV-1106-WA, Washoe County	$257,552.07	$550,000.00	$447,552.07

Activities

Grantee Activity Number:	NV-1001-10-LYON
Activity Title:	Lyon County Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NV-1101-AD

Project Title:
ADMINISTRATION

Projected Start Date:
05/01/2011

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
LYON COUNTY

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$31,791.72
Total Budget	($28,208.28)	$31,791.72
Total Obligated	($28,208.28)	$31,791.72
Total Funds Drawdown	$3,263.38	$28,055.10
Program Funds Drawdown	$3,263.38	$28,055.10
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$3,263.38	$28,055.10
LYON COUNTY	$3,263.38	$28,055.10
Match Contributed	$0.00	$0.00

Activity Description:

Administrative activities undertaken by Lyon County in the implementation of NSP3 direct Homebuyer assistance program in targeted area.

Location Description:

Lyon County - Fernley Target Area; Neighborhood ID #7262756

Activity Progress Narrative:

Lyon County spent $3,263.38 in administrative funds for costs incurred with their down payment assistance program. Lyon County is in the process of completing its down payment assistance program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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-1001-10-SNRHA
Activity Title:	SNRHA

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NV-1101-AD

Project Title:
ADMINISTRATION

Projected Start Date:
12/18/2012

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Southern Nevada Regional Housing Authority

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$89,126.91
Total Budget	$29,126.91	$89,126.91
Total Obligated	$0.00	$60,000.00
Total Funds Drawdown	$12,173.35	$36,496.68
Program Funds Drawdown	$12,173.35	$36,496.68
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$12,173.35	$36,496.68
Southern Nevada Regional Housing Authority	$12,173.35	$36,496.68
Match Contributed	$0.00	$0.00

Activity Description:

Administrative funds to be expended for the implementation and administration of grant awardS from NHD to Southern Nevada Regional Housing Authority.

Location Description:

Neighborhood #8581936 as reflected on HUD's mapping tool. 3903 E Stewart Avenue, Las Vegas, NV

Activity Progress Narrative:

Southern Nevada Regional Housing Authority drew down $12,173.35 for administrative labor and benefits for five employees incurred for five months in activty NV-1102-8.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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-1101-10-NHD
Activity Title:	ADMINISTRATIVE FUNDS

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NV-1101-AD

Project Title:
ADMINISTRATION

Projected Start Date:
05/01/2011

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
NEVADA HOUSING DIVISION

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$29,623.77
Total Budget	($78,376.23)	$29,623.77
Total Obligated	($78,376.23)	$29,623.77
Total Funds Drawdown	$477.30	$20,101.07
Program Funds Drawdown	$477.30	$20,101.07
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$477.30	$20,101.07
LYON COUNTY	$477.30	$477.30
NEVADA HOUSING DIVISION	$0.00	$19,623.77
Match Contributed	$0.00	$0.00

Activity Description:

This activity will allow the State of Nevada Housing Division planning, legal, consulting, and professional services, including homebuyer education services, and general administration support for the NSP3 program.

Location Description:

The State of Nevada Housing Division will use administrative funds for target areas identified in Clark County, Lyon County, Washoe County and by RNDC.

Activity Progress Narrative:

Nevada Housing Division spent $477.30 in public notices for the NSP 3 program this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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-1101-10-RNDC
Activity Title:	RNDC Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NV-1101-AD

Project Title:
ADMINISTRATION

Projected Start Date:
05/01/2011

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
RURAL NEVADA DEVELOPMENT CORPORATION

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$48,000.00
Total Budget	$0.00	$48,000.00
Total Obligated	$0.00	$48,000.00
Total Funds Drawdown	$1,964.34	$35,053.18
Program Funds Drawdown	$0.00	$31,220.68
Program Income Drawdown	$1,964.34	$3,832.50
Program Income Received	$0.00	$0.00
Total Funds Expended	$1,964.34	$35,053.18
RURAL NEVADA DEVELOPMENT CORPORATION	$1,964.34	$35,053.18
Match Contributed	$0.00	$0.00

Activity Description:

Administrative funds used for the implementation and administration of grant award from NHD.

