

Action Plan

Grantee: Clark County, NV

Grant: B-11-UN-32-0001

Grant Amount:	\$ 20,253,261.00
Status:	Modified - Resubmit When Ready
Estimated PI/RL	\$ 1,750,000.00
Total Budget:	\$ 22,003,261.00

Funding Sources

Funding Source	Funding Type
State of Nevada NSP3	State Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The following narratives describe each of the three proposed target areas in detail. Clark County and North Las Vegas have proposed eligible NSP3 activities in these areas and NSP3 funds will be distributed by these areas based upon the cost of each activity in order to make the necessary impact to the target area. A summary of all activities by target area, budget and national objective is as follows:

- Acquisition/Rehab/Rental - Winchester - \$5,250,000 - Low income housing to meet 25% set aside (LH25)
- Acquisition/Rehab/Resale - Winchester - \$4,000,000 - Low Moderate Middle Income Housing (LMMH)
- Homebuyer Assistance Program - Southwest Clark County - \$2,625,503 - Low Moderate Middle Income Housing (LMMH)
- Land Bank - Buena Vista Springs, North Las Vegas - \$6,352,432 - Low Moderate Middle Income Area Benefit (LMMH)
- Administration - \$2,025,326

TARGET AREA for ACQUISITION/REHABILITATION FOR RENTAL AND HOMEOWNERSHIP:
WINCHESTER Clark County, Neighborhood ID #2785827

The Winchester target area has the highest possible HUD need factor score of 20 indicating that this is an area of greatest need for Clark County. With over 300 foreclosure starts in the past year and with the majority of housing constructed more than 25 years ago (84% of the homes were constructed between 1980 and 1984), older housing stock will greatly benefit from a rehabilitation program and older neighborhoods typically experience slower absorption rates than newer communities. In addition, it is estimated that 25% of housing units are 90 days or more delinquent and over 35% of the housing units had a high cost mortgage between 2004 and 2007. Therefore the rate of foreclosures is a continued risk and concern. There were 166 REO units over the past year and an estimated 60 properties must be assisted with NSP3 funds in order to achieve a meaningful impact. This target area is a sub-area of the NSP1 Plan for Clark County. Despite heavy foreclosure inventory and risk, this area has a relatively low vacancy rate of 4.6% (Las Vegas Metropolitan area average vacancy was 6.44% as of September 2010) indicating that efforts to acquire foreclosed properties will provide a relatively greater visible impact on neighborhood stabilization due to the lower likelihood of vacancy contributing to further neighborhood decline. The Winchester area is currently a mixed-use community comprised of retail centers, community facilities, outdoor recreation, and a variety of housing stock types including single family, multi-family and manufactured housing. Proposed activities to encourage additional affordable options for both rental and homeownership ensure that any one type of housing will not be concentrated, but rather will continue the mixed housing composition of this community.

An acquisition/rehabilitation program will meet the goals of NSP3 within this deeply targeted area to acquire foreclosed and vacant property, rehab not only to code but also NSP rehab standards for energy efficiency, and then sell or rent those homes as affordable housing. Older and blighted housing stock is less likely to improve with market adjustments as the economy improves in the long-run without significant investment in rehabilitation in order to arrest the decline and provide decent and affordable housing for its residents. Testing for environmental hazards (mold, lead, asbestos) as required by local and Federal regulations will be completed on any property assisted with NSP3 funds and proper abatement/remediation/clearance will be obtained prior to occupancy. According to energy consumption data available, the Winchester target area consumes energy at average rates 16% higher than the metropolitan region. This translates to an estimated \$240 more per year in energy costs per household than the regional average based on today's rates. Due to the age of housing stock as well as these energy consumption estimates, the Winchester target area shows immense potential for energy efficiency retrofits. There has been a major demographic shift in the Winchester area in terms of income, race and ethnicity since the year 2000. Poverty in 2000 for Winchester was already higher than many places in the Las Vegas valley at 14%. However, according to the 2006-2008 American Community Survey (ACS), the poverty percentage for Winchester is now estimated to be almost 19%, a significant increase in the last 10 years and the highest rate among all of the Census Designated Places and incorporated cities. Race and ethnicity has also dramatically



changed in Winchester since the Census 2000. Over 70% of the area's current residents are within the NSP income limits (less than 120% AMI). In 2000, the population was 72% White, with 6% Black and 22% all other races. The Hispanic population was gauged at 28.6%. Winchester is heading towards becoming a plurality as the White population has decreased to 59% while the Black population has increased to 8% and all other races have increased to 34%. The most significant change is the large influx of Hispanic people to the area, now representing 41% of the population.

The Winchester target area is a priority area for other Federally funded projects which will provide leverage to the NSP3 activities in this neighborhood as well as enhanced amenities for the residents:

- The current CDBG Capital Improvement Plan includes \$586,868 for the addition of a dance studio and other improvements to the Winchester Cultural Center, the main community center serving the target area.
- \$43,245 in CDBG funds was used in 2009 to construct a shade structure for the skate park.
- Sierra Pines Senior Apartments, a 90 unit affordable housing project was constructed in 1995 with \$35,000 in Clark County HOME funds.
- The Regional Flood Control District has invested \$7 million in the Flamingo Wash from Desert Inn to Eastern Avenue for channel improvements.
- A total of \$4,118,400 in funds from the Southern Nevada Public Lands Management Act (SNPLMA) is being used to construct the Flamingo/Arroyo Trail between Boulder Highway and Pecos McLeod, passing directly through the middle of the target area providing a link to the Clark County Wetlands Park and other federal lands on the east side of the valley.
- Metro Arts ZAP Project received \$36,808 in County Outside Agency Grant funds to work with artists to paint artwork on utility boxes in the Winchester Community.

In total, these projects represent over \$11.8 million in leveraged public funds recently invested or planned for the Winchester target area or in close proximity to the target area.

City bus routes are available along the major corridors of the target area to include Sahara, Eastern, Desert Inn and U.S. 95 linking the area to all parts of the Las Vegas Valley. There is also a public transportation route that passes directly in front of the Winchester Cultural Center as well as the Pecos McLeod retail and employment corridor.

Outreach to current residents and business owners of the target area will be essential to a successful NSP program in this area in order to provide quick occupancy following the completion of homes rehabbed in the area. The Winchester Town Board as well as the Winchester Cultural Center and local area schools will be included in those outreach efforts serving as possible networks for communication as well as central meeting facilities for community meetings.

