

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-UN-32-0001

Obligation Date:**Grantee Name:**

Clark County, NV

Award Date:**Grant Amount:**

\$29,666,798.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Lyndee Lloyd Cichon

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As a the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Maps identifying these areas are available on Clark County's website: <http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

Distribution and and Uses of Funds:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above. TARGETED AREAS: 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, 89081, 89084, 89086, and 89030 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in those areas if possible.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement.

Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will be the lesser of the fair market rent and up to 30% of the adjusted income of a family earning 65% of AMI, with adjustments for the number of bedrooms in the unit, less a utility allowance. Affordable rents for households with incomes at or below 50% of AMI will be no more than 30% of the annual income for the household, adjusted for family size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website.

Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures.

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.

Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation.

Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a)(c), (e), and (f) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves.

Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant).

Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition.

Direct Assistance to the homebuyer. Direct assistance to the homebuyer will be provided in the form of an incrementally forgivable second mortgage loan at zero percent interest secured by a loan agreement, promissory note and Deed of Trust. Up to \$25,000 will be available per household to assist with up to 50% of the lender's required downpayment, closing costs and principal reduction. A lien will be placed on the property and if the homebuyer sells the property prior to the expiration of the affordability period, the awarded funds will be subject to recapture and payable to City/County.

Foreclosed. A property has been foreclosed upon if any of the following conditions apply: a) the property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified of this delinquency, or b) the property owner is 90 days or more delinquent on tax payments, or c) under state or local law, foreclosure proceedings have been initiated or completed, or d) foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, contractor, developer, or end user.

Housing Rehabilitation Standards. Rehabilitation standards require that all buildings assisted with NSP funds be brought up to Clark County codes in effect at this time, that required building permits be obtained and that appropriate inspections be performed. NSP assisted properties involving rehabilitation must conform to the Clark County NSP Homeownership Rehab Standards for One and Two Unit Structures. Obligated. Funds are obligated for an activity when orders are placed, contracts are awarded, services are received, and similar transactions during a given time period that will require payment by Clark County or the Developer during the same or a future period. The obligation of funds must be linked to a specific address and/or household.

Participant. The consumer that buys the home upon completion of rehabilitation by the Developer. Homebuyer must be eligible and qualified for the Program and must certify to occupy the home as principal residence.

Project Delivery Fee. Reimbursable project delivery fees (to include homebuyer commitment as well as rehabilitation) for the Homebuyer Assistance Program per housing unit as identified by the Subrecipient and as detailed in the Program Budget. Actual delivery fee costs per unit will be reimbursed with proper documentation.

Low Income Targeting:

Clark County will use \$7,926,266 in Federal NSP1 funds and \$6,369,166 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$14,295,432 or 46% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

North Las Vegas will use \$1,709,434 of Federal NSP1 funds and \$690,273 in State pass through NSP1 funds to assist households at or below 50% AMI. This is a total of \$2,399,707 or 28% of the total amount of NSP funds allocated to Clark County through Federal direct funds and State pass through funds.

The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$9,635,700 or 32.5%.

Both jurisdictions have exceeded HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

Acquisition and Relocation:

The County and North Las Vegas intends to purchase homes that are not occupied. If a property is occupied, both jurisdictions will follow all requirements of the Uniform Relocation Act as well as the Protecting Tenants at Foreclosure Act for legal residents. Property inspections prior to offer will be performed to confirm vacancy at the time of contract/escrow. Prior to purchase, the buyer will submit a "Notice to Sellers" in order to notify the Seller of the intent to purchase and for the Seller to notify the prospective buyer immediately if the property is occupied. Property vacancy and conformance with the Protecting Tenants at Foreclosure Act will be confirmed by the Seller prior to purchase through a signed addendum attached to the purchase agreement. The majority of properties purchased for acquisition/rehab in Clark County and North Las Vegas were facilitated by the National Community Stabilization Trust (NCST). The "First Look" provided by the NCST is an essential strategy in this market due to high competition from investors as well as the necessity to negotiate a purchase price at a discount from fair market value. The consumer-model Homebuyer Assistance Program will utilize a NSP homebuyer auction of Freddie Mac properties, facilitated by New Vista/REDC. This auction was held on April 24, 2010.

Public Comment:

A Public Notice soliciting comments on the Proposed Amendment to the FY 2008 Annual Action Plan and FY 2005-2009 Consolidated Plan Neighborhood Stabilization Program (NSP) was published in the Las Vegas Review Journal on November 9, 2008 and posted to Clark County's official website on November 10, 2008. The notice was for a 15 day public comment period beginning November 9 and ending November 23, 2008. The final amendment as submitted to HUD was posted on Clark County's website on December 1, 2008. The 15-day public comment period prior to re-submission of the proposed amendment was noticed in the Las Vegas Review Journal on January 16, 2009 with the public comment period ending January 30, 2009.