Location Description:

Pahrump Target Area - Neighborhood ID#1607543 and #4290405 as reflected on HUD's mapping tool is located within Nye County

Activity Progress Narrative:

RNDC expended $1,964.34 in administrative funds this quarter for costs incurred with their down payment assistance program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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-1101-10-WASHOE
Activity Title:	Washoe County Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NV-1101-AD

Project Title:
ADMINISTRATION

Projected Start Date:
05/01/2011

Projected End Date:
03/09/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
WASHOE COUNTY COMMUNITY DEVELOPMENT

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$24,000.00
Total Budget	$0.00	$24,000.00
Total Obligated	$0.00	$24,000.00
Total Funds Drawdown	$12,000.00	$12,000.00
Program Funds Drawdown	$12,000.00	$12,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$12,000.00	$12,000.00
WASHOE COUNTY COMMUNITY DEVELOPMENT	$12,000.00	$12,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Administrative funds to be expended for the implementation and administration of grant award from NHD.

Location Description:

Washoe County Target Area - Neighborhood #3823211 as reflected on HUD's mapping tool.

Activity Progress Narrative:

Washoe County drew down $12,000.00 for costs incurred with activity NV-1106-10. In the beginning of the quarter there was substantial activity around developing a operational plan for the program, which included developing leasing documents, tenant selection criterion and other documents and processes which have to be reviewed for consistency with Fair Housing rules.
The team began work on developing a 'Request for Proposal' to put out to community stakeholders. This process involved bringing in a variety of administrative personnel including the District Attorney, Purchasing as well as the Community Services Department and Social Services. Due to the complex nature of the activity, it occupied significant time of all parties during the quarter, which is reflected in administrative expenses.
During this period, Ernest Mollins from HUD also conducted an audit of the State of Nevada Environmental Reviews from the last five years, which included the Zephyr project. This audit was very detail oriented and required administrative time to provide information to inform the process.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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-1102-10
Activity Title:	SNRHA-RULON EARL MOBILE MANOR

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NV-1102-NHD

Project Title:
NHD Projects

Projected Start Date:
12/18/2013

Projected End Date:
02/28/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Southern Nevada Regional Housing Authority

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$1,975,000.00
Total Budget	$375,000.00	$1,975,000.00
Total Obligated	$375,000.00	$1,975,000.00
Total Funds Drawdown	$141,353.26	$986,279.72
Program Funds Drawdown	$141,353.26	$986,279.72
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$141,353.26	$986,279.72
Southern Nevada Regional Housing Authority	$141,353.26	$986,279.72
Match Contributed	$0.00	$0.00

Activity Description:

This activity will be a redevelopment project. The project is the second Phase of Rulon Earl Mobile Manor. Phase I of the Rulon Earl Mobile Manor has been occupied since 1979 and is occupied by senior citizens ages 55+ as part of the SNRHA Affordable Housing program. The Phase II site pads have been vacant since 2008. Redevelopment of these vacant pads will not only provide additional housing opportunities but also provide enhanced security and comfort for the existing residents of Phase I as well as stabilizing effect for the greater surrounding community. SNRHA will purchase new manufactured homes and have them placed on the site pades. This project will provide both an area benefit as well as direct benefit. It will stabilize the neighborhood as well as provide a stable living and permanent living environment for project beneficiaries.

Location Description:

The project is located at 3903 E. Stewart Avenue. Near U.S. 95 and Stewart. APN#140-31-303-003 HUD Neighborhood ID #8581939

Activity Progress Narrative:

Southern Nevada Regional Housing Authority launched a very successful advertising campaign and now have a waiting list for their units. As of this quarter, fourteen (14) units have been rented. Fencing, screen doors, plumbing and electrical additions are underway on the existing homes. All units have households have incomes at or below 50% of median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	14	14/25

#Units with bus/rail access	14	14/25
#Units exceeding Energy Star	14	14/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	14	14/25
# of Singlefamily Units	14	14/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	14	0	14	14/25	0/0	14/25	100.00
# Renter Households	14	0	14	14/25	0/0	14/25	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3901 Stewart Ave #102	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #108	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #111	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #112	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #114	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #115	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #116	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #117	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #118	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #119	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #120	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #121	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #81	Las Vegas		Nevada	89110-	Not Validated / N
3901 Stewart Ave #82	Las Vegas		Nevada	89110-	Not Validated / N

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-1102-8
Activity Title:	Buena Vista Springs-Acq,Rehab and Rental

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NV-1102-NHD

Project Title:
NHD Projects

Projected Start Date:
06/01/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Southern Nevada Regional Housing Authority

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$375,729.14
Total Budget	($24,270.86)	$375,729.14
Total Obligated	($24,270.86)	$375,729.14
Total Funds Drawdown	$42,380.10	$307,686.47
Program Funds Drawdown	$42,380.10	$307,686.47
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$42,380.10	$307,686.47
Southern Nevada Regional Housing Authority	$42,380.10	$307,686.47
Match Contributed	$0.00	$0.00