TARGET AREA for HOMEBUYERS ASSISTANCE PROGRAM:

SOUTHWEST CLARK COUNTY Neighborhood ID # 6897460

The Southwest Clark County target area has the second highest possible HUD need factor score of 19 indicating that this is an area of greatest need for Clark County. This is a community with pockets of very densely populated areas and subdivisions combined with a substantial mix of established retail centers, community facilities (including schools, hospitals, churches, and libraries) and outdoor recreation opportunities. The inclusion of this new target area under NSP3 (the area was not part of the NSP1 plan) promotes housing choice to Clark County residents as required by the Analysis of Impediments to Fair Housing. The majority of the housing units contained within this target area were constructed less than 10 years ago. It is expected that a large supply of suitable homes likely to need no rehabilitation will be available for purchase over the next couple of years. Currently over 16% of the existing housing units are 90 days or more delinquent or in foreclosure and close to 18% of households had a high cost mortgage between 2004 and 2007 indicating that the rate of foreclosures is a continued risk and concern. However, it can be expected to stabilize without the need for property rehab. Therefore, Clark County can achieve a meaningful impact on the neighborhood by providing assistance for homebuyer occupancy of approximately 20% of the total REO inventory over the past year (174 housing units per the HUD mapping tool).

Despite the current foreclosure inventory and risk, this area has a relatively low vacancy rate of 4.8% (Las Vegas Metropolitan area average vacancy was 6.44% as of September 2010) indicating that efforts to acquire foreclosed properties will provide a relatively greater visible impact on neighborhood stabilization due to the lower likelihood of vacancy contributing to further neighborhood decline. Approximately 40% of the existing residents earn incomes at or below 120% AMI indicating a strong base of potential homebuyers to build upon with a consumer-driven downpayment assistance program in a high-demand area.

City bus service is available along the major corridors of Rainbow and Jones providing public transportation for the eastern side of the target area. Blue Diamond on the South side as well as direct connections to Interstate 215 (Las Vegas Beltway) and Interstate 15 provide residents with excellent access to other parts of the Valley.

This target area contains other projects representing recent public and private investment such as:

- \$1.5 million in County HOME funds plus additional private activity bonds and 4% tax credits were used to construct Arbor Pointe Apartments, a SNPLMA affordable housing project of 180 units of family housing is just north of the target area completed in 2010. (fully occupied to date)
 - The Windmill Library and Service Center is a new construction 142,000 square foot \$34 million project located within the target area and opening in the Summer of 2011. The project will provide a state-of-the-art library incorporating high energy efficiency and sustainable design features (seeking LEED Gold) as well as a service center for library district administrative offices, processing and distribution facilities. The campus will also include a 300 seat auditorium to be used for community events.
 - The Durango-Blue Diamond Public Facilities Plan will provide new school facilities, Blue Diamond wash improvements, multi-use and equestrian trails (trail construction to be completed in mid-late 2011), as well as a 10-20 acre neighborhood park with sports fields. Public meetings were conducted in 2008 and 2009 to provide input and feedback to planners. The trails in this area are funded with \$4.5 million in SNPLMA funds and constructed by the Clark County Public Works department.
 - Planned communities throughout the target area have provided green space and parks for their residents financed through private funds at the time of initial construction.
 - Clark County Community Resources Management has five SNPLMA parcels (vacant land) in and surrounding the target area reserved for the development of affordable rental housing as future funding sources are made available and proposals received from developers.
- In total, these projects represent over \$40 million in leveraged public and private funds recently invested or planned in and around the Southwest Clark County target area.

Outreach to current residents and business owners of the target area will be essential to a successful NSP program in this area in order to provide quick occupancy. The Spring Valley Town Board as well as the new Windmill Library and local area schools will be included in those outreach efforts serving as possible networks for communication as well as central event facilities for community meetings.

TARGET AREA FOR LAND BANK:



BUENA VISTA SPRINGS Neighborhood ID # 6240753

The Buena Vista Springs target area has the highest possible HUD factor score of 20 indicating that it is an area of greatest need for the City of North Las Vegas and Clark County. The adjacent area has 157 foreclosures with 41.1% of homes at a high mortgage cost and 27.2% of the homes are 90 days or more delinquent or in foreclosure. There are 86 real estate owned (REO) housing units.

Buena Vista Springs Apartments are located in a neighborhood locally known as North Valley. The primary race and ethnicity for the North Valley neighborhood is Black or African American. The average household income for this area is \$44,000.

Buena Vista Springs is a dilapidated complex built in 1965 (please see photos attached as Exhibit C), and both northern and southern campuses meet the Nevada Revised Statute Title 18, Chapter 231 of blighted under the following factors:

- Faulty arrangement of the interior and spacing of buildings.
- Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
- Age, obsolescence, deterioration, dilapidation, mixed character or shift in uses.

After acquisition, this property will be land banked until an appropriate affordable housing redevelopment project can be developed and the market recovers. Both campuses have been rife with crime and vandalism for many years. This project was totally vacated at the end of 2007. With rentals restarting in 2008, calls for police assistance resumed. According to the North Las Vegas Police Department, 348 calls were received for this project during 2010. (See Dispatched Police Service Calls Chart Exhibit D) Both campuses are also plagued by continued code enforcement and building safety violations. Over \$90,000 in code violation fines have been assessed to the project with over \$78,000 still outstanding. Due to the age and upkeep of the structures, issues of mold, lead and asbestos contamination are suspected, but have not yet been confirmed through testing.

The existence of this blighted, foreclosed property serves to diminish the property value of the surrounding neighborhood which is comprised primarily of single-family homes. Many vacant and foreclosed homes in the area are also experiencing rapidly lowering home values as the perception of the neighborhood finds it to be an undesirable place to rent, lack of services and amenities, and excessive crime.

North Valley is an established community and home to many working families and long-time North Las Vegas residents. Ninety-eight percent of the neighborhood is residentially zoned, primarily for single-family homes. More than 65% of the households earn \$50,000 per year or less, qualifying as low-to-moderate income. The housing stock in the area varies in age with 33.8% built prior to 1969; 21% built between 1970 and 1990 and the remainder being built within the past two decades.

There are very few legitimate businesses located in or adjacent to the target area. There are only 44 registered businesses nearby with a resident work base of 310 employees. Most businesses are within strip malls and include liquor stores, mom and pop fast food establishments and a national chain drug store. Recreational outlets for children and young adults are limited. The closest health facility to the target area is North Vista Hospital/Medical Center which is almost three miles away. Another unmet need for the neighborhood is a regional high school. All the children in the area are bussed away from the community, thereby losing a community focal point.