A copy of the public notices and all comments received are available for review on Clark County's website:
<http://www.clarkcountynv.gov/Depts/finance/crm/Pages/NSP.aspx>

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$40,037,784.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$705,154.48	\$20,678,684.12
Program Funds Obligated	(\$590,204.07)	\$29,076,593.93
Program Funds Expended	\$1,107,487.73	\$20,678,684.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$597,234.28	\$1,584,604.21
Program Income Drawdown	\$275,739.48	\$1,263,109.41

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	\$4,450,019.70	\$0.00
Limit on Admin/Planning	\$2,966,679.80	\$481,053.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,416,699.50	\$9,309,078.54

Overall Progress Narrative:

With over 76% of NSP1 Federal Funds expended to date, Clark County and North Las Vegas are on track to expend the full amount of the grant well in advance of the March 19, 2013 deadline. Program implementation and program monitoring continues to be a focus this quarter across all activities. As properties are sold, program income from resale proceeds is reported and expended according to the first-in-first-out rule.

This quarter, Clark County staff worked diligently with the DRGR help desk in order to clean up the NSP1 activity

data reported through DRGR and to ensure the accuracy of cumulative data reported for accomplishments in terms of the number of units assisted as well as the number of households assisted with beneficiary race/ethnicity and income data. For this reason, across multiple activities, the numbers reported for this quarter represent corrections to the cumulative total. The actual number of properties completed/assisted this quarter is described in each activity narrative as needed. Corrections were also made this quarter as needed to ensure the accuracy of the total amount of funds expended under each activity. Through the use of the DRGR reporting module, there were errors/typos discovered from previous QPRs submitted that have now been corrected under this quarter's report to achieve a correct cumulative total of program funds expended by activity. Errors still remain with DRGR not populating the same data for owner households as total households, but this was determined to be a glitch by the DRGR help desk and could not be corrected in this QPR. However due to the other corrections made, cumulative data is now accurate across all activities for the number of households assisted and beneficiary data by household. County staff will continue to work with the DRGR help desk upon the release of the new DRGR version in order to continue to improve the accuracy of this reporting mechanism for NSP1 activities in both Clark County and North Las Vegas. In Clark County, rehabilitation has continued throughout this Quarter and many properties are now completed. Rehabilitation on the remaining homes is expected to be completed by September 2011.

In Clark County, single family homes funded with Federal NSP1 funds in the acquisition/rehab programs can be summarized as follows:

Number of properties occupied (sold or rented): 37

>Number of properties with rehab completed and in escrow for sale: 12

>Number of properties with rehab completed and being marketed for sale/rent: 35

>Number of properties with an active rehab contract: 23

>Number of properties still to be rehabbed: 30

Accessible Space Inc. is on track to complete construction in June 2011.

St. Jude's Crossing anticipates construction completion in November 2011. A groundbreaking ceremony was held on March 18, 2011.

County staff conducted monitoring reviews and site visits this Quarter on the three nonprofit Developers in the Acquisition/Rehab/Resale program (CDPCN, HAND, HFN) as well as the Southern Nevada Regional Housing Authority.

Clark County sponsored a High Performance Homes Summit March 17-19, 2011 in collaboration with NV Energy and the Nevada Energy Star Partners Green Alliance. Over 200 participants, exhibitors and speakers engaged in round table discussions, training sessions, and field work with a focus on building, retrofitting and selling High Performance homes in Southern Nevada.

Both County staff and North Las Vegas staff also attended a HUD-sponsored single-family rehab training January 24-25, 2011.

County staff provided an update on NSP performance to date to the Clark County Community Development Advisory Committee on January 18, 2011. This committee is a 36-member citizen advisory board that reviews grant applications and provides recommendations to the Board of County Commissioners.

In North Las Vegas, rehabilitation has continued throughout this Quarter and many properties are now completed. Rehabilitation on the remaining homes is expected to be completed by December 2011.

In North Las Vegas, single family homes funded with Federal NSP1 funds in the acquisition/rehab programs can be summarized as follows:

Number of properties occupied (sold or rented): 9

>Number of properties with rehab completed and in escrow for sale: 3

>Number of properties with rehab completed and being marketed for sale/rent: 15

>Number of properties with an active rehab contract: 4

>Number of properties still to be rehabbed: 28

City of North Las Vegas staff conducted monitoring reviews and site visits this quarter on the four nonprofit Developers in the Acquisition/Rehab/Resale program (CDPCN, HAND, HFN, and Mission Housing).

City of North Las Vegas staff attended a HUD-sponsored Uniform Relocation Act (URA) training March 2 -4, 2011.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CC-PI, CC Program Income receipted	\$0.00	\$590,204.07	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$6,585.40	\$302,509.96	\$267,879.46

NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$492,057.08	\$17,508,441.97	\$13,936,657.48
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$0.00	\$6,153,962.00	\$5,099,658.08
NSP - D (CC), Demolition (CC)	\$0.00	\$0.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$87,502.59	\$2,145,000.00	\$972,489.71
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$0.00	\$0.00
NSP - E(2) (NLV), Redevelopment (NLV DM)	\$0.00	\$0.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$119,009.41	\$2,282,906.00	\$385,781.41
NSP - F (NLV), Administration and Planning Costs (NLV)	\$0.00	\$683,774.00	\$16,217.98

