

# Action Plan

**Grantee: Nevada**

**Grant: B-08-DN-32-0001**

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<b>LOCCS Authorized Amount:</b>	\$ 24,287,240.00
<b>Grant Award Amount:</b>	\$ 24,287,240.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 10,000,000.00
<b>Total Budget:</b>	\$ 34,287,240.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

### Distribution and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$388,306.86  
Clark County: \$10,277,241  
Las Vegas: \$5,920,045  
Henderson: \$842,186  
Washoe County: \$4,650,801  
Nye County: \$710,714  
Lyon County: \$1,059,424  
Douglas County: \$288,522  
Nevada Housing Division: \$150,000

The allocations listed above will change and will be reflected in each of the budgeted activities. Budget and activity amounts will change due to the receipt of program income which will be used for future NSP eligible activities. The changes will be reflected in corresponding budgets and activities.

### Definitions and Descriptions:

**Blighted** - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

**Affordable Rents** - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Affordable rents for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI (Low-HOME rents), adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

**Continued affordability** - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

**Housing Rehabilitation Standards** - require that all buildings assisted with NSP funds be brought to local code, that required



building permits be obtained and that appropriate inspections be performed.  
 Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.

**Low Income Targeting:**

Each jurisdiction is required to spend at least 25% of its NSP allocation and program income received on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income. Each activity above describes the income of the families they will be serving.

**Acquisition and Relocation:**

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

**Public Comment:**

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website. No Public Comments were received.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NV-0001-AD	ADMINISTRATION	NV-0001-CL1	CLARK COUNTY ADMINISTRATION
		NV-0001-DO7	ADMINISTRATION-DOUGLAS
		NV-0001-HE3	ADMINISTRATION-HENDERSON
		NV-0001-LV2	ADMINISTRATION CITY OF LAS VEGAS
		NV-0001-LY5	ADMINISTRATION-LYON
		NV-0001-NH8	ADMINISTRATION-NHD
		NV-0001-NY6	ADMINISTRATION-NYE
		NV-0001-WA4	ADMINISTRATION-RENO
NV-0002-CL	CLARK COUNTY	NV-0002-CL1	NSP PURCHASE AND REHAB OF SINGLE FAMILY HOUSING
		NV-0002-CL2	NSP ACQ/REHAB FOR RESALE
		NV-0002-CL3	CLARK COUNTY REDEVELOPMENT
		NV-0002-CL4	
		NV-0002-NLV1	NORTH LAS VEGAS-NSP ACQ/REHAB FOR RESALE
		NV-0002-NLV2	NSP PURCHASE
		NV-0002-NLV3	Cancelled - NSP Home Buyer Assistance
		NV-0002-NLV4	Cancelled-Habitat For Humanity-Single Family Homes
NV-0003-LV	CITY OF LAS VEGAS	NV-0003-LV1	Homebuyer Assistance-HAP2
		NV-0003-LV2	Cancelled-Lease to Own Program
		NV-0003-LV3	Scattered Site Housing for Low-Income below 50%
NV-0004-HE	CITY OF HENDERSON	NV-0004-HE1	Homebuyer Assistance Program (HAP)
		NV-0004-HE2	Purchase and Rehabilitation
		NV-0004-HE3	Purchase and Rehabilitation as Rental Property
		NV-0004-HE4	Professional Services-Cancelled
NV-0005-WA	WASHOE COUNTY COUNTIES	NV-0005-WA2	Washoe County Acq
		NV-0005-WA3	Rental IH25
		NV-0005-WA4	Down Payment Assistance
NV-0006-NY	NYE COUNTY PROJECTS	NV-0006-NY1	Homeownership Assistance



NV-0007-LY	LYON COUNTY	NV-0007-LY1	Homeowner Assistance
NV-0008-DO	DOUGLAS COUNTY PROJECTS	NV-0008-DO1	Homeownership Assistance
NV-0009-NH	NHD Project	NV-0009-NH1	SKY VIEW APARTMENTS



# Activities

**Project # / Title:** NV-0001-AD / ADMINISTRATION

**Grantee Activity Number:** NV-0001-CL1  
**Activity Title:** CLARK COUNTY ADMINISTRATION

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 93,745.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 93,745.00

**Program Income Account:**

CLARK COUNTY/NLV PROGRAM INCOME

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Organization Type**

Local Government

**Proposed Budget**

\$ 93,745.00

**Location Description:**



Clark County

**Activity Description:**

Administrative funds to be used for Clark County and the City of North Las Vegas.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-DO7  
**Activity Title:** ADMINISTRATION-DOUGLAS

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

ADMINISTRATION

**Projected End Date:**

10/18/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 21,302.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 21,302.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

RURAL NEVADA DEVELOPMENT CORPORATION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
RURAL NEVADA DEVELOPMENT CORPORATION	Non-Profit	\$ 21,302.00

**Location Description:**

Douglas County

**Activity Description:**

Administrative funds to be used for projects located in Douglas County.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-HE3  
**Activity Title:** ADMINISTRATION-HENDERSON

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 53,571.64

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 53,571.64

**Program Income Account:**

HENDERSON PROGRAM INCOME

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF HENDERSON

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF HENDERSON

**Organization Type**

Local Government

**Proposed Budget**

\$ 53,571.64

**Location Description:**

City of Henderson

**Activity Description:**

Administrative funds to be used by the City of Henderson.