This target area contains other projects representing significant recent public and private investment such as:

- Martin Luther King Boulevard has been widened to serve as a major north/south arterial and serves this neighborhood. Now a six-lane thoroughfare, this road handles over 40,000 vehicles per day. Accessibility to other parts of the city has been greatly improved. \$43.8 million in public funds were used to complete this project. This neighborhood is also served by being located on a major bus route serviced by the Regional Transportation Commission of Southern Nevada. Infrastructure improvements to provide accessible design in accordance with the Americans with Disabilities Act have taken place on 29 locations within the North Valley area, using CDBG funds of approximately \$120,000.

- In 2008, Booker Elementary, which is within walking distance of the Buena Vista Springs Apartments, reopened its new facility funded through bonds in excess of \$27 million after being temporarily housed in mobile trailers. The new facility is a world class, state of the art elementary empowerment school that received an outstanding assessment on its standardized testing from the Clark County School District in its first year of operation. Gilbert Magnet School for Communication and Creative Arts is located within the neighborhood and is the recipient of the Dr. Ronald Simpson Distinguished Merit Award as the top magnet school in the nation. In 2006, adjacent to the neighborhood, the One Hundred Academy of Excellence was established. This private school was established to offer parents a choice of schools to select in the community. It encompasses standards of excellence teaching students to excel academically and in all endeavors.

- The nearby Dr. William Pearson Recreation Center opened in 2008 with recreational resources, meeting rooms, computer labs and other amenities. Approximately \$8 million in CDBG funds were used in developing this project. Walker Park, a small city park is located near the target area, but represents the only other recreational feature in the area.

- The Martin Luther King, Jr. Senior Center is also located nearby. This center provides health, nutrition and life-skills training as well as home repair and modification, nutritious meals, transportation, socialization and recreation opportunities for more than 800 low-income seniors each year. Construction of this Center utilized over \$1.8 million in CDBG funds.

- Through Habitat for Humanity, six single-family homes for low-income families were newly constructed across the street from Buena Vista Springs. Over \$300,000 in Low Income Housing Trust Fund and CDBG funds were used to complete this project.

- Neighborhood Housing Services of Southern Nevada has been allocated \$200,000 in CDBG funds with a contribution from Wells Fargo Bank of \$85,000 for purchase, rehabilitation and resale of foreclosed properties in North Valley.

- The State of Nevada Housing Division selected this neighborhood for investment of its American Reinvestment and Recovery Act (ARRA) of 2009 Weatherization Assistance Program (WAP) funds used to make existing homes with lower income households more energy efficient. In total, these projects represent over \$81 million in leveraged public and private funds recently invested or planned for the Buena Vista Springs target area or in close proximity to the area.

In 2006, the Nevada Bankers Collaborative selected North Valley as a project worthy of committing their financial and human resources. This commitment laid the foundation upon which an innovative and viable collaboration was built. A revitalization task force was formed by local citizens, City of North Las Vegas staff, the Urban League, United Way and the Nevada Bankers Collaborative. From the task force, the North Valley Leadership team emerged made up of residents from the neighborhood. One of the primary goals of the leadership team was the demolition of Buena Vista Springs Apartments to rid the community of the blight and crime associated with that project. By demolishing this project, anticipated benefits are the reduction of crime, increase in health and safety and stabilization of the tax credit properties under direction of the State of Nevada located in the same area.

Economic development activities designed to increase opportunities and jobs are currently underway and are encompassed in the State of Nevada initiated Southern Nevada Enterprise Community planning process. The State of Nevada Housing Division, in addition to providing financial support to this project with NSP3 funds, is also proposing to partner with one or more local non-profit agencies for acquisition, rehabilitation and resale/rental of foreclosed and abandoned homes in the neighborhood surrounding Buena Vista Springs. Fourteen homes will be acquired, rehabilitated and resold to households at or below 120% AMI with a proposed budget of \$1,050,000 in NSP3 funds. An additional three homes will be acquired and rehabilitated for rental to households at or below 50% AMI with a proposed budget of \$350,000 in



NSP3 funds.

The City of North Las Vegas is also submitting a Neighborhood Revitalization Strategy Area proposal to the Department of Housing and Urban Development to benefit this neighborhood. Additional efforts to stabilize the neighborhood include on-going collaborations with the Urban League, the Nevada Bankers Collaborative, Communities in Schools and Nevada Partners, Incorporated.

REQUEST FOR WAIVER OF 10 PERCENT RULE FOR DEMOLITION: Demolition will exceed the allowable 10 percent cap under the NSP3 notice and the City of North Las Vegas and Clark County are hereby requesting a waiver of this cap from the Department of Housing and Urban Development (HUD). The total amount estimated for demolition of the 288 units is \$2,126,200 which is 10.50% of the total NSP3 budget for Clark County and North Las Vegas. This exceeds the cap by only 0.50% and obtaining the waiver from HUD will serve in making an important redevelopment project feasible. Clark County received notice of HUD approval of the waiver request on June 6, 2011.

As stated above, demolition of this project will immediately relieve the community of an extremely unhealthy, unsafe eyesore which is a source of crime, and a drain on an already economically distressed neighborhood. By acquiring this foreclosed-upon property and demolishing the dilapidated structures it is anticipated that the two adjacent tax credit affordable housing projects, one occupied by senior citizens, will begin to stabilize and provide a safer environment. Further, the values of both tax credit assisted projects will be enhanced, especially once the property is redeveloped with new affordable housing units. Demolition further supports the community investment already in place through Booker Elementary School, Gilbert Magnet School, One Hundred Academy of Excellence, Dr. Pearson Recreation Center, Martin Luther King, Jr. Senior Center and the Nevada Bankers Collaborative. Demolition is inline with the directives of the City Council of the City of North Las Vegas and the North Valley Leadership Team.

How Fund Use Addresses Market Conditions:

Southern Nevada's foreclosure crisis is extensive and widespread throughout all corners of the Valley. Based upon HUD's definition and estimates of need, all but one census tract in Clark County qualified for NSP3 funding with a minimum HUD foreclosure related needs score of 17 out of 20 (17 is the minimum threshold score for the State of Nevada).

The Southern Nevada region housing market is arguably the hardest hit metropolitan area in the country and in many ways, the epicenter of the financial and housing crisis. This can be attributed to not only the initial wave of economic distress as experienced in many areas, but also the continued inability to slow and reverse the continued decline across multiple indicators. The cyclical and volatile nature of the region's two primary industries, gaming and tourism, continue to impact the area's slow recovery as they are dependent upon a national economic recovery and increased consumer confidence. However, recent indicators show that a small economic recovery may have begun in recent months. The Clark County tourism index is now 5.95% higher than a year ago as a result of recent growth in gaming revenue, hotel room occupancy and passenger counts at the airport. Although a long way off from pre-recession levels, this is the highest growth level since 2007 signaling a possible upward trend for this important economic sector. The construction industry also posted a small increase in the number of construction jobs and residential permits in October 2010 which is an encouraging sign, but industry experts cannot yet say if this industry has reached bottom.