Activities

Grantee Activity Number:	CC-ARRental-SNRHA
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$10,764,371.54
Total CDBG Program Funds Budgeted	N/A	\$5,454,644.54
Program Funds Drawdown	\$284,087.43	\$4,681,823.47
Program Funds Obligated	(\$326,621.46)	\$5,454,644.54
Program Funds Expended	\$284,087.63	\$4,681,823.47
Clark County, Nevada - Community Resources Management	\$0.00	\$1,110,393.42
Southern Nevada Regional Housing Authority	\$284,087.63	\$3,571,430.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$326,621.46

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

This quarter, the Southern Nevada Regional Housing Authority completed seven new properties for a cumulative total of 19

low-income households assisted for this activity. Corrections were made with the help of the DRGR help desk to this quarter's report for number of units and beneficiaries in order to ensure that the cumulative totals were accurate. The Southern Nevada Regional Housing Authority (SNRHA) continues to rehabilitate and rent properties acquired to households at or below 50% AMI. SNRHA has followed an affirmative marketing plan to market the NSP properties to household between 30% and 50% AMI throughout the Las Vegas region. SNRHA currently has a waiting list of over 200 families interested in NSP properties for rent. This waiting list is specific to NSP single family homes and separate from other Housing Authority programs (such as Section 8 rentals). As rehab is completed, homes are rented at affordable rents (per HOME program affordability requirements) with a minimum 12 month lease. Following tenant move-in, SNRHA conducts a 6 month progress inspection to ensure proper maintenance of each NSP home. SNRHA acquired a total of 82 properties with both Federal and State NSP1 funds. Of those, 45 were acquired with Federal funds. Of the Federally funded projects, 19 have been completed and rented to an eligible household. There are six properties with rehab contracts out to bid, and the remainder of properties are in various stages of rehab completion. Two properties acquired with Federal funds are located within a homeowners association that has prohibited additional rental properties within their community pursuant to CC&R Articles of the Association. This was an unforeseen and unanticipated barrier to the NSP Acquisition Rehab Rental program. SNRHA has agreed to sell these two properties to an NSP-eligible homebuyer as an alternative NSP activity. SNRHA anticipates marketing these homes to individuals/families graduating from the SNRHA Family Self-Sufficiency Program. An Amendment to the Interlocal Agreement between Clark County and SNRHA will be presented to the Clark County Board of County Commissioners as well as the SNRHA Board of Commissioners. Upon approval by both Boards, an amendment to the NSP1 Action Plan will be made in order to reflect this new activity for the two properties affected. All other properties will be rented to households at or below 50% AMI as specified in the Action Plan and the Interlocal Agreement. \$284,087.43 in Federal NSP1 funds were drawn/expended this quarter for the reimbursement of eligible rehabilitation expenses. An additional \$0.20 is reported as expended this quarter to correct a reporting error from the QPR beginning 1/1/10. County staff conducted an onsite monitoring review of SNRHA in March 2011. Staff anticipates the next onsite monitoring to occur in August/September 2011. Staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-15	19/45
# of Singlefamily Units	-15	19/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	19/45	0/0	19/45	100.00
# Renter Households	7	0	7	19/45	0/0	19/45	100.00

Activity Locations

Address	City	State	Zip
6342 Elderberry Wine	Las Vegas	NA	89142
5936 Hudson Woods Ct.	Las Vegas	NA	89156
1870 Turtlerock	Las Vegas	NA	89142
5355 Zone Ave	Las Vegas	NA	89122
2965 N. Gateway	Las Vegas	NA	89115
2748 Quaker Ridge	Las Vegas	NA	89142
3415 Greenwood Springs	Las Vegas	NA	89122

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number: CC-ARResale-CDPCN PROJ

Activity Title: NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,741,547.33
Total CDBG Program Funds Budgeted	N/A	\$4,741,547.33
Program Funds Drawdown	\$0.00	\$3,502,376.04
Program Funds Obligated	(\$90,933.71)	\$4,741,547.33
Program Funds Expended	\$80,505.70	\$3,502,376.04
Community Development Programs Center of Nevada	\$80,505.70	\$3,502,376.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$64,125.29
Program Income Drawdown	\$0.00	\$90,933.71

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

There were no funds drawn or expended this quarter for this Activity. However, \$80,505.70 is reported as expended to correct a reporting error from QPR 10/1/2009. In that report, funds were reported as drawn but not expended when in fact funds were expended in that quarter.

No new properties were completed this quarter, but corrections were made to this quarter's reporting period with the help of the DRGR help desk in order to ensure the accuracy of the cumulative total of households assisted. One household has

been completed in this activity to date.

Community Development Programs Center of Nevada (CDPCN) has acquired a total of 38 properties with Federal NSP funds in Clark County. One property has been completed/sold to an NSP-eligible homebuyer. Five properties are in escrow to be sold, five properties have been rehabbed and are being marketed for sale, and five additional properties have an active rehab contract. The remaining 22 properties do not yet have a rehab contract signed with a General Contractor.

