

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

April 1, 2009 thru June 30, 2009 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:

Original - In Progress

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

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 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.

Recovery Needs:

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, and 89081 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$39,537,784.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$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	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Status of Clark County and North Las Vegas, Nevada Neighborhood Stabilization Program (NSP)

April 1, 2009 to June 30, 2009

Clark County and North Las Vegas have made progress in implementing the new HUD Neighborhood Stabilization Program. Funds have been awarded to the Housing Authority of Clark County (HACC) for an Acquisition/Rehabilitation/Rental Program and they are close to purchasing 5 properties from Fannie Mae. Clark County, North Las Vegas and Henderson released a combined Notice of Funding Availability (NOFA) for an Acquisition/Rehab/Resale Program to procure Developers to undertake the purchase, rehab, and resale of foreclosed properties. Five responses were received that meet threshold requirements and the three jurisdictions will choose the Developers for the program by August. An application for subrecipients to provide a Homebuyer Assistance Program for Clark County, and the Cities of Las Vegas, North Las Vegas and Henderson is available and due on August 5, 2009. The local jurisdictions hope to have program agreements in place by end of August and be assisting homebuyers by September 2009.

Public Outreach

Public outreach began immediately upon receiving notice of NSP funding and has included outreach to numerous organizations that would be interested in or affected by NSP funding. The local jurisdictions met with the local non-

profit organizations on four separate occasions in meetings sponsored by the Federal Reserve and the local Banker’s Collaborative, which addresses CRA issues in the community. Briefings took place at various organizations, including the Nevada Fair Housing Workshop, the Monthly Brokers Meeting at the Greater Las Vegas Association of Realtors, the Black Real Estate Professionals luncheon, and a HUD Free Housing Workshop at the Charleston Library. Staff participated in two radio shows on the local public radio station, discussing the foreclosure crisis and NSP. All four local jurisdictions have issued press releases about NSP and the local newspaper, the Las Vegas Review Journal (LVRJ), has published several stories. An NSP email list has been created comprised of workshop participants, application respondents, nonprofit housing developers, and other NSP interested parties in order to provide NSP updates related to RFP/NOFA releases, deadlines and participant selection. Information presented by email is a brief outline that includes weblinks for program details and NSP documents available for download.

Interlocal Cooperation

Interlocal cooperation has been essential in Southern Nevada’s work on implementing the NSP. The NSP Interjurisdictional Committee (NSP IC) was created to provide a forum for the four local jurisdictions to discuss issues related to NSP and to coordinate RFP/RFQ’s. The NSP IC includes Clark County and the cities of Las Vegas, North Las Vegas and Henderson.

In October, the Nevada Governor created the NSP Housing Task Force, which has been holding a statewide conference call, first on a weekly basis, now on a bi-weekly basis, to discuss issues related to NSP. Kirk Clausen, President of Wells Fargo, Nevada, chairs the State Task Force.

In addition to the NSP IC, the local jurisdictions created the NSP 2 Interjurisdictional Committee (NSP2 IC) to organize the application for NSP2 as a consortium.

Interlocal Agreements

An Interlocal Agreement was approved April 7, 2009 between Clark County and the State of Nevada Housing Division for the allocation of State NSP funds \$8,056,784 to Clark County and \$1,814,256 to North Las Vegas.

An Interlocal Agreement was approved May 19, 2009 between Clark County and the City of North Las Vegas for the allocation of Federal and State NSP funds to North Las Vegas. Clark County is the consortium lead with the City of North Las Vegas.

An Interlocal Agreement was approved June 16, 2009 between Clark County and the Cities of Las Vegas, North Las Vegas and Henderson to create the “NSP2 Consortium” to allow application for NSP2 funding.

Issues and Concerns

The NSPIC is concerned that the interpretation of the NSP Regulations is continuously changing which makes it difficult to undertake activities. The majority of our activities are done in conjunction with our non-profit partners and developers. Constant changes in the interpretation of the NSP Regulations and Guidelines make our implementation a moving target and slow down the process of drafting agreements. Add

Additional training is needed on how to operate the Disaster Recovery Grants Reporting (DRGR) System. As currently conceived, the system is not conducive to accurate and thorough reporting on projects and activities.