Since 2007, approximately 70,000 housing units have been foreclosed upon and we continue to experience approximately 6,000 new foreclosures every quarter. Based upon the estimated number of housing units in Clark County for 2010 (814,868), this represents a new foreclosure rate of approximately 3% per year. The actual number of foreclosures is difficult to assess due to the phantom inventory of foreclosures held by banks but not yet made available for sale. We do not know the timing of when financial institutions may release a significant number of REO properties in a particular neighborhood. It is also estimated that 25% of all mortgage holders are experiencing serious delinquency (90 days or more past due) which is the second highest level in the nation and indicates that foreclosure rates will continue to increase throughout 2011.

Housing prices in this region have fallen more than 50% since their peak through 2010, the largest decline of any other metropolitan area. Despite some increases in housing prices in other U.S. markets, prices continue to decline in Southern Nevada. However, declines in house prices have been slowing steadily throughout 2010.

The high percentage of local homes purchased with cash in 2010 was the highest ever recorded (48%) and likely unmatched anywhere in the nation. It is also expected to increase through 2011. The housing market continues to experience relatively high absorption rates, although micro-markets exist throughout Clark County and older more deteriorated neighborhoods absorb inventory at a much slower pace. At the end of 2009, 71% of all single family homes in the metropolitan area sold within 60 days and by the end of 2010, 60% of all homes sold within 60 days. These statistics indicate significant investor activity and competition for homeowners at affordable price points. It is estimated that approximately 40% of all home sales are to investors rather than owner occupied buyers. In addition, 2010 experienced a trend in the continued increase in short sales with 25% of all home sales occurring when the bank agrees to sell the home for less than what the borrower owes on the mortgage.

The median price of single family homes sold in Southern Nevada was \$132,000 as of December 2010 which represents a decrease of 3% from 2009. However, this is a modest decrease compared to the 22% decline in 2009 and the 33% decline in 2008. Experts believe that housing prices are now hovering near the bottom in our region. Therefore this is a critical time for Clark County to take advantage of a relatively low priced housing market, and impact as many units as possible given the available resources.

Between September 2008 and September 2009, unemployment in Southern Nevada nearly doubled jumping 6 percentage points to 13.5%. Since then, the unemployment rate has continued to rise to an estimated current level of 15%. This increase in unemployment is the largest increase of any major metropolitan area throughout the United States. One out of seven jobs that existed in Southern Nevada at the economic peak of 2007 no longer exist today and little change is expected in future job growth throughout the first half of 2011. High rates of unemployment put current mortgage holders at a risk for future foreclosure and high rates of Notice of Defaults throughout the region is evidence of the challenges those citizens currently face.

Despite dramatic decreases in property values, housing affordability remains a concern throughout Clark County. This is due to not only high unemployment, but also tightening credit markets making it increasingly difficult for families to secure 1st mortgage loans in order to take advantage of lower home prices. There is also a need for homebuyers to have significant liquid savings with average closing costs ranging from 5-10% of home sales prices. This indicates a need for rental housing for those families unable to secure mortgage financing at this time, as well as downpayment assistance to maintain the affordability for those that do obtain mortgage loan approval.

Clark County staff utilized the data sources described above as well as the experiences and lessons learned from NSP1 in order to determine areas where NSP3 funds can meet HUD's required impact given the eligible NSP3 activities and the limited amount of resources available. Although we recognize that NSP3 is not the answer to full housing market recovery in Southern Nevada, we believe that the activities proposed will create a meaningful impact in the target areas identified, will create opportunities for employment in the construction industry, and will improve the lives of households assisted over the course of program implementation.



Ensuring Continued Affordability:

Long Term Affordability will 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. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceeds the HOME program requirements as the NSP program evolves. Affordability periods will be enforced through grant agreements with nonprofit subgrantees, and a Deed of Trust with the public jurisdiction as Trustee and Beneficiary.

Definition of Blighted Structure:

Blighted Structure is defined based on Title 18, Chapter 231 in Nevada Revised Statutes, which 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:

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

Definition of Affordable Rents:

Affordable Rents for NSP3 in Clark County and North Las Vegas follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f).

Housing Rehabilitation/New Construction Standards:

NSP Rehab Standards for Rental and Homeownership Effective June 8, 2010

See website for link to full document: http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx

These standards require minimum repair and replacement standards in order to improve home performance through the use of energy efficient technologies/materials, to improve water conservation, and to utilize renewable energy sources. The rehabilitation of single family homes involving gut-rehab will meet these standards to ensure the standard for Energy Star Qualified New Homes as required by the NSP3 Notice. Energy retrofits will also ensure that all products and appliances used meet Energy Star standards and requirements.

All properties rehabbed with NSP3 funds will undergo energy audit testing prior to the start of rehab (Test In) in order to aid in the development of the scope of work as well as after the completion of rehab (Test Out) in order to determine the level of home performance achieved through rehabilitation. This testing will be performed by an auditor certified as a HERS/RESNET rater as well a certified Building Performance Institute (BPI) Building Analyst.

In addition, all properties will meet local health/safety building code requirements prior to occupancy. This includes all properties acquired through the Homebuyer Assistance Program (no rehab funds provided as a part of NSP3).

Vicinity Hiring:

When faced with a choice between a qualified contractor/job applicant located from within one of the NSP3 target areas and a qualified contractor/job applicant located from outside of the NSP3 target area, Clark County and North Las Vegas (as well as all applicable subgrantees who hire for NSP3 funded projects) will select the qualified contractor/job applicant from inside the target area. The vicinity hiring requirement will be addressed through all NSP3 activities including Administration and a specific requirement included in the grant agreements with all Subrecipients and Developers. The Southern Nevada Regional Housing Authority will seek to hire a resident of their current properties located within the Winchester target area (senior housing) as part of their strategy to meet this requirement. Clark County and North Las Vegas will require all General Contractors hired for NSP3 projects to complete a NSP3 New Hired report prior to the start of construction/rehab. This report must be submitted to the nonprofit/Developer/jurisdiction prior to the reimbursement of any rehab/construction activity with NSP3 funds.

Procedures for Preferences for Affordable Rental Dev.:

With an estimated 814,868 housing units in Clark County, there are currently 20,552 units available as housing with a continued affordability period, and an additional 577 units of housing currently under construction. This represents only 2.6% of our market and is predominantly multi-family housing. Based upon 2000 Census data and estimates of housing burden in our region (households paying more than 30% of income on rent), there is a need for 11,623 additional affordable rental housing units in our market.