Activity Description:

Through this program the Nevada Housing Division work with the Southern Nevada Regional Housing Authority, to acquire, rehabilitate, and rent single family homes within the targeted area. The Housing Authority has demonstrated ability to administer and operate a scattered-site acquisition, rehab, and rental program and would not be subject to selection through the Request for Proposals/Qualifications process.
Properties in this target areas have values below $100,000 and RealtyTrac indicated that 1 of every 39 households in North Las Vegas received a foreclosure filing in December 2010.
All homes acquired will be made more energy efficient.

Location Description:

Buena Vista Springs (BVS) Target Area - Neighborhood #6232788 and Neighborhood 4590332 (see Amendment SNRHA) as reflected on HUD's mapping tool. This area, located within the City of North Las Vegas, has been greatly impacted by the current housing crisis with both single family and large multi-family projects in foreclosure. Adding to this is the fact that many families have abandoned their homes leaving behind blighted areas.

Activity Progress Narrative:

Southern Nevada Regional Housing Authority have completed rehabilitating both of the homes that they acquired. Both homes were rented to households that had incomes below 50% of median income. One renter is a single mom with three children. SNRHA will be submitting the final draw next quarter for final costs that were not drawn yet.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Properties	2	2/2
#Energy Star Replacement Windows	2	2/2
#Efficient AC added/replaced	2	2/2
#Replaced hot water heaters	2	2/2
#Light Fixtures (indoors) replaced	2	2/2
#Light fixtures (outdoors) replaced	2	2/2
#Refrigerators replaced	2	2/2
#Dishwashers replaced	2	2/2
#Low flow toilets	2	2/2
#Low flow showerheads	2	2/2
#Units exceeding Energy Star	2	2/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/2	0/0	2/2	100.00
# Renter Households	2	0	2	2/2	0/0	2/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2117 Riderwood Ave	North Las Vegas		Nevada	89032-0672	Match / Y
839 Astro Ct	North Las Vegas		Nevada	89030-4775	Match / Y

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-1103-1
Activity Title:	Fernley Target-Lyon County Homebuyer Asst-Moderate

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Completed

Project Number:
NV-1103-LY

Project Title:
Lyon County (Financing-Eligible Use A)

Projected Start Date:
05/10/2011

Projected End Date:
06/30/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:
06/30/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
LYON COUNTY

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$291,729.46
Total Budget	($258,270.54)	$291,729.46
Total Obligated	($258,270.54)	$291,729.46
Total Funds Drawdown	$0.00	$291,729.46
Program Funds Drawdown	$0.00	$276,730.46
Program Income Drawdown	$0.00	$14,999.00
Program Income Received	$0.00	$14,999.00
Total Funds Expended	$0.00	$291,729.46
LYON COUNTY	$0.00	$291,729.46
Match Contributed	$0.00	$0.00

Activity Description:

During NSP1 an effective Homebuyer Assistance program was implemented by Lyon County. Given the success of this effort, the NHD is proposing to provide funds to Lyon County so it can continue to provide eligible homebuyer costs to eligible homebuyers.
This program will assist qualified households to purchase, and rehabilitate if necessary, homes currently owned by the banks as a result of foreclosure through the provision of soft second loans. The neighborhood identified is significantly impacted by the incidence of foreclosures.
Homebuyers must complete homebuyer counseling prior to receiving the NSP3 down payment assistance. All homes purchased must meet NSP3 requirements for a minimum 1% discount of the current market appraised value.
Households receiving down payment assistance will be required to sign a loan document which includes information on the interest rate of the loan, if any, repayment terms, and affordability period requirements. HOME affordability periods will be followed.

Location Description:

1) Fernley Target Area - Neighborhood ID #7262756 Located in Lyon County, Fernley has been hard hit by the foreclosure crisis. The NHD is specifically targeting an area within Fernley bounded on the north by US 50, the west by State Route 95A, the south by Desert Shadows Road, and the east by US 50. According to HUD data, this area has a NSP3 need score of 18, above the state minimum threshold score of 17. There are over 3,000 housing units in this area of which 15.8% are 90 or more days delinquent on their mortgage or in foreclosure. Between July 2009 and June 2010 234 housing units were Real Estate Owned (REO) properties. Housing prices have decreased by approximately 29% since their peak value and unemployment in the area has increased from 5.5% in June 2005 to 18.3% in June 2010 (based on Bureau of Labor Statistics Local Area Unemployment Statistics).
During NSP1 an effective Homebuyer program was implemented by Lyon County. Given the success of this effort, the NHD is proposing to provide funds to Lyon County so it can continue to provide Homebuyer assistance to eligible homebuyers.

