

Grantee: Nevada

Grant: B-08-DN-32-0001

April 1, 2016 thru June 30, 2016 Performance Report



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	\$0.00	\$29,511,935.64
Program Funds Drawdown	\$0.00	\$22,410,760.48
Program Income Drawdown	\$0.00	\$7,101,175.16
Program Income Received	\$26,639.00	\$8,815,407.82
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-0005-WA / WASHOE COUNTY COUNTIES

Grantee Activity Number: NV-0005-WA4

Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0005-WA

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

WASHOE COUNTY COUNTIES

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CITY OF RENO2

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$154,404.37
Total Budget	\$0.00	\$154,404.37
Total Obligated	\$0.00	\$154,404.37
Total Funds Drawdown	\$0.00	\$154,404.37
Program Funds Drawdown	\$0.00	\$40,393.37
Program Income Drawdown	\$0.00	\$114,011.00
Program Income Received	\$11,640.00	\$121,746.79
Total Funds Expended	\$0.00	\$154,404.37
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will assist qualified households (those with incomes between 60 and 120% of AMI and able to secure a standard mortgage) to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 45 percent of the homes in these areas currently owned by banks. Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined areas of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: vii) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet viii) Sun Valley in unincorporated Washoe County ix) Sparks' urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the



City of Sparks boundaries on the West and South

Activity Progress Narrative:

Accomplishments Performance Measures

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

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	7/3	9/9	77.78
# Owner Households	0	0	0	0/0	7/3	9/9	77.78

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

Project Number:

NV-0007-LY

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

Activity Status:

Completed

Project Title:

LYON COUNTY

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:



Overall	Apr 1 thru Jun 30, 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	\$14,999.00	\$314,312.11
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