In order to meet HUD's requirement of a minimum of 25% of NSP3 funds used to assist low income households (at or below 50% AMI) as well as to meet the rental housing preference requirement of the Dodd Frank Act, a total of \$5,250,000 (25.92%) is allocated to the Acquisition Rehabilitation and Rental program. With these funds and estimates of property purchase prices and rehab expenses, this activity will provide for 35 units of affordable rental housing (single family homes). All homes acquired and rehabbed under this activity will be rented to households earning no more than 50% AMI and will have a required affordability period enforced by a Deed of Trust. Although this activity represents just a fraction of the total affordable housing needed County-wide, this activity will provide much needed affordable rental opportunities for families in single family homes with 2-5 bedrooms. This activity intends to build upon an existing portfolio of scattered-site single family home properties maintained by the Southern Nevada Regional Housing Authority as well as their current waiting list of NSP-eligible tenants.

In addition to these procedures specific to NSP3, Clark County has a series of other incentives designed to provide preference for affordable housing:

- Expedited permitting process through plans check if development will serve households at or below 80% AMI
- Density bonuses available for developments targeting seniors and the disabled through a special use permit process



- Transfer of land at reduced cost (reserved Bureau of Land Management sites or County owned property)

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
CC-NLV-NSP3-C	Land Bank	BVS-Land Bank-Acquisition	Buena Vista Springs Acquisition for Land
		BVS-Land Bank-Demolition	Buena Vista Springs Demolition
		BVS-Land Bank-Relocation	Buena Vista Springs Relocation
CC-NSP3 B	Acquisition and Rehab	CC-ARRental-LH25-SNRHA	Acquisition and Rehab for Rental
		CC-ARResale-LMMI-HFN	Acquisition and Rehab for Resale of SFH
CC-NSP3-A	Homebuyer Assistance	CC-HAP-LMMI-CCCS	CC-Homebuyer Assistance Program
		CC-HAP-LMMI-NV Partners	CC-Homebuyer Assistance Program
NSP3 Admin	Admin	CC-Admin-NSP3	CC-Administration for NSP3
		NLV-Admin-NSP3	North Las Vegas Administration NSP3

Activities



Grantee Activity Number: BVS-Land Bank-Acquisition and Holding
Activity Title: Buena Vista Springs Acquisition for Land Bank

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

CC-NLV-NSP3-C

Projected Start Date:

03/10/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/10/2014

Total Budget:

\$ 2,010,730.34

Other Funds Total:

\$ 500,000.00

Total Funds Amount:

\$ 2,510,730.34

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
5424	1984	1586	65.82

Proposed Accomplishments

of Multifamily Units

Total

288

of Housing Units

288

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed

\$ 2,010,730.34

Funding Source Name

State of Nevada NSP3

Matching Funds

No

Funding Amount

\$ 500,000.00

Location Description:

BUENA VISTA SPRINGS target area &ndash Neighborhood ID # 6240753

BUENA VISTA SPRINGS I:

West Street on the west, West Cartier Avenue on the north, North Martin Luther King Boulevard moving on Helen Avenue west to Morton Avenue on the east, West Carey Avenue on the south

BUENA VISTA SPRINGS II :

Vacant building on a 2.32 acre lot on the west, ½ block north toward Hart Avenue on the north, Comstock Drive on the east, West Lake Mead Boulevard on the south

Activity Description:

Clark County will provide financial support to this project through the allocation of Federal NSP3 funds and an Interlocal Agreement to be executed following HUD approval of the Substantial Amendment. However all program administration and compliance with Federal requirements will be the responsibility of North Las Vegas.

The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be



acquired, relocated, demolished and land banked until an appropriate affordable housing redevelopment project can be developed and the market recovers. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada. The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

Since the City of North Las Vegas has been unable to obtain an accurate rent roll, we are projecting relocation expenses for 40 units with valid leases, according to information received from the current property manager. We anticipate relocating all legal residents. A relocation specialist will be hired following a Request for Proposal for that service and all Uniform Relocation Act and Protecting Tenants at Foreclosure regulations will be followed. The total budget for the activity includes relocation.

Due to the severe lack of amenities in this neighborhood, the envisioned redevelopment project is expected to be mixed-income rental housing. The HOME allocation process to determine the number of NSP-eligible units will be used. These units will assist household with incomes at or below 120% of area median income (AMI) with a sufficient number of units assisting households with incomes at or below 50% of AMI as required by NSP3. Affordability restrictions will be based at a minimum on the HOME program affordability periods, restricted by a Deed of Trust, with the possibility of longer affordability periods as the redevelopment project evolves. As required by NSP3, a preference for affordable rental housing will be established through the development of a Land Bank Re-Use Plan. This end-use will ensure that the project will ultimately achieve the CDBG National Objective of Low Moderate Middle Income Housing (LMMH).

Should opportunities for hiring exist to facilitate the implementation of this activity, North Las Vegas staff will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible.

This activity will improve the availability and quality of affordable rental housing as well as strengthening the neighborhood. This land banking project is located within an area of greatest need and has been assigned a HUD NSP3 Need Score of 20.

The State of Nevada Housing Division has committed \$500,000 to this project in their NSP3 Substantial Amendment and will execute a pass-through grant agreement upon HUD approval of the Substantial Amendment of both the State of Nevada and Clark County. These funds will be used for the acquisition of the two properties.

*Update October 2011 - a relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households currently occupying units in the property as well as the two nonprofit organizations with leases in the building.

Grantee Activity Number: BVS-Land Bank-Demolition
Activity Title: Buena Vista Springs Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Planned

Project Number:

CC-NLV-NSP3-C

Project Title:

Land Bank

Projected Start Date:

09/01/2012

Projected End Date:

09/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 2,126,200.00

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 2,126,200.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
5424	1984	1586	65.82

Proposed Accomplishments

of Multifamily Units

Total

288

of Housing Units

288

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed

\$ 2,126,200.00

Location Description:

BUENA VISTA SPRINGS target area Neighborhood ID # 6240753

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Vacant building on a 2.32 acre lot on the west, ½ block north toward Hart Avenue on the north, Comstock Drive on the east, West Lake Mead Boulevard on the south

Activity Description:

Clark County will provide financial support to this project through the allocation of Federal NSP3 funds and an Interlocal Agreement to be executed following HUD's approval of the Substantial Amendment. However all program administration and compliance with Federal requirements will be the responsibility of North Las Vegas.