Activity Progress Narrative:

Lyon County has decided to end its down payment assistance program due to the competitiveness of the foreclosed homes in Lyon County. It is very difficult to find homes that fit the requirements of the NSP Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/20
# of Singlefamily Units	0	20/20

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	18/20	20/20	90.00
# Owner Households	0	0	0	0/0	18/20	20/20	90.00

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-1103-2
Activity Title:	Fernley Target Area- Homebuyer Asst-Low Income

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Completed

Project Number:
NV-1103-LY

Project Title:
Lyon County (Financing-Eligible Use A)

Projected Start Date:
05/20/2011

Projected End Date:
06/30/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
LYON COUNTY

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$299,998.00
Total Budget	($150,002.00)	$299,998.00
Total Obligated	($150,002.00)	$299,998.00
Total Funds Drawdown	$0.00	$299,998.00
Program Funds Drawdown	$0.00	$299,998.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$299,998.00
LYON COUNTY	$0.00	$299,998.00
Match Contributed	$0.00	$0.00

Activity Description:

This program will assist qualified households at or below 50% of median income to purchase homes currently owned by the banks as a result of foreclosure through the provision of soft second loans. The neighborhood identified is significantly impacted by the incidence of foreclosures.
Homebuyers must complete homebuyer counseling prior to receiving the NSP3 down payment assistance. All homes purchased must meet NSP3 requirements for a minimum 1% discount of the current market appraised value.
Households receiving down payment assistance will be required to sign a loan document which includes information on the interest rate of the loan, if any, repayment terms, and affordability period requirements. HOME affordability periods will be followed.

Location Description:

1) Fernley Target Area; Neighborhood ID#7262756 as reflected on HUD's mapping tool is located in Lyon County, Fernley has been hard hit by the foreclosure crisis. The NHD is specifically targeting an area within Fernley bounded on the north by US 50, the west by State Route 95A, the south by Desert Shadows Road, and the east by US 50. According to HUD data, this area has a NSP3 need score of 18, above the state minimum threshold score of 17. There are over 3,000 housing units in this area of which 15.8% are 90 or more days delinquent on their mortgage or in foreclosure. Between July 2009 and June 2010 234 housing units were Real Estate Owned (REO) properties. Housing prices have decreased by approximately 29% since their peak value and unemployment in the area has increased from 5.5% in June 2005 to 18.3% in June 2010 (based on Bureau of Labor Statistics Local Area Unemployment Statistics).

Activity Progress Narrative:

Lyon County has decided to end its down payment assistance program due to the competitiveness of the foreclosed homes in Lyon County. It is very difficult to find homes that fit the requirements of the NSP Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	11/11	0/0	11/11	100.00
# Owner Households	0	0	0	11/11	0/0	11/11	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-1104-5
Activity Title:	Pahrump-RNDC Homebuyer Assistance

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
NV-1104-RNDC

Project Title:
RNDC

Projected Start Date:
06/01/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
RURAL NEVADA DEVELOPMENT CORPORATION

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$600,000.00
Total Budget	$0.00	$600,000.00
Total Obligated	$0.00	$600,000.00
Total Funds Drawdown	$0.00	$377,809.51
Program Funds Drawdown	$0.00	$371,264.35
Program Income Drawdown	$0.00	$6,545.16
Program Income Received	$0.00	$121,486.46
Total Funds Expended	$0.00	$377,809.51
RURAL NEVADA DEVELOPMENT CORPORATION	$0.00	$377,809.51
Match Contributed	$0.00	$0.00

Activity Description:

This program will assist qualified households to purchase and to provide rehabilitation, if necessary, to homes currently owned by the banks as a result of foreclosure through the provision of soft second loans. The neighborhood identified is significantly impacted by the incidence of foreclosures.
Homebuyers must complete homebuyer counseling prior to receiving the NSP3 down payment assistance. All homes purchased must meet NSP3 requirements for a minimum 1% discount of the current market appraised value.

Households receiving down payment assistance will be required to sign a loan document which includes information on the interest rate of the loan, if any, repayment terms, and affordability period requirements. HOME affordability periods will be followed.