Additional training on implementation of NSP activities would be helpful, including sample agreements, developing program forms and best practices.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$0.00	\$6,800,000.00	\$0.00
NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$2,000,000.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$6,181,265.00	\$0.00	\$13,251,156.00	\$0.00
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$2,444,528.00	\$0.00	\$4,063,962.00	\$0.00
NSP - D (CC), Demolition (CC)	\$0.00	\$0.00	\$75,000.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$0.00	\$0.00	\$420,000.00	\$0.00
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$0.00	\$90,000.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$0.00	\$0.00	\$2,282,906.00	\$0.00
NSP - F (NLV), Administration and Planning Costs (NLV)	\$0.00	\$0.00	\$683,774.00	\$0.00

cancelled, x-cancelled	(\$400,000.00)	\$0.00	\$0.00	\$0.00
cancelled, x-cancelled	(\$2,319,528.00)	\$0.00	\$0.00	\$0.00
cancelled, x-cancelled	(\$5,781,265.00)	\$0.00	\$0.00	\$0.00
cancelled, x-cancelled	(\$125,000.00)	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	CC-NSP-A(1)-HAP
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NSP - A (CC)

Project Title:

Financing Mechanisms (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$6,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$6,800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 a broad range of financial assistance and incentives, 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. This program will also be used to assist homebuyers to purchase homes that have been acquired and rehabilitated through the County's Purchase and Rehabilitation of Single Family Housing activity (see Activity 2). All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. The discounted price shall be supported by an appraisal meeting the requirements of the Notice.

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:

Homebuyer Assistance Program

This program is designed to assist individual homebuyers with downpayment, closing costs, principal buy down and rehabilitation to purchase a foreclosed home in an NSP targeted neighborhood. The Request for Proposal for non-profit organization(s) to administer the NSP Homebuyer Assistance Program (HAP) was made available on March 18, 2009. The mandatory HAP Technical Assistance Workshop held at Clark County on March 30, 2009 and responses were due April 9, 2009. NSP IC reviewed the RFP responses on April 13, 2009 and made the selection of 4 non-profit organizations, subject to

approval by the respective commission and councils.

The NSP IC held meetings with the HAP non-profits on May 5, May 20 and June 11 to discuss program details. Based upon HUD guidance clarifying the procurement process necessary to procure contractors, it was determined that the RFP was not viable in its current form. The NSP IC met June 25, 2009 to discuss reissuing HAP RFP. The NSP IC agreed to reissue the HAP as an application for subrecipients on July 17 with 12 business days for responses. The new HAP responses are due on August 5, 2009 and the committee will review applications on August 10. A HAP Technical Assistance Workshop required for applicants will be held at Clark County on July 28.

This is an unfortunate change in the way the HAP was originally envisioned to work. The local jurisdictions wanted to treat the non-profit organizations more like developers, paying them a flat fee for moving consumers into homeownership. The fee paid would include homebuyer counseling, intake and eligibility, underwriting, and all other activities necessary to assist a consumer to become a responsible homeowner. The NSP IC wanted to undertake the program in this manner so that the non-profits offering the program would not have such an enormous documentation burden for reimbursement. With the short timeline attached to the NSP, NSP IC believed that a developer type relationship with the HAP non-profits would seed the process of committing and expending NSP funds. However, based upon clarification through the HUD local field office and subsequent national NSP training, it was determined that the only option available to the NSP IC for the HAP program is to treat the non-profits as subrecipients, requiring them to provide the substantial documentation required under 24 CFR Part 84, as required by law.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/270

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-B(2)-ARResale
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$9,257,454.00
Total CDBG Program Funds Budgeted	N/A	\$7,069,890.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 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.

Location Description:

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Activity Progress Narrative:

Acquisition/Rehab/Resale Program

This program will involve the purchase, rehabilitation and resale of foreclosed and abandoned properties in the NSP targeted neighborhoods. Homebuyers that purchase these properties will also receive Homebuyer Assistance and the rehabilitation will also involve energy efficiency improvements to the property.

Non-profit developers will be selected to participate in this program through a Notice of Funding Availability that began on May 21, 2009. A mandatory Technical Assistance Meeting was held at Clark County Commission Chambers on May 26, 2009. Proposals were originally due Thursday, June 11, 2009. This date was extended to July 7, 2009 to allow applicants time to review and complete a revised/corrected NOFA. There were nine responses to the NOFA, of which 5 were considered to be responsive. Clark County, North Las Vegas and Henderson (the three jurisdictions undertaking this activity) reviewed the submitted proposals on July 16, 2009. Interviews with applicant finalists were undertaken on July 22, 2009. Final decisions on the designated developers will occur in early August.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/50

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	\$2,187,564.00
Total Other Funding Sources	\$2,187,564.00

Grantee Activity Number: CC-NSP-B(3)-Counseling

Activity Title: NSP Housing Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Clark County will allocate these funds to qualified, HUD Certified Housing Counseling Agencies based upon a Request for Qualifications. In order to identify households at 120% AMI and below that will qualify for homeownership, on average it is necessary to provide homeownership counseling to approximately 10 people/households in order to identify 1 eligible homebuyer. The households receiving this housing counseling will include homeowners planning on participating in any of the NSP programs for homeownership. These households will receive at least eight hours of counseling.