**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-LV2  
**Activity Title:** ADMINISTRATION CITY OF LAS VEGAS

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

ADMINISTRATION

**Projected End Date:**

06/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 305.09

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 305.09

**Program Income Account:**

CITY OF LAS VEGAS

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF LAS VEGAS

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF LAS VEGAS

**Organization Type**

Local Government

**Proposed Budget**

\$ 305.09

**Location Description:**

City of Las Vegas

**Activity Description:**

Administrative funds to be used by the City of Las Vegas.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-LY5  
**Activity Title:** ADMINISTRATION-LYON

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

ADMINISTRATION

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 27,260.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 27,260.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

LYON COUNTY

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

LYON COUNTY

**Organization Type**

Local Government

**Proposed Budget**

\$ 27,260.00

**Location Description:**

Lyon County

**Activity Description:**

Administrative funds to be used by Lyon County.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-NH8  
**Activity Title:** ADMINISTRATION-NHD

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 44,833.17

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 44,833.17

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

NEVADA HOUSING DIVISION

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

NEVADA HOUSING DIVISION

**Organization Type**

State Agency

**Proposed Budget**

\$ 44,833.17

**Location Description:**

State of Nevada

**Activity Description:**

Administrative funds to be used by Nevada Housing Division.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-NY6  
**Activity Title:** ADMINISTRATION-NYE

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 60,903.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 60,903.50

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

RURAL NEVADA DEVELOPMENT CORPORATION

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

RURAL NEVADA DEVELOPMENT CORPORATION

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 60,903.50

**Location Description:**

Nye County

**Activity Description:**

Administrative funds to be used by Nye County.





**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** NV-0001-WA4  
**Activity Title:** ADMINISTRATION-RENO

**Activity Type:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 86,386.46

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 86,386.46

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF RENO2

**Organization Type**

Local Government

**Proposed Budget**

\$ 86,386.46

**Location Description:**

City of Reno

**Activity Description:**

Administrative funds to be used by the City of Reno.



Environmental Assessment: EXEMPT

Environmental Reviews: None

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**Project # / Title: NV-0002-CL / CLARK COUNTY**

**Grantee Activity Number: NV-0002-CL1**  
**Activity Title: NSP PURCHASE AND REHAB OF SINGLE FAMILY HOUSING**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NV-0002-CL

**Projected Start Date:**  
03/11/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

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

**Activity Status:**  
Completed

**Project Title:**  
CLARK COUNTY

**Projected End Date:**  
03/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,188,036.39

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,188,036.39

**Benefit Report Type:**  
Direct (Households)

**Program Income Account:**  
CLARK COUNTY PROGRAM INCOME

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	12	1	5	50.00
<b># of Households</b>	12	1	5	50.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	12
<b># of Housing Units</b>	12



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 2,188,036.39

**Location Description:**

Eligible census tracts outlined within the Clark County NSP plan and identified in the "Areas of Greatest Need". 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  
[http://www.clarkcountynv.gov/Depts/admin\\_services/comresmgmt/Pages/nsp.aspx](http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx)

**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/Q process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bank sale. Upon completion of rehab, homes would be marketed to eligible buyers either for sale or transferred to rental program activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NV-0002-CL2**  
**Activity Title: NSP ACQ/REHAB FOR RESALE HOUSING**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0002-CL

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

CLARK COUNTY

**Projected End Date:**

03/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,303,626.69

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,303,626.69

**Program Income Account:**

CLARK COUNTY PROGRAM INCOME

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	42	42		100.00
# of Households	42	42		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	42
# of Housing Units	42
# ELI Households (0-30% AMI)	
# of Properties	42

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 5,303,626.69



**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

This information is located at on Clark County's website at:

[http://www.clarkcountynv.gov/Depts/admin\\_services/comresmgmt/Pages/nsp.aspx](http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx)

**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 (SNRHA) 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. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the County's primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the SNRHA's Board of Directors, the SNRHA is expected to be the County's primary partner for this activity. SNRHA and other selected nonprofits 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 County. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number: NV-0002-CL3**  
**Activity Title: CLARK COUNTY REDEVELOPMENT**

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 NV-0002-CL

**Projected Start Date:**  
 07/01/2010

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 CLARK COUNTY

**Projected End Date:**  
 11/29/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,041,054.98  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,041,054.98

**Program Income Account:**  
 CLARK COUNTY PROGRAM INCOME

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># of Households</b>	8	8		100.00
<b>Proposed Accomplishments</b>	<b>Total</b>			
<b># of Multifamily Units</b>	8			
<b># of Housing Units</b>	8			
<b># ELI Households (0-30% AMI)</b>				
<b>#Units with bus/rail access</b>	8			

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 1,041,054.98

**Location Description:**

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

**Activity Description:**

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's 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 proposed 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.

St. Jude's Ranch is awaiting notification from HUD as to whether they have received an \$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 \$1.9 million coming from state and federal Neighborhood Stabilization Program funds.