The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be



acquired, relocated, demolished and land banked until an appropriate affordable housing redevelopment project can be developed and the market recovers. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada. The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

Since the City of North Las Vegas has been unable to obtain an accurate rent roll at the time of Substantial Amendment, we are projecting relocation expenses for 40 units with valid leases, according to information received from the current property manager. We anticipate relocating all legal residents. A relocation specialist will be hired following a Request for Proposal for that service and all Uniform Relocation Act and Protecting Tenants at Foreclosure regulations will be followed. The total budget for the activity includes relocation.

Due to the severe lack of amenities in this neighborhood, the envisioned redevelopment project is expected to be mixed-income rental housing. The HOME allocation process to determine the number of NSP-eligible units will be used. These units will assist household with incomes at or below 120% of area median income (AMI) with a sufficient number of units assisting households with incomes at or below 50% of AMI as required by NSP3. Affordability restrictions will be based at a minimum on the HOME program affordability periods, restricted by a Deed of Trust, with the possibility of longer affordability periods as the redevelopment project evolves. As required by NSP3, a preference for affordable rental housing will be established through the development of a Land Bank Re-Use Plan. This end-use will ensure that the project will ultimately achieve the CDBG National Objective of Low Moderate Middle Income Housing (LMMH).

Should opportunities for hiring exist to facilitate the implementation of this activity, North Las Vegas staff will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible.

This activity will improve the availability and quality of affordable rental housing as well as strengthening the neighborhood. This land banking project is located within an area of greatest need and has been assigned a HUD NSP3 Need Score of 20.

REQUEST FOR WAIVER OF 10 PERCENT RULE FOR DEMOLITION

Demolition will exceed the allowable 10 percent cap under the NSP 3 notice and the City or North Las Vegas and Clark County are hereby requesting a waiver of this cap from the Department of Housing and Urban Development (HUD). The total amount estimated for demolition of the 288 units is \$2,126,200 which is 10.50% of the total NSP3 budget. This exceeds the cap by only 0.50% and obtaining the waiver from HUD will serve in making an important redevelopment project feasible.

*Update June 2011: Clark County received notice of HUD approval for this waiver on June 6, 2011.

*Update October 2011 - a relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households as well as 2 nonprofit businesses currently occupying units in the property. Following full relocation, North Las Vegas will procure a contractor to perform the demolition of the property.

Grantee Activity Number: BVS-Land Bank-Relocation
Activity Title: Buena Vista Springs Relocation

Activity Type:

Relocation payments and assistance

Activity Status:

Under Way

Project Number:

CC-NLV-NSP3-C

Project Title:

Land Bank

Projected Start Date:

09/01/2011

Projected End Date:

12/31/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 2,215,501.66

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,215,501.66

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
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32	32		100.00
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of Households

32	32		100.00
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Proposed Accomplishments

of Businesses

Total

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed

\$ 2,215,501.66

Location Description:

BUENA VISTA SPRINGS target area &ndash Neighborhood ID # 6240753

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Activity Description:

Clark County will provide financial support to this project through the allocation of Federal NSP3 funds and an Interlocal Agreement to be executed following HUD approval of the Substantial Amendment. However all program administration and compliance with Federal requirements will be the responsibility of North Las Vegas.

The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be acquired, relocated, demolished and land banked until an appropriate affordable housing redevelopment project can be



developed and the market recovers. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada. The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

A relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households currently occupying rental units in the property as well as the two nonprofit organizations with leases in the building.



Grantee Activity Number: CC-Admin-NSP3
Activity Title: CC-Administration for NSP3

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP3 Admin

Project Title:

Admin

Projected Start Date:

03/10/2011

Projected End Date:

03/10/2014

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 1,615,611.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,615,611.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 1,615,611.00

Location Description:

N/A

Activity Description:

This activity will provide general administrative and planning activities in order to effectively manage the activities undertaken with NSP3 funds. Activities are expected to be conducted by grantee staff as well as through contracted services, subrecipients, Developers and other collaborative partnerships as appropriate.

Administrative activities are expected to include:

- General management, oversight, and coordination
- Program reporting in compliance with all Federal and local requirements to ensure a high degree of program transparency and public information
- Program outreach
- Procurement of nonprofit subgrantees, professional services and other program partners
- Environmental Review of target areas and individual property sites
- Labor compliance (Section 3, Davis Bacon, vicinity hiring)
- Grants accounting to ensure accurate documentation and allocation of NSP3 costs as well as coordination of financing, reporting, and compliance functions
- Timely disbursement of program funds as well as coordination of participating vendors and subgrantees



- Property inspections for quality control as well as compliance with local codes and NSP rehab standards
- NSP Lender/Realtor trainings
- Technical assistance with rehab policies, standards, procedures, specifications and scopes of work
- Technical assistance with relocation of tenants for North Las Vegas in compliance with the requirements of the Uniform Relocation Act (Buena Vista Springs)
- Technical Assistance with the development of a Land Bank Plan for Re-use in North Las Vegas (Buena Vista Springs)
- Professional services to track economic data within NSP3 target areas to provide trend analysis and performance measurement
- Professional services to provide energy consumption and efficiency data within the Winchester target area in order to evaluate the effectiveness of energy efficient rehabilitation efforts
- Program evaluation and close-out

If additional employees are to be hired, Clark County and North Las Vegas will provide outreach to individuals living within NSP3 target areas to the greatest extent possible and within the guidelines of local jurisdiction personnel requirements. When faced with a choice between a qualified contractor/job applicant located from within one of the NSP3 target areas and a qualified contractor/job applicant located from outside of the NSP3 target area, Clark County and North Las Vegas (as well as all applicable subgrantees who hire for NSP3 funded projects) will select the qualified contractor/job applicant from inside the target area to the greatest extent possible.



Grantee Activity Number: CC-ARRental-LH25-SNRHA
Activity Title: Acquisition and Rehab for Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 CC-NSP3 B

Project Title:
 Acquisition and Rehab

Projected Start Date:
 07/01/2011

Projected End Date:
 07/01/2013

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 5,250,000.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 5,250,000.00

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# of Households	35	35		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	35
# of Housing Units	35
# ELI Households (0-30% AMI)	
# of Properties	35

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Southern Nevada Regional Housing Authority	Local Government	\$ 5,250,000.00

Location Description:
 Winchester - Clark County - Neighborhood ID 2785827

Activity Description:
 Clark County will partner with the Southern Nevada Regional Housing Authority (SNRHA) to expand its current supply of scattered-site single family rental housing affordable to households at or below 50% AMI. This activity will meet the 25% set aside requirement for low income households as well as the requirement for rental preference established in the Dodd-Frank Act. Affordable rents will follow the HOME program requirements as defined above. SNRHA has significant experience with property development, asset management, and tenant qualification through NSP1 as well as other Federal housing programs. Subject to approval by the SNRHA Board of Directors, SNRHA will purchase a minimum of 35 foreclosed single family properties at a minimum 1% discount from fair market value within the Winchester target area, rehab those properties to NSP rehab standards, and maintain the homes as affordable rental housing. The affordability period will be enforced through a

subrecipient grant agreement as well as a Deed of Trust recorded upon initial acquisition of the property. The tenure of all beneficiaries will be rental housing with a lease for a minimum of 12 months.