County staff performed a monitoring of CDPCN in February 2011 and discussed the slow expenditure rate for rehabilitation to date. CDPCN plans to submit requests for the reimbursement of rehabilitation expenses early next quarter. Properties to be rehabbed are bid out in groups of five. County staff continues to conduct regular quality-control property inspections of properties with an active rehab contract.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-14	1/38
# of Singlefamily Units	-14	1/38

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	1/28	1/38	100.00
# Owner Households	0	0	0	0/0	1/28	1/38	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	CC-ARResale-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,784,482.00
Total CDBG Program Funds Budgeted	N/A	\$2,596,918.00
Program Funds Drawdown	\$31,308.00	\$1,889,576.63
Program Funds Obligated	(\$48,000.00)	\$2,596,918.00
Program Funds Expended	\$31,108.00	\$1,889,576.63
HAND Development Group	\$31,108.00	\$1,889,576.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$46,249.69	\$94,249.69

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

This quarter HAND Development Group completed five new properties which were sold to a household below 120% AMI. Corrections were made to the accomplishment data reported this quarter for number of housing units as well as beneficiaries with the help of the DRGR help desk in order to ensure the accuracy of the cumulative totals reported. HAND Development Group (HAND) has acquired a total of 33 properties in Clark County with Federal and State NSP funds. Of that total, 19 were acquired with Federal NSP funds.

Five Federally funded properties were completed/sold to an NSP-eligible homebuyer this quarter and the property addresses are identified above. HAND Development Group partners with local housing counseling agencies to perform homebuyer intake, eligibility, and assist with the closing. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided. Program income received from the resale of these five homes will be reported next quarter following processing by Clark County Treasurer and Budget offices.

Of the remaining properties assisted with Federal funds, three have been rehabbed and are in escrow to close in April, with eight additional completed and being marketed for sale. Three remaining properties are nearing rehab completion, there are no additional properties not yet out to bid for rehab.

\$31,308 in Federal NSP1 program funds were drawn this quarter to reimburse HAND for eligible rehab expenses. However, the amount of funds reported as expended was reduced by \$200 in order to correct a reporting error from QPR beginning date 7/1/10. An additional \$46,249.69 was drawn from program income funds per the first-in-first-out rule to reimburse eligible rehabilitation expenses.

County staff conducted an onsite monitoring review of HAND Development Group in February 2011. Staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	5/19
# of Singlefamily Units	3	5/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	3	5	1/0	3/14	5/19	80.00
# Owner Households	1	3	5	1/0	3/14	5/19	80.00

Activity Locations

Address	City	State	Zip
4128 Egremont	Las Vegas	NA	89115
2282 Hidden View	Las Vegas	NA	89156
3715 Steinbeck	Las Vegas	NA	89115
468 Eldorado Hills	Las Vegas	NA	89110
3847 Prosperity	Las Vegas	NA	89147

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$2,187,564.00
Total Other Funding Sources	\$2,187,564.00

Grantee Activity Number:	CC-ARResale-HFN-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,715,332.10
Total CDBG Program Funds Budgeted	N/A	\$4,715,332.10
Program Funds Drawdown	\$176,661.65	\$3,862,881.34
Program Funds Obligated	(\$117,148.90)	\$4,715,332.10
Program Funds Expended	\$498,688.99	\$3,862,881.34
Clark County, Nevada - Community Resources Management	\$0.00	\$80,505.70
Housing for Nevada	\$498,688.99	\$3,782,375.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$328,329.97	\$854,408.75
Program Income Drawdown	\$93,155.25	\$210,304.15

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Housing for Nevada completed a total of three projects this quarter for a cumulative total of 12 households at or below 120% AMI assisted under this activity. Corrections were made to the actual accomplishments and beneficiary data reported this quarter with the help of the DRGR help desk in order to ensure accurate cumulative data reporting. The number of owner

households should be the same as the number of total households reported however this error was determined to be a glitch in the system by the help desk and unable to be corrected in this quarter's report.

Housing for Nevada acquired a total of 31 properties with Federal NSP1 funds in Clark County. As of 3/31/11, twelve homes have been completed/sold to an NSP-eligible homebuyer. There are four homes in escrow scheduled to close in April 2011 with five additional properties rehabbed and being marketed for sale. Eight properties currently have an active rehab contract and two additional properties will be bid out for contract upon completion of required testing.

Three properties were completed/sold this quarter and addressed indicated above. Each household received NSP direct assistance secured by a Deed of Trust and Loan Agreement recorded at closing. The affordability period begins on the date of closing and duration of either five years or ten years depending upon the amount of assistance provided.

A total of \$176,661.65 was drawn/expended this quarter for the reimbursement of eligible rehabilitation expenses as well as final Developer fees following resale closings using program funds. In the last QPR, there was a DRGR error that prevented expenditure reporting. Therefore, last quarter's program fund expenditures have also been reported as drawdowns for this quarter (\$402,533.04). In addition, the program funds expended was reduced by \$80,505.70 to correct a reporting error from QPR 10/1/2009. These two reconciliation items are reflected in this quarter's report for total program funds expended. An additional \$93,155.25 in program income funds were also drawn this quarter to reimburse Housing for Nevada for eligible rehabilitation expenses according to the first-in-first-out rule.

Program income for resale closings reported this quarter were for properties sold in the previous quarter. Program income received from the resale of the three homes this quarter will be reported next quarter following processing by Clark County Treasurer and Budget offices.