Location Description:

Pahrump Target Area - Neighborhood ID#1607543 and #4290405 as reflected on HUD's mapping tool is located within Nye County, the City of Pahrump enjoyed economic and population growth during the latter 20th Century. However, as the housing bubble burst and the economy in the Las Vegas valley went into decline so did this once thriving area. Like the other NSP3 target areas, the Pahrump Target Area has a high NSP3 need score. It also is similar in that there has been a substantial fall in home values and an increase in the number of REO and abandoned properties. During the past year alone, there have been over 180 foreclosure starts and over 16% of properties are 90 or more days delinquent on their mortgage or in foreclosure.
The specific areas within the City of Pahrump that will be targeted are: Area #1 bounded on the north by Route 372, the west by S. Barney Street, the south by Gamebird Road, and the east by Route 160 and Mandy Avenue. Area #2 bounded on the north by Highway 160, on the east by Highway 160 and Hafen Ranch Road, on the west by Homestead Road, and on the south by Kellog Road. Given the large number of abandoned and foreclosed properties in these areas, the NHD will use NSP3 funds to support a DPA program for eligible homebuyers. A similar program was operated in NSP1, although in a broader area, and had success.

Activity Progress Narrative:

Inventory in Pahrump is declining making it difficult to find homes which are eligible under the NSP Program. They still continue to assist households in trying to locate an eligible home. If RNDC is unable to find any more homes in the next quarter, the Division will move funds to another eligible activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/15
# of Singlefamily Units	0	6/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	5/10	7/15	85.71
# Owner Households	0	0	0	1/0	5/10	7/15	85.71

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-1104-6
Activity Title:	Pahrump-RNDC-Homebuyer Assistance Very Low Income

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
NV-1104-RNDC

Project Title:
RNDC

Projected Start Date:
06/01/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
RURAL NEVADA DEVELOPMENT CORPORATION

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$321,486.46
Total Budget	$121,486.46	$321,486.46
Total Obligated	$121,486.46	$321,486.46
Total Funds Drawdown	$34,375.95	$229,488.65
Program Funds Drawdown	$0.00	$171,603.20
Program Income Drawdown	$34,375.95	$57,885.45
Program Income Received	$0.00	$0.00
Total Funds Expended	$34,375.95	$229,488.65
RURAL NEVADA DEVELOPMENT CORPORATION	$34,375.95	$229,488.65
Match Contributed	$0.00	$0.00

Activity Description:

This program will assist qualified households at or below 50% of median income to purchase and to provide rehabilitation, if necessary, to homes currently owned by the banks as a result of foreclosure through the provision of soft second loans. The neighborhood identified is significantly impacted by the incidence of foreclosures.
Homebuyers must complete homebuyer counseling prior to receiving the NSP3 down payment assistance. All homes purchased must meet NSP3 requirements for a minimum 1% discount of the current market appraised value.
Households receiving down payment assistance will be required to sign a loan document which includes information on the interest rate of the loan, if any, repayment terms, and affordability period requirements. HOME affordability periods will be followed.

Location Description:

Pahrump Target Area - Neighborhood ID# 1607543 and ID# 4290405 Located within Nye County, the City of Pahrump enjoyed economic and population growth during the latter 20th Century. However, as the housing bubble burst and the economy in the Las Vegas valley went into decline so did this once thriving area. Like the other NSP3 target areas, the Pahrump Target Area has a high NSP3 need score. It also is similar in that there has been a substantial fall in home values and an increase in the number of REO and abandoned properties. During the past year alone, there have been over 180 foreclosure starts and over 16% of properties are 90 or more days delinquent on their mortgage or in foreclosure.
The specific areas within the City of Pahrump that will be targeted are: Area #1 bounded on the north by Route 372, the west by S. Barney Street, the south by Gamebird Road, and the east by Route 160 and Mandy Avenue. Area #2 bounded on the north by Highway 160, on the east by Highway 160 and Hafen Ranch Road, on the west by Homestead Road, and on the south by Kellog Road. Given the large number of abandoned and foreclosed properties in these areas, the NHD will use NSP3 funds to support a DPA program for eligible homebuyers. A similar program was operated in NSP1, although in a broader area, and had success.