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Clark County is considering moving the majority of this funding into another activity now that we have a better understanding that the majority of Housing Counseling will be paid for as part of the delivery costs of the Acquisition/Rehab/Resale Program and the Homebuyer Assistance Program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/0	0/0	0/4000

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-B(4)-ARRental
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Clark County, Nevada

Overall**Apr 1 thru Jun 30, 2009****To Date**

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$11,090,993.00
Total CDBG Program Funds Budgeted	N/A	\$5,781,266.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 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 Housing Authority of Clark County (HACC) 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 County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing.

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:

Acquisition/Rehab/Rental Program (Housing Authority)

The Housing Authority of Clark County (HACC) is acting as a subrecipient to Clark County to carry out an Acquisition, Rehab, and Rental Program. These homes, once they are purchased and rehabilitated, will be rented out by the HACC to households at or below 50% of area median income. This will help Clark County meet the requirements of the NSP to target 25% of the total funds to households at or below 50% of area median income.

An Interlocal Agreement for the award of \$2,207,265 in Federal NSP funds and \$5,309,727 in State NSP funds to assist the HACC to purchase, rehabilitate and rent approximately 70 foreclosed single-family homes was approved on June 16, 2009 BCC Agenda and by Housing Authority at June 17, 2009 Board Meeting.

As of July 16, 2009, staff identified 16 Fannie Mae owned housing units and undertook the due diligence on them to determine whether they were appropriate units for the HACC. After determining that the units were excellent candidates for acquisition, rehab and rental, staff was informed by Fannie Mae that only 5 of the properties were still available. The HACC made offers on

those five units and counter offers were made on 4 of the units by other investors/buyers over the appraised value. Therefore, HACC and Clark County are left with only 1 house that was even available for purchase and it has 4 other offers on it that are more than the HACC offer. Fannie Mae needs to create a "First Look" program for local jurisdictions and their non-profit partners in order to have access to properties for purchase before the investors can access them.

Acquisition/Rehab/Rental (Permanent Housing for Very Low Income Special Needs)

NSP funds will be used to provide affordable rental housing to the very low income special needs population. A Letter of Intent was available through the Help Hope Home website &ndash

http://www.helphopehome.org/our_progress_fundraising.html

Letters of Interest were due June 1, 2009. A mandatory, pre-application information session took place on May 6, 2009 at Clark County Social Service. The LOI Review Committee reviewed the Letters of Interest on June 8, 2009. Only 2 organizations submitted letters. Both were asked to submit a full application for funding describing their proposed projects in detail. A Technical assistance meeting on the Homeless RFP was held on June 22, 2009 at Social Service on Pinto. One applicant submitted an application that was considered non-responsive because the property they identified was not in the NSP Target Area. The second applicant submitted 2 potential sites, of which one was considered non-responsive because the property identified was not in the NSP Target Area. The RFP response from this applicant was also non-responsive, even though the site was located in the NSP Target Area.

Each jurisdiction that participates in the NSP IC is considering other options for this funding.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/69

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	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number: CC-NSP-D(5)-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

NSP - D (CC)

Project Title:

Demolition (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The properties demolished with these funds will be blighted structures, some of which may be previously foreclosed upon homes. Activities under this part are intended to support and supplement other NSP neighborhood revitalization efforts by allowing the County to demolish individual properties that may be too distressed to make rehabilitation economically feasible. Any blighted properties to be demolished that have not been foreclosed upon will be purchased using non-NSP funds. Prior to approving any property for demolition, the County will identify the specific plan for re-use of the property, indicating whether it will be for residential housing or public facility/improvement, and will identify the source of funds to accomplish the plan. This activity is not intended as Land Banking. Any demolished properties purchased with NSP funds via another NSP activity will meet all of the required provisions of those sections as regards NSP minimum discount requirements and ongoing affordability. While these funds will not provide a direct benefit to households at or below 120% AMI, the blight removal may provide benefits to locations in which the income for the area is at or below 120% AMI.

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:

No units have been identified as yet for demolition.