County staff conducted an onsite monitoring review of Housing for Nevada in January 2011. Staff continues to perform desk-monitoring of all rehab reimbursement requests as well as regular quality-control property inspections.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	12/32
# of Singlefamily Units	-3	12/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	6	9	0/0	9/24	12/32	75.00
# Owner Households	0	9	12	0/0	9/24	12/32	75.00

Activity Locations

Address	City	State	Zip
6552 Cameron Peak	Las Vegas	NA	89156
6315 Woodbury	Las Vegas	NA	89103
1926 Verde Mirada	Las Vegas	NA	89115

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Consumer Credit Counseling Service

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$23,466.93
Total CDBG Program Funds Budgeted	N/A	\$23,466.93
Program Funds Drawdown	\$0.00	\$23,466.93
Program Funds Obligated	(\$7,500.00)	\$23,466.93
Program Funds Expended	\$0.00	\$23,466.93
Consumer Credit Counseling Service	\$0.00	\$23,466.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$7,500.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehab on the property was performed with NSP funds in this activity.

The grant agreement was executed by and between Clark County and Consumer Credit Counseling Service on October 6, 2009 in the amount of \$2,140,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Consumer Credit Counseling Service totaled \$2,109,033.07.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Consumer Credit Counseling Service maintained a total project budget of \$30,966.93 to assist three homebuyers in Clark County.

Total budget adjustments have been made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended is calculated as additional funds obligated to that activity, therefore obligations and budgets are adjusted quarterly to reflect actual activity levels.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09,

Activity Progress Narrative:

A total of three households at or below 120% AMI were assisted with funds from this activity. There were no expenditures this quarter and all project funds have been drawn for this activity to date. County staff is currently undergoing a review of a request for the reimbursement of Administrative expenses submitted by Consumer Credit Counseling Service this quarter. Approved expenses will be paid (through Activity CC-NSP-ADMIN) in the following quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	1/1	3/3	33.33
# Owner Households	0	0	0	0/0	1/1	3/3	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - A (CC)

Project Title:

Financing Mechanisms (CC)

Projected Start Date:

03/01/2009

Projected End Date:

10/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$49,223.00
Total CDBG Program Funds Budgeted	N/A	\$49,223.00
Program Funds Drawdown	\$0.00	\$22,500.00
Program Funds Obligated	\$0.00	\$49,223.00
Program Funds Expended	\$0.00	\$22,500.00
Clark County, Nevada - Community Resources Management	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$22,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$26,267.49	\$26,267.49

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. The subrecipient assisted the homebuyer with the hiring of a contractor to perform minor rehab using NSP funds under this activity as well.

The grant agreement was executed by and between Clark County and Housing for Nevada on October 6, 2009 in the amount of \$1,700,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Housing for Nevada totaled \$1,650,777.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$49,223 to assist one homebuyer in Clark County with the purchase and rehab of a single family home.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

A total of one household at or below 120% AMI was assisted with funds under this activity. Program Income funds totalling \$26,267.49 were drawn this quarter (according to the first-in-first-out rule) to reimburse the rehabilitation expenses and project delivery fee for the one completed property in this activity. All project funds have now been drawn for this activity and the obligation amount/budget will be adjusted accordingly. County staff is currently undergoing a review of a request for the reimbursement of Administrative expenses submitted by Housing for Nevada this quarter. Approved expenses will be paid (through Activity CC-NSP-ADMIN) in the following quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	CC-HAP-NHS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of Southern Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$57,400.00
Total CDBG Program Funds Budgeted	N/A	\$57,400.00
Program Funds Drawdown	\$0.00	\$50,000.00
Program Funds Obligated	\$0.00	\$57,400.00
Program Funds Expended	\$0.00	\$50,000.00
Neighborhood Housing Services of Southern Nevada	\$0.00	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Neighborhood Housing Services of Southern Nevada on October 6, 2009 in the amount of \$1,500,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Neighborhood Housing Services totaled \$1,442,600.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$57,400 to assist two homebuyers in Clark County.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

A total of two households at or below 120% AMI were assisted with funds under this activity. Corrections were made this quarter in reporting beneficiary data as well as number of housing units with help from the DRGR help desk in order to ensure the accuracy of the cumulative totals reported. The number of owner households assisted should be the same number as the number of total households assisted but it was determined by the Help Desk that this error was due to a glitch in the system and correction was unable to be made in this QPR. There were no expenditures this quarter. County staff is currently undergoing a review of a request for the reimbursement of both the project delivery fees for the two completed projects in this activity as well as Administrative expenses submitted by Neighborhood Housing Services this quarter. Approved expenses will be paid in the following quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/2	2/2	100.00
# Owner Households	0	2	2	0/0	2/2	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Nevada Partners, Incorporated

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$172,420.03
Total CDBG Program Funds Budgeted	N/A	\$172,420.03
Program Funds Drawdown	\$6,585.40	\$171,912.53
Program Funds Obligated	\$0.00	\$172,420.03
Program Funds Expended	\$6,585.40	\$171,912.53
Nevada Partners, Incorporated	\$6,585.40	\$171,912.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Nevada Partners, Inc on October 6, 2009 in the amount of \$1,460,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Nevada Partners totaled \$1,287,579.97.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$172,420.03 to assist eight homebuyers in Clark County.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

A total of eight households at or below 120% AMI have been assisted with project funds from this activity. Corrections were made to the beneficiary data reported as well as number of units with the help of the DRGR help desk in order to ensure the accuracy of cumulative data reported. The number of owner households assisted should be the same as the number of total households assisted but this error was determined by the Help Desk to be a glitch in the DRGR system and correction was unable to be completed in this QPR.