This activity is designed to improve the condition of aging housing stock, provide additional affordable rental housing opportunities for families, decrease vacancy through rental tenure, and ensure responsible and energy efficient property maintenance in the long-run. As of 12/31/10, the SNRHA has a current waiting list of over 200 potential tenants that meet the requirements of NSP. Not all of these tenants will be served by the supply of housing provided under NSP1 therefore additional housing opportunities are needed to continue to meet the needs of those citizens. This activity will take place in the same target area as the Clark County NSP3 Activity Acquisition and Rehab for Homeownership in order to maintain a mixed-income community. However, of the total amount of funds planned for the Winchester target area, the majority of those funds (57%) will be dedicated to rental housing. This meets the NSP3 low income set aside requirement as well as documents a preference for affordable housing as required by the Dodd-Frank Act.

In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well as SNRHA will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible. This requirement will be specified in the written grant agreement between Clark County and SNRHA and subject to regular program monitoring. It is anticipated that significant marketing and outreach efforts will be conducted through local businesses, the Winchester Cultural Center as well as the Winchester Town Board to assist with these efforts as hiring opportunities become available, particularly with respect to construction staff hired to perform property rehabilitation.



Grantee Activity Number: CC-ARResale-LMMI-HFN
Activity Title: Acquisition and Rehab for Resale of SFH

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

CC-NSP3 B

Project Title:

Acquisition and Rehab

Projected Start Date:

07/01/2011

Projected End Date:

07/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 4,000,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 4,000,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	25		18	72.00
# of Households	25		18	72.00

Proposed Accomplishments

	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Housing for Nevada	Non-Profit	\$ 4,000,000.00

Location Description:

Winchester - Clark County - Neighborhood ID 2785827

Activity Description:

Clark County will partner with Housing for Nevada, a Nevada nonprofit developer, to acquire foreclosed single family homes (at a minimum discount of 1% from fair market value) within the Winchester target area, rehabilitate to NSP rehab standards, and the sell to an NSP-eligible homebuyer between 50% and 120% AMI. Homes will be sold the lesser of a) fair market value as determined by an after-rehab appraisal or b) the total amount of NSP3 funds expended to acquire, rehabilitate and redevelop the property.

Up to \$14,999 per household will be available to assist with closing costs, up to 50% of the lender's required downpayment, and principal reduction as needed to make the monthly mortgage payment affordable (less than 30% of the homebuyer's gross monthly income). Direct assistance will be provided in the form of a forgivable loan at zero percent interest with a five year affordability period secured by a Deed of Trust with a recapture provision. All homebuyers must qualify for a conventional or



government first mortgage with a fixed rate and a 30 year term and agree to occupy the home as their principal residence. In addition, all homebuyers will be required to attend a minimum of 8 hours of housing counseling from a HUD-certified agency in order to be eligible for the program.

Direct homebuyer assistance as well as Seller closing costs will be deducted from the resale proceeds, and all remaining proceeds will be considered program income to be returned to Clark County for use on NSP3 eligible activities. Resale proceeds are estimated to generate approximately 40% of the initial activity budget, or \$1.6 million. With an estimated resale price of \$100,000 per home, this activity will also leverage over \$2 million in private mortgage financing.

This activity is designed to improve the condition of aging housing stock, provide affordable housing for new homebuyers and stabilize median market values in the long run. Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing property maintenance. In order not to concentrate any one type of housing within a small area, this activity will take place in the same target area as the NSP3 Acquisition Rehab Rental program.

In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well the Developer partner(s) will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible. This requirement will be specified in the written grant agreement between Clark County and the Developer(s) and subject to regular program monitoring. In conjunction with Activity #1, it is anticipated that significant marketing and outreach efforts will be conducted through local businesses, the Winchester Cultural Center as well as the Winchester Town Board to assist with these efforts as hiring opportunities become available, particularly with respect to construction staff hired to perform property rehabilitation.



Grantee Activity Number: CC-HAP-LMMI-CCCS
Activity Title: CC-Homebuyer Assistance Program

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 CC-NSP3-A

Projected Start Date:
 07/01/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 EXEMPT

Activity Status:
 Under Way

Project Title:
 Homebuyer Assistance

Projected End Date:
 10/31/2013

Total Budget: \$ 1,875,503.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,875,503.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	125		100	80.00
# of Households	125		100	80.00

Proposed Accomplishments	Total
# of Singlefamily Units	125
# of Housing Units	125

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Consumer Credit Counseling Service

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Consumer Credit Counseling Service	Non-Profit	\$ 1,875,503.00

Location Description:
 Southwest Clark County - Neighborhood ID 6897460

Activity Description:
 This activity is designed to enable moderate and middle income households (up to 120% AMI adjusted for family size) with the purchase of foreclosed single family homes before the effects of foreclosure, vacancy and vandalism result in the need for rehabilitation. Related outcomes will include the provision of affordable housing for new homebuyers and stabilized median market values in the long run. It is estimated that many of the homebuyers participating in this program will be first-time homebuyers (although that will not be a requirement of the program). Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing property maintenance. Direct assistance to the homebuyer will be provided through Consumer Credit Counseling Service., a Nevada HUD-certified housing counseling agency. Through the provision of both housing counseling and direct financial assistance, new homebuyers will purchase and occupy foreclosed single family homes within the target area of Southwest Clark County. All properties must be purchased at a minimum discount of 1% below fair market value as determined by an appraisal. Up to \$14,999 per household will be available