Performance Measures

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

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-E(6)-Redev
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$420,000.00
Total CDBG Program Funds Budgeted	N/A	\$420,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 for the redevelopment of the 3 properties that were demolished under Activity 5 or as otherwise permissible under NSP. These sites may be redeveloped either as new construction of housing (for rental or homeownership as appropriate for area revitalization) or as public facilities/improvements. This activity is not intended as Land Banking. Activities under this part are intended to support and supplement other NSP neighborhood revitalization efforts by allowing the County to redevelop demolished properties that were not purchased with NSP funds but were demolished with NSP 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).

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:

No redevelopment has been identified to date.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/3

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-F(7)-Admin

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

Clark County, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,842,345.00
Total CDBG Program Funds Budgeted	N/A	\$2,282,906.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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: -Contribution to a housing counseling and marketing pool with the other Clark County jurisdictions -General management, oversight and coordination -Professional Services

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Management Plan &ndash HUD required a Management Plan be completed by Clark County and North Las Vegas, as the amount of NSP funds received is more than 3 times our annual CDBG allocation. The Management Plan was submitted to HUD on May 8, 2009. The Management Plan was accepted and we received access to our funds on June 18, 2009.

Staff Placement &ndash Clark County Community Resources Management hired Lyndee Lloyd for the NSP Grants Coordinator position. She will be responsible for the daily operations and implementation of the Neighborhood Stabilization Program and started work on June 1, 2009.

Performance Measures

No 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	\$559,439.00
Total Other Funding Sources	\$559,439.00

Grantee Activity Number:	NLV-NSP-A(3)-HAP
Activity Title:	NLV Home Buyer Assistance

Activity Category:

Homeownership assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NSP - A (NLV)

Project Title:

Financing Mechanisms (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will be operated through designated participating non-profits and will provide up to \$20,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-seconds, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners.

Location Description:

Zip codes 89031, 89032, 89081

Activity Progress Narrative:**Homebuyer Assistance Program**

This program is designed to assist individual homebuyers with downpayment, closing costs, principal buy down and rehabilitation to purchase a foreclosed home in an NSP targeted neighborhood. The Request for Proposal for non-profit organization(s) to administer the NSP Homebuyer Assistance Program (HAP) was made available on March 18, 2009. The mandatory HAP Technical Assistance Workshop held at Clark County on March 30, 2009 and responses were due April 9, 2009. NSP IC reviewed the RFP responses on April 13, 2009 and made the selection of 4 non-profit organizations, subject to approval by the respective commission and councils.

The NSP IC held meetings with the HAP non-profits on May 5, May 20 and June 11 to discuss program details. Based upon HUD guidance clarifying the procurement process necessary to procure contractors, it was determined that the RFP was not viable in its current form. The NSP IC met June 25, 2009 to discuss reissuing HAP RFP. The NSP IC agreed to reissue the HAP as an application for subrecipients on July 17 with 12 business days for responses. A technical assistance workshop on HAP was held on July 28, 2009. The new HAP responses are due on August 5, 2009 and the committee will review applications on August 10. A HAP Technical Assistance Workshop required for applicants will be held at Clark County on July 28.

This is an unfortunate change in the way the HAP was originally envisioned to work. The local jurisdictions wanted to treat the non-profit organizations more like developers, paying them a flat fee for moving consumers into homeownership. The fee paid

would include homebuyer counseling, intake and eligibility, underwriting, and all other activities necessary to assist a consumer to become a responsible homeowner. The NSP IC wanted to undertake the program in this manner so that the non-profits offering the program would not have such an enormous documentation burden for reimbursement. With the short timeline attached to the NSP, NSP IC believed that a developer type relationship with the HAP non-profits would speed the process of committing and expending NSP funds. However, based upon clarification through the HUD local field office and subsequent national NSP training, it was determined that the only option available to the NSP IC for the HAP program is to treat the non-profits as subrecipients, requiring them to provide the substantial documentation required under 24 CFR Part 84, as required by law.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/100

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	\$1,000,000.00
Total Other Funding Sources	\$1,000,000.00

Grantee Activity Number:	NLV-NSP-B(1)-ARRental
Activity Title:	NLV Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North Las Vegas, Nevada

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,293,957.00
Total CDBG Program Funds Budgeted	N/A	\$1,619,434.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 89081, with priority given to 89032, 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 prior to selecting a non-profit agency to rehab and manage them as affordable rental housing. The City will not retain ownership; through an RFQ process, selected non-profits will own, 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.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