A total of \$6,585.40 in program funds were drawn this quarter to reimburse delivery fees on the eight completed properties. All project funds have been drawn for this activity.

Clark County also drew/expended NSP funds following the request for the reimbursement of Administrative expenses for this activity submitted by Nevada Partners this quarter. These funds were will be paid through Activity CC-NSP-ADMIN (\$62,436.47).

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	2/2	4/6	8/8	75.00
# Owner Households	2	4	8	2/2	4/6	8/8	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	

Grantee Activity Number: CC-NSP-ADMIN

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Clark County, Nevada - Community Resources

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,282,906.00
Total CDBG Program Funds Budgeted	N/A	\$2,282,906.00
Program Funds Drawdown	\$119,009.41	\$385,781.41
Program Funds Obligated	\$0.00	\$2,282,906.00
Program Funds Expended	\$119,009.42	\$385,781.41
Clark County, Nevada - Community Resources Management	\$119,009.42	\$385,781.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$79,054.05	\$79,054.05

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total Admin allocation of \$2,282,906 represents approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined).

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Clark County expended a total of \$119,009.41 in program Administration funds and \$79,054.05 in program income Administration funds this Quarter. This total is a combination of funds drawn for Clark County administrative activities as well as Administrative expenses of Subrecipients as follows:

Clark County: \$56,572.94

>Nevada Partners: \$62,436.47

>Southern NV Regional Housing Authority: \$79,054.05

Clark County Administration funds were drawn to cover staff salaries as well as supplies and travel related to NSP1 program implementation. Three Clark County staff salaries are currently supported by NSP1 Administration funds. An additional \$0.01 is reported as expended this quarter in project funds in order to correct a reporting error from QPR 4/1/2010.

Draw requests for the reimbursement of Administrative activities for Homebuyer Assistance Program subrecipients Consumer Credit Counseling Service, Housing for Nevada and Neighborhood Housing Services are currently under review by County staff. Approved expenses will be reimbursed in the following quarter based upon supporting documentation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	CC-REDEV-ASI
Activity Title:	Redevelopment-ASI-Bledsoe II

Activity Category:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Accessible Space, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,250,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,250,000.00
Program Funds Drawdown	\$0.00	\$645,625.62
Program Funds Obligated	\$0.00	\$1,250,000.00
Program Funds Expended	\$0.00	\$645,625.62
Accessible Space, Inc.	\$0.00	\$645,625.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services. \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010. Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project. Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as "floating" units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms. The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue

Activity Progress Narrative:

Construction of Park Apartments began on August 23, 2010 and the contract for construction is based on a 10 month construction period. The general contractor Crisci Builders remains on schedule for Certificate of Occupancy by June 23, 2011. Since the HUD Section 811 construction site meetings are held on the 1st and 3rd Thursdays of each month, however, it is possible that the actual HUD Section 811 Permission To Occupy (PTO) could occur on either June 16, 2011 or July 7, 2011. At this time, project completion is at 85% per the Developer, Accessible Space, Inc. At the most recent HUD trip report (through

the HUD Office of Multifamily Housing), the work inspected included painting, drywall finish, exterior stucco, electrical trim and cabinetry. At each site inspection, HUD representatives also conduct labor interviews in order to document compliance with the Davis-Bacon Act. There were no draws submitted for this activity this quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/22	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: CC-REDEV-St. Judes Ranch

Activity Title: Redevelopment

Activity Category:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

St. Jude's Ranch for Children

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,954,439.00
Total CDBG Program Funds Budgeted	N/A	\$895,000.00
Program Funds Drawdown	\$87,502.59	\$326,864.09
Program Funds Obligated	\$0.00	\$895,000.00
Program Funds Expended	\$87,502.59	\$326,864.09
St. Jude's Ranch for Children	\$87,502.59	\$326,864.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$31,013.00	\$31,013.00

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's Ranch Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community. The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project. Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010. St. Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1,954,439 coming from state and federal Neighborhood Stabilization Program funds. Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

\$895,000 in federal NSP funds for the redevelopment of foreclosed and vacant property as multifamily housing. \$1,059,439 in State NSP funds will also be used for this project.

Location Description:

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

Activity Progress Narrative:

In early January the architect completed drawings that could be used for both the general contractor and independent cost estimator. The independent estimator provided a total project cost estimate at \$1.9MM. The total budget will be funded with Federal NSP1 funds, State NSP1 funds and HUD Continuum of Care funds. The project sponsor (Building Hope Nevada) submitted the initial Technical Assistance report to HUD for the Continuum of Care funds in January 2011 and received the final grant Agreement from HUD in March 2011.