to assist with closing costs, up to 50% of the lender's required downpayment, and principal reduction as needed to make the monthly mortgage payment affordable (less than 30% of the homebuyer's gross monthly income). Direct assistance will be provided in the form of a forgivable loan at zero percent interest with a five year affordability period secured by a Deed of Trust with a recapture provision. All homebuyers must qualify for a conventional or government first mortgage with a fixed rate and a 30 year term. In addition, all homebuyers will be required to attend a minimum of 8 hours of housing counseling from a HUD-certified agency in order to be eligible for the program. It is estimated that approximately 50% of the homebuyers will be between 50-80% AMI, and the other 50% of homebuyers with household incomes of 80-120% AMI. Rehab will not be provided with NSP funds under this activity therefore all properties must meet local code prior to purchase. This activity provides for the widest possible impact with a relatively smaller budget. Assistance will be provided through Consumer Credit Counseling Service as program administrator to a minimum of 125 households. Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well as their nonprofit subgrantees will provide for the hiring of employees who reside in the target area to the greatest extent possible. This requirement of subrecipients will be specified in the RFP process as well as in the written grant agreement. It is anticipated that small businesses and other local community organizations such as hospitals, churches, and schools will play an integral role in the outreach and advertisement of this program to the community. New homeowners in the area (who have an affordable mortgage payment) will positively contribute to the stabilization of the local retail industry which continues to struggle from the effects of the recession. Concerted efforts to engage local real estate professionals as well as lending institutions informed about NSP will be an essential strategy for the success of this activity. Clark County will explore strategic partnership opportunities for a consumer-driven homeownership model with the National Community Stabilization Trust in order to ensure ample participation from Sellers within the parameters of all program requirements.



Grantee Activity Number: CC-HAP-LMMI-NV Partners
Activity Title: CC-Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

CC-NSP3-A

Project Title:

Homebuyer Assistance

Projected Start Date:

07/01/2011

Projected End Date:

07/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 750,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 750,000.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
50		40	80.00
50		40	80.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

50

of Housing Units

50

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Nevada Partners, Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Nevada Partners, Incorporated

Organization Type

Non-Profit

Proposed

\$ 750,000.00

Location Description:

Southwest Clark County - Neighborhood ID 6897460

Activity Description:

This activity is designed to enable moderate and middle income households (up to 120% AMI adjusted for family size) with the purchase of foreclosed single family homes before the effects of foreclosure, vacancy and vandalism result in the need for rehabilitation. Related outcomes will include the provision of affordable housing for new homebuyers and stabilized median market values in the long run. It is estimated that many of the homebuyers participating in this program will be first-time homebuyers (although that will not be a requirement of the program). Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing property maintenance. Direct assistance to the homebuyer will be provided through Nevada Partners, Inc., a Nevada HUD-certified housing counseling agency.

Through the provision of both housing counseling and direct financial assistance, new homebuyers will purchase and occupy foreclosed single family homes within the target area of Southwest Clark County. All properties must be purchased at a minimum discount of 1% below fair market value as determined by an appraisal. Up to \$14,999 per household will be available



to assist with closing costs, up to 50% of the lender's required downpayment, and principal reduction as needed to make the monthly mortgage payment affordable (less than 30% of the homebuyer's gross monthly income). Direct assistance will be provided in the form of a forgivable loan at zero percent interest with a five year affordability period secured by a Deed of Trust with a recapture provision. All homebuyers must qualify for a conventional or government first mortgage with a fixed rate and a 30 year term. In addition, all homebuyers will be required to attend a minimum of 8 hours of housing counseling from a HUD-certified agency in order to be eligible for the program. It is estimated that approximately 50% of the homebuyers will be between 50-80% AMI, and the other 50% of homebuyers with household incomes of 80-120% AMI.

Rehab will not be provided with NSP funds under this activity therefore all properties must meet local code prior to purchase. This activity provides for the widest possible impact with a relatively smaller budget. Assistance will be provided through Nevada Partners as program administrator to a minimum of 50 households.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well as their nonprofit subgrantees will provide for the hiring of employees who reside in the target area to the greatest extent possible. This requirement of subrecipients will be specified in the RFP process as well as in the written grant agreement. It is anticipated that small businesses and other local community organizations such as hospitals, churches, and schools will play an integral role in the outreach and advertisement of this program to the community.

New homeowners in the area (who have an affordable mortgage payment) will positively contribute to the stabilization of the local retail industry which continues to struggle from the effects of the recession. Concerted efforts to engage local real estate professionals as well as lending institutions informed about NSP will be an essential strategy for the success of this activity. Clark County will explore strategic partnership opportunities for a consumer-driven homeownership model with the National Community Stabilization Trust in order to ensure ample participation from Sellers within the parameters of all program requirements.

Grantee Activity Number:	NLV-Admin-NSP3
Activity Title:	North Las Vegas Administration NSP3

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP3 Admin

Project Title:

Admin

Projected Start Date:

03/10/2011

Projected End Date:

03/10/2014

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 409,715.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 409,715.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 409,715.00

Location Description:

N/A

Activity Description:

This activity will provide general administrative and planning activities in order to effectively manage the activities undertaken with NSP3 funds. Activities are expected to be conducted by grantee staff as well as through contracted services, subrecipients, Developers and other collaborative partnerships as appropriate.

Administrative activities are expected to include:

- General management, oversight, and coordination
- Program reporting in compliance with all Federal and local requirements to ensure a high degree of program transparency and public information
- Program outreach
- Procurement of nonprofit subgrantees, professional services and other program partners
- Environmental Review of target areas and individual property sites
- Labor compliance (Section 3, Davis Bacon, vicinity hiring)
- Grants accounting to ensure accurate documentation and allocation of NSP3 costs as well as coordination of financing, reporting, and compliance functions
- Timely disbursement of program funds as well as coordination of participating vendors and subgrantees



- Property inspections for quality control as well as compliance with local codes and NSP rehab standards
- NSP Lender/Realtor trainings
- Technical assistance with rehab policies, standards, procedures, specifications and scopes of work
- Technical assistance with relocation of tenants for North Las Vegas in compliance with the requirements of the Uniform Relocation Act (Buena Vista Springs)
- Technical Assistance with the development of a Land Bank Plan for Re-use in North Las Vegas (Buena Vista Springs)
- Professional services to track economic data within NSP3 target areas to provide trend analysis and performance measurement
- Professional services to provide energy consumption and efficiency data within the Winchester target area in order to evaluate the effectiveness of energy efficient rehabilitation efforts
- Program evaluation and close-out

If additional employees are to be hired, Clark County and North Las Vegas will provide outreach to individuals living within NSP3 target areas to the greatest extent possible and within the guidelines of local jurisdiction personnel requirements. When faced with a choice between a qualified contractor/job applicant located from within one of the NSP3 target areas and a qualified contractor/job applicant located from outside of the NSP3 target area, Clark County and North Las Vegas (as well as all applicable subgrantees who hire for NSP3 funded projects) will select the qualified contractor/job applicant from inside the target area to the greatest extent possible.

Action Plan History

Version

B-11-UN-32-0001 AP#1

B-11-UN-32-0001 AP#2

Date

11/15/2011

01/26/2012