This program is designed to fulfill the 25 percent at 50% AMI requirement. A Notice of Funding Availability (NOFA) was issued on July 3, 2009. The ARRental Technical Assistance Workshop was held on June 16, 2009 at the North Las Vegas Library and the responses were originally due on June 23, 2009. This date was extended to July 14, 2009 to allow applicants time to review and complete a revised/corrected NOFA. There was one response to the NOFA and a meeting with the respondent is scheduled for August 5, 2009 to review the application. Provided that the applicant is accepted, it is anticipated that an agreement will be approved by City Council for signature on September 2, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14

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	\$674,523.00
Total Other Funding Sources	\$674,523.00

Grantee Activity Number: NLV-NSP-B(2)-ARResale

Activity Title: NLV Purchase and Rehabilitation for Resale

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,349,766.00
Total CDBG Program Funds Budgeted	N/A	\$2,319,528.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 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.

Location Description:

Eligible Census Tracts in 89031, 89032, and 89081.

Activity Progress Narrative:

Acquisition/Rehab/Resale Program

This program will involve the purchase, rehabilitation and resale of foreclosed and abandoned properties in the NSP targeted neighborhoods. Homebuyers that purchase these properties will also receive Homebuyer Assistance and the rehabilitation will also involve energy efficiency improvements to the property.

Non-profit developers will be selected to participate in this program through a Notice of Funding Availability that began on May 21, 2009. A mandatory Technical Assistance Meeting was held at Clark County Commission Chambers on May 26, 2009.

Proposals were originally due Thursday, June 11, 2009. This date was extended to July 7, 2009 to allow applicants time to review and complete a revised/corrected NOFA. There were nine responses to the NOFA, of which 5 were considered to be responsive. Clark County, North Las Vegas and Henderson (the three jurisdictions undertaking this activity) reviewed the submitted proposals on July 16, 2009. Interviews with applicant finalists were undertaken on July 22, 2009. Final decisions on the designated developers will occur in early August.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/13

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	\$30,238.00
Total Other Funding Sources	\$30,238.00

Grantee Activity Number: NLV-NSP-B(4)-Counseling

Activity Title: NLV Housing Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$125,000.00
Total CDBG Program Funds Budgeted	N/A	\$125,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of North Las Vegas, along with other Las Vegas Valley jurisdictions, will allocate funds to qualified, HUD Certified Housing Counseling Agencies based upon a Request for Qualifications. In order to identify households at 120% AMI and below that will qualify for homeownership, on average it is necessary to provide homeownership counseling to approximately 10 people/households in order to identify 1 eligible homebuyer. The households receiving this housing counseling will include homeowners planning on participating in any of the NSP programs for homeownership. These households will receive at least eight hours of counseling.

Location Description:

Zip Codes 89031, 89032 and 89081

Activity Progress Narrative:

North Las Vegas is considering moving the majority of this funding into another activity now that we have a better understanding that the majority of Housing Counseling will be paid for as part of the delivery costs of the Acquisition/Rehab/Resale Program and the Homebuyer Assistance Program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/0	0/0	0/4000

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: NLV-NSP-E(5)-NewConst

Activity Title: NLV Single Family Home Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP - E (NLV)

Project Title:

Redevelopment (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$105,750.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 census tract 3602, within two neighborhoods in the North Valley Community. The City of North Las Vegas will purchase three vacant lots with current CDBG dollars and then convey the properties to a local non-profit to redevelop for single-family housing. The City's use of NSP funds will be for remediation of the problematic soils, thereby allowing construction of the homes, and NSP funds will also be used for the construction of the foundation slabs.

Location Description:

Census tract 36.02.

Activity Progress Narrative:

Focus has been on the HAP and ARR programs. No activity in this period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/3

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	\$15,750.00
Total Other Funding Sources	\$15,750.00

Grantee Activity Number:	NLV-NSP-F(6)-Admin
Activity Title:	NLV Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP - F (NLV)

Project Title:

Administration and Planning Costs (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

North Las Vegas, Nevada

Overall

Apr 1 thru Jun 30, 2009

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	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 - Miscellaneous and Professional Services as needed

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

Management Plan &ndash HUD required a Management Plan be completed by Clark County and North Las Vegas, as the amount of NSP funds received is more than 3 times our annual CDBG allocation. The Management Plan was submitted to HUD on May 8, 2009. The Management Plan was accepted and we received access to our funds on June 18, 2009.

Staff Placement &ndash North Las Vegas moved two staff people from their Planning and Development Department, one staff person from Finance and one person from Information Technology (GIS) to work on NSP.

Performance Measures

No 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