In early February, plans and specs were completed and submitted to the Clark County Planning department, Clark County Public Works department, Las Vegas Valley Water District and NV Energy.

A ground-breaking ceremony for the project was held on-site on March 18, 2011.

In mid-March, the General Contractor originally on the project (TWC Construction) determined that they were unable to complete the project as budgeted. Based on this, the Development team issued an RFP for a new General Contractor. The General Contractor will be selected by the end of April 2011 with an estimated completion date for construction of November 2011.

A total of \$87,502.59 in Federal NSP1 project funds and \$31,013 in Federal program income funds (per first-in-first-out rule) were drawn this quarter for the reimbursement of construction soft-costs. State NSP1 funds will be drawn upon the depletion of the Federal NSP1 budget for Clark County. HUD Continuum of Care funds will provide the balance of construction costs as well as ongoing operating expenses for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/16

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/0	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$1,059,439.00
Total Other Funding Sources	\$1,059,439.00

Grantee Activity Number: NLV-ARRental-CDPCN

Activity Title: NLV Acquisition and Rehabilitation for Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,399,707.00
Total CDBG Program Funds Budgeted	N/A	\$1,709,434.00
Program Funds Drawdown	\$0.00	\$1,437,533.70
Program Funds Obligated	\$0.00	\$1,709,434.00
Program Funds Expended	\$0.00	\$1,437,533.70
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$136,020.32
Community Development Programs Center of Nevada	\$0.00	\$1,301,513.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in zip codes 89031, 89032 and 89084, 89086, 89030 and 89081, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI.

The City of North Las Vegas will select and acquire these properties and convey Title at closing. The City will not retain ownership; Community Development Programs Center of Nevada as selected through an RFQ process, will own, rehabilitate, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the City of North Las Vegas. The properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

\$1,619,434 was initially allocated for this activity. Through an Amendment approved by City Council on March 17, 2010 (NLV NSP1 Amendment #2) an additional \$90,000 was moved to this activity. Funds were moved from the Redevelopment activity because CDBG funds were going to be used on that project instead of NSP1 funds.

An additional \$690,273 in State of Nevada NSP1 funds are also allocated to this activity for a grand total of \$2,399,707.

Location Description:

Zip Codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Technical assistance was requested to evaluate CNLV NSP ARRental Program and to assist both North Las Vegas and the Developer (Community Development Programs Center of Nevada) in creating a scattered site pro-forma. At this time, a technical assistance (TA) advisor has not been assigned by HUD. After a TA advisor is assigned, the implementation of the NSP ARRental Program will occur. There were no draws/expenditures for this activity this Quarter.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/13
# of Singlefamily Units	0	10/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/13	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$690,273.00
Total Other Funding Sources	\$690,273.00

Grantee Activity Number:	NLV-ARResale-CDPCN-PROJ
Activity Title:	NLV Acquisition and Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,416,545.51
Total CDBG Program Funds Budgeted	N/A	\$1,143,446.95
Program Funds Drawdown	\$0.00	\$1,025,285.03
Program Funds Obligated	\$0.00	\$1,143,446.95
Program Funds Expended	\$0.00	\$1,025,285.03
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Community Development Programs Center of Nevada	\$0.00	\$1,025,285.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$60,920.54
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,143,446.95 in Federal funds were allocated to properties owned by Community Development Programs Center of Nevada who will be responsible for the rehab and resale of 10 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

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

Activity Progress Narrative:

A total of two properties have been completed and sold to households at or below 120% AMI under this activity. There were no new properties assisted this quarter. Corrections were made to the beneficiary data reported as well as number of units reported with the help of the DRGR help desk in order to ensure the accuracy of the cumulative data reported for this activity. The number of actual beneficiaries for both owner occupied households and total households should be two which matches with the beneficiary data reported. However, this error was determined to be a glitch in the system per the DRGR help

desk and correction could not be made under this QPR.

Rehabilitation has begun on two (2) of the ten (10) total properties acquired for this activity, however; the developer (Community Development Programs Center of Nevada) is waiting on the outcome of the technical assistance for the NSP ARRental program. When the pro-forma is completed, rehabilitation for the ARRental/ARResale will resume. To date, two properties have been completed (acquired, rehabbed and sold to an NSP-eligible homebuyer). There were no draws/expenditures for this activity this Quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-4		2/10	
# of Singlefamily Units	-4		2/10	

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	2/8	2/10	100.00
# Owner Households	0	0	0	0/0	2/8	2/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$273,098.56
Total Other Funding Sources	\$273,098.56

Grantee Activity Number: NLV-ARResale-HAND-PROJ

Activity Title: NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,414,693.07
Total CDBG Program Funds Budgeted	N/A	\$1,089,632.07
Program Funds Drawdown	\$0.00	\$887,241.00
Program Funds Obligated	\$0.00	\$1,089,632.07
Program Funds Expended	\$0.00	\$887,241.00
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
HAND Development Group	\$0.00	\$887,241.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$268,904.31	\$268,904.31
Program Income Drawdown	\$0.00	\$142,150.43

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North las Vegas, NV

Activity Progress Narrative:

Three properties were sold this quarter to households at or below 120% AMI for a cumulative total of three properties assisted with funds under this activity. Corrections were made to the beneficiary data as well as number of units reported with the help of the DRGR help desk in order to ensure the accuracy of the cumulative data reported.