Activity Progress Narrative:

RNDC expended $34,375.95 in rehabiliatation funds for a family which had purchased an eligible foreclosed home in Pahrump. They are still in the process to find eligible familes, however, the inventory has been decreasing. The Division will work closely with RNDC in order to complete their allocation of NSP funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/8
# of Singlefamily Units	0	6/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/8	0/0	6/8	100.00
# Owner Households	0	0	0	6/8	0/0	6/8	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-1106-10
Activity Title:	ZEPHYR WAY REDEVELOPMENTT

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NV-1106-WA

Project Title:
Washoe County

Projected Start Date:
07/15/2012

Projected End Date:
03/11/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
WASHOE COUNTY COMMUNITY DEVELOPMENT

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$550,000.00
Total Budget	$360,000.00	$550,000.00
Total Obligated	$360,000.00	$550,000.00
Total Funds Drawdown	$257,552.07	$447,552.07
Program Funds Drawdown	$257,552.07	$447,552.07
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$257,552.07	$447,552.07
WASHOE COUNTY COMMUNITY DEVELOPMENT	$257,552.07	$447,552.07
Match Contributed	$0.00	$0.00

Activity Description:

After acquiring three parcels with NSP3 funds, Washoe County will construct an energy efficient duplex on each parcel. There will be six units in total, with the State reporting on two of them. The County will be the owner and operator of these units. The units will be made available to low income families. The tenant pool is expected to largely be drawn from existing programs being implemented concurrently by the Washoe County Social Services Department.
The affordability period on the property will be set at a minimum of 20 years and secured through a Land Use Restrictive Agreement.

Location Description:

The vacant parcels are on Zephyr Way in the City of Sparks in the northeast corner of the target neighborhood. They are located directly adjacent to and north of Oppio Park, Sparks Middle School and Risley Elementary School. Within 1 mile of the area is a broad variety of services. Transit is available within a half mile.

Activity Progress Narrative:

Washoe County has been making great progress in completing the three duplexes located on Zephyr Way. All of the shells are complete, windows in on the first unit with electrical and plumbing roughed in. The project manager states that the units will should completed by mid-December with a COO in early January. This infill project will make a nice addition to the community.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

#Units exceeding Energy Star	0	0/3

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/3	0/0	0/3	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-1106-7-CANCELLED
Activity Title:	Washoe County-Acq of Small Multi-Family Apts

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Cancelled

Project Number:
NV-1106-WA

Project Title:
Washoe County

Projected Start Date:
06/01/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
WASHOE COUNTY COMMUNITY DEVELOPMENT

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total Budget	($210,000.00)	$0.00
Total Obligated	($210,000.00)	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
WASHOE COUNTY COMMUNITY DEVELOPMENT	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Washoe County proposes to acquire a total of eight (8) apartments in one or more small multi-family apartment buildings. The State will assist in allocating its NSP 3 funds and will report on one or possibly two units in DRGR, depending on the acquition/rehab cots of each unit. Additionally it is anticipated that in order to have the greatest impact on the neighborhood, the property or properties selected would also receive rehabilitation. The units may be purchased in smaller stand alone buildings or as part of larger purchases made with other funds (including Washoe County's NSP 3 funds). All eight (8) units will be reserved for households with incomes at or below 50% AMI. These units will be dedicated for use as permanent supportive housing. The renters will pay 30% of their income towards rent. The balance of rent will be paid through current Washoe County Social Service programs to assist the most vulnerable. The affordability period on the property will be set at a minimum of 15 years and secured through a Land Use Restrictive Agreement. The duration of the assistance for the participants will be unlimited as these units will be permanent supportive housing.
The Washoe County NSP3 program will, to the maximum extent possible provide for the hiring of individuals who reside in the vicinity of the NSP3 target area.
Further information on this project can be found in the Washoe County NSP3 Action Plan at: http://www.washoecounty.us

Location Description:

Washoe County Target Area - Neighborhood #3823211 as reflected on HUD's mapping tool. Many areas in Washoe County have been hard hit by the changes in the housing market. In order to have maximum impact in Washoe County, the NHD has worked with Washoe County staff to determine a target area that was negatively impacted. This area is comprised of the community the extends north to McCarran Boulevard, west to Sutro Street, south to Interstate 80, and east to US 395. This is a lower income area with an NSP3 need score of 19.51, significantly above the State's minimum need score. Of the 688 households to receive a mortgage between 2004 and 2007, HUD data indicates that 26.47% received a high cost mortgage. Further, over 18% of households are 90 or more days delinquent on their mortgage or in foreclosure. Like Fernley, this area has experiences substantial housing value declines since the height of the market. Washoe County is also experiencing high unemployment.

Activity Progress Narrative:

This activity is cancelled.

Accomplishments Performance Measures

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

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

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	0/0	0/0	0
# 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	