

Grantee: Nevada

Grant: B-08-DN-32-0001

October 1, 2016 thru December 31, 2016 Performance



Grant Number:

B-08-DN-32-0001

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

Nevada

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$24,287,240.00

Grant Status:

Active

QPR Contact:

Ann Hawkins

LOCCS Authorized Amount:

\$24,287,240.00

Estimated PI/RL Funds:

\$10,000,000.00

Total Budget:

\$34,287,240.00

Disasters:

Declaration Number

No Disasters Found

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	\$30,536,853.17
Total Budget	\$0.00	\$30,536,853.17
Total Obligated	\$0.00	\$30,536,852.13
Total Funds Drawdown	\$90,307.00	\$29,602,242.64
Program Funds Drawdown	\$0.00	\$22,410,760.48
Program Income Drawdown	\$90,307.00	\$7,191,482.16
Program Income Received	\$60,000.00	\$8,875,407.82
Total Funds Expended	\$0.00	\$29,511,935.64
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	\$336,624.62
Limit on State Admin	\$0.00	\$336,624.62

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:

There were no other households assisted this quarter and the program continues to slowly wind down. Clark County, the City of Las Vegas and the Nevada Housing Division all have program income that they will be allocating to activities. More than likely, they will be new activities and the current activities will be closed. As of this date, twohundred seventy two units (272) have been completed. The types of activities assisted are as follows:



Down Payment Assistance - 85

Acquisition/Rehabilitation/Resale (single family) - 87

Acquisition/Rehabilitation/Rental (single family) 82

Multi-Family units - 18

Two Acquisition/Rehabilitation/Resale homes have not been completed and will be hopefully completed in the near future.

Of the two hundred seventy one (271) households assisted, twenty six (26) households are extremely low income and one hundred seventeen (117) households are low income.

The State will continue to work with recipients throughout the State to ensure that all funds are expended along with the program income that has been received.

Clark County is looking at three (3) projects to use their remaining funding. Once they have decided which project they will fund using state funds, a substantial amendment will be completed.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
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	\$10,818,184.88	\$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-0004-HE / CITY OF HENDERSON

Grantee Activity Number: NV-0004-HE3

Activity Title: Purchase and Rehabilitation as Rental Property

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0004-HE

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

HENDERSON PROGRAM INCOME

Activity Status:

Under Way

Project Title:

CITY OF HENDERSON

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CITY OF HENDERSON

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$365,916.21
Total Budget	\$0.00	\$365,916.21
Total Obligated	\$0.00	\$365,916.21
Total Funds Drawdown	\$90,307.00	\$365,915.12
Program Funds Drawdown	\$0.00	\$240,397.12
Program Income Drawdown	\$90,307.00	\$125,518.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$275,608.12
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes that have been abandoned or foreclosed upon. These houses will then be owned & operated by the nonprofit and rented to households whose incomes do not exceed 50 percent of the Area Median income (AMI) thereby stabilizing the neighborhood. Not less than 25% of the NSP funding available to the City will be allocated to this activity. The community based nonprofit will be selected as a result of an RFQ or RFP process. Homes acquired must be located within the areas of greatest need as identified in Section A of Henderson's Amendment. This activity will, thereby stabilize a neighborhood in one of the areas of greatest need identified in Section A of Henderson's Amendment. The nonprofit will maintain the home as a rental unit restricting tenants to households that have incomes which do not exceed 50% of area median income (AMI). It is intended that this will be the primary NSP activity benefiting households below 50% of AMI.

Location Description:

Zip codes 89011, 89014 89015



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
# ELI Households (0-30% AMI)	0	1/0

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

Beneficiaries Performance Measures

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

Projected End Date:



03/11/2009

06/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall	Oct 1 thru Dec 31, 2016	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	\$60,000.00	\$374,312.11
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