On January 14, 2011, 5717 Mammoth Mountain (89081) was sold to an eligible homebuyer with an affordability period of 10 years. Program income from this resale was reported this quarter. On March 30, 2011, 5040 Crystal Breeze (89031) was sold

to an eligible homebuyer with an affordability period of 5 years. Program income from this resale will be reported in the next quarter.

Reporting this quarter has made the corrections to reflect the correct totals. A total of three households have been assisted by this activity as of 3/31/11.

Program income was also reported this quarter for a property sold in the previous quarter (6222 Copper Light).

Two(2) of the five (5) remaining properties acquired with Federal funds for this activity are in various stages of rehabilitation and are anticipated to be completed in the subsequent quarter. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with HAND through a memorandum of understanding for intake and eligibility services. A "first look" period is provided by HAND Development Group to the clients of the four housing counseling agencies mentioned above, and homes are also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home.

This quarter draw downs did not occur because a surge in closing properties redirected the developers focus, requests were received late, and as a result of monitoring.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	3/9
# of Singlefamily Units	-2	3/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/0	1/7	3/9	33.33
# Owner Households	0	1	2	0/0	1/7	3/9	33.33

Activity Locations

Address	City	State	Zip
5717 Mammoth Mountain	North Las Vegas	NA	89081
5040 Crystal Breeze	North Las Vegas	NA	89031

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$325,061.00
Total Other Funding Sources	\$325,061.00

Grantee Activity Number: NLV-ARResale-HFN-PROJ

Activity Title: NLV Purchase and Rehabilitation for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,386,794.87
Total CDBG Program Funds Budgeted	N/A	\$1,194,029.87
Program Funds Drawdown	\$0.00	\$944,355.01
Program Funds Obligated	\$0.00	\$1,194,029.87
Program Funds Expended	\$0.00	\$944,355.01
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$944,355.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$336,245.32
Program Income Drawdown	\$0.00	\$255,015.43

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

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

Activity Progress Narrative:

Four properties have been completed/sold to date in this activity and a total of nine properties acquired for this activity using Federal NSP funds. There were no new properties completed this quarter. Corrections were made this quarter to the number of actual accomplishments with the help of the DRGR help desk in order to ensure the accuracy of the cumulative data reported.

Four (4) of the five (5) remaining properties acquired are in various stages of rehabilitation. Two properties have been match

with eligible homebuyers and closing is anticipated next quarter.
 This quarter draw downs did not occur because rehabilitation was on going and as a result of monitoring.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	4/9
# of Singlefamily Units	-1	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	3/7	4/9	100.00
# Owner Households	0	0	0	1/0	3/7	4/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$192,765.00
Total Other Funding Sources	\$192,765.00

Grantee Activity Number: NLV-ARResale-Mission-PROJ

Activity Title: NLV Acquisition Rehab for Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Mission Housing Development Corporation

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,256,732.55
Total CDBG Program Funds Budgeted	N/A	\$1,017,419.11
Program Funds Drawdown	\$0.00	\$805,243.34
Program Funds Obligated	\$0.00	\$1,017,419.11
Program Funds Expended	\$0.00	\$805,243.34
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$0.00
Mission Housing Development Corporation	\$0.00	\$805,243.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,017,419.11 in Federal funds were allocated to properties owned by Mission Housing who will be responsible for the rehab and resale of 7 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

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

Activity Progress Narrative:

Rehabilitation for four (4) of the eight (8) properties acquired with Federal and State NSP1 funds for this activity are currently under way (Seven of these properties have been acquired with Federal funds). The remaining three (4) properties not yet rehabbed will begin rehabilitation next quarter. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with Mission through a memorandum of understanding for intake and eligibility services. A "first look" and

period is provided by Mission to the clients of those agencies and clients may enter into a Letter of Intent with Mission prior to completion of rehab and execution of a purchase contract. A real estate agent was hired to expedite the dispositions homes. This quarter draw downs did not occur because rehabilitation was on going and as a result of monitoring.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/5	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$239,313.44
Total Other Funding Sources	\$239,313.44

Grantee Activity Number: NLV-NSP-ADMIN

Activity Title: NLV Administration

Activity Category:

Administration

Project Number:

NSP - F (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (NLV)

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of North Las Vegas - Housing and Neighborhood

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$777,519.00
Total CDBG Program Funds Budgeted	N/A	\$683,774.00
Program Funds Drawdown	\$0.00	\$16,217.98
Program Funds Obligated	\$0.00	\$683,774.00
Program Funds Expended	\$0.00	\$16,217.98
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$16,217.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide general administration and planning activities to include: - Administration of NSP activities, General oversight and Professional Services as needed.

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

The City of North Las Vegas did not draw down any Administrative NSP funds this Quarter. Draws are currently being prepared for draw down next Quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$93,745.00
Total Other Funding Sources	\$93,745.00