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).

In addition to fifteen low-income units there will be one manager unit. Eight of the units will be reported by the Nevada Housing Division, as Clark County is expending their NSP 1 funds in the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NV-0002-CL4**  
**Activity Title: CLARK COUNTY REDEVELOPMENT**

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 NV-0002-CL

**Projected Start Date:**  
 02/01/2016

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 CLARK COUNTY

**Projected End Date:**  
 12/31/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 388,902.62  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 388,902.62

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	96	90	6	100.00

Proposed Accomplishments	Total
# of Multifamily Units	96
# of Housing Units	96
#Units with bus/rail access	96

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 388,902.62

**Location Description:**



4315 & 4405 Boulder Highway, Las Vegas, NV 89121 (APNs: 161-17-101-015, 161-17-101-016, 161-17-101-017, 16117-101-018)

**Activity Description:**

The first phase of Boulder Pines Apartments will consist of 96 units of affordable housing. An activity building with a computer room and classrooms, and equiped weight/exercise room, and a library/reading room will also be constructed. The outdoor space in the Boulder Pines community will have a swimming pool, in-ground spa, and a picnic area. Each unit will have a balcony or patio, broadband internet hookups, ceiling fans, washers, and dryers. The three phase complex will span 13.8 acres of the site. A minimum of 25% of the total number of restricted and unrestricted units will have a preference for veterans.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NV-0002-NLV1  
**Activity Title:** NORTH LAS VEGAS-NSP ACQ/REHAB FOR RESALE

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NV-0002-CL

**Projected Start Date:**  
 03/11/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 CLARK COUNTY

**Projected End Date:**  
 03/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 688,732.38  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 688,732.38

**Program Income Account:**  
 CLARK COUNTY/NLV PROGRAM INCOME

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
# of Properties	7

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 688,732.38

**Location Description:**

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

**Activity Description:**

Through consultation with NSP Technical Assistance advisors, the City of North Las Vegas was advised that the Acquisition Rehab Rental activity would not produce the income necessary to be successful. The scattered sites with market rental rates commensurate to households at or below 50% AMI did not produce a reasonable net operating income in order for the activity to be feasible as a rental portfolio. In order to ensure that the homes remain a beneficial program to the community, it was decided that the rental activity be converted to a resale activity. An analysis of the portfolio indicated that some properties initially intended to be sold to 120% AMI would be instead sold to household at or below 50% AMI and vice versa. This ensures that the City of North Las Vegas will still meet their 25% set aside requirement. Therefore, there were houses acquired that have been swapped between the LH25 Resale and LMMI Resale activities in order for the purchase prices to be affordable for expected beneficiaries. This conversion to resale was approved by the City of North Las Vegas City Council in January of 2012 and publicly noticed in the Las Vegas Review Journal on March 1, 2012.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NV-0002-NLV2  
**Activity Title:** NSP PURCHASE

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0002-CL

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

CLARK COUNTY

**Projected End Date:**

03/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,621,516.38

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,621,516.38

**Program Income Account:**

CLARK COUNTY/NLV PROGRAM INCOME

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
9		4	44.44
9		4	44.44

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

9

9

9

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,621,516.38



**Location Description:**

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

**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. The four nonprofit Developers working with the City for the implementation of this activity are Community Development Programs Center of Nevada, Housing for Nevada, Nevada HAND and Mission Housing. 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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number: NV-0002-NLV3**  
**Activity Title: Cancelled - NSP Home Buyer Assistance**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NV-0002-CL

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Housing Units

Total

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

Zip Codes 89031, 89032, 89081



**Activity Description:**

Funds reallocated to the North Las Vegas Desert Mesa Redevelopment Project 12/09. Program income from the Acquisition Rehab Resale program will be used to fund the Homebuyer Assistance Program. The City of North Las Vegas' NSP Home Buyer Assistance Program will address neighborhood stabilization in zip codes 89031, 89032, and 89081. This program will be operated through designated participating non-profits and will provide up to \$25,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-second, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners. Financial assistance to the homebuyer will be in the form of a zero interest, deferred payment loan, secured by a deed of trust. The minimum amount of any loan will be \$1,000 and the maximum amount will not exceed \$25,000. NSP funds will be recaptured upon sale, transfer or change of ownership of the assisted property. Refinancing of the NSP-assisted property is permissible only to refinance the existing mortgage to a lower interest rate thereby reducing the monthly payment on the first mortgage by a minimum of \$100. The homebuyer will be required to: Have a total gross income at or below the 120% of the area's median income, adjusted for family size. Ascertain the necessary 1% discount below current market value on the selected foreclosed home in North Las Vegas. Occupy the home as a principal residence. Qualify for a first mortgage through a pre-approved lender. Complete a City approved, eight hour homebuyer training program. Accept specific deed restrictions, including repayment of the loan upon sale, transfer of title, refinancing of the first mortgage, or leasing of the property.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None





**Grantee Activity Number:** NV-0002-NLV4  
**Activity Title:** Cancelled-Habitat For Humanity-Single Family Homes

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 NV-0002-CL

**Projected Start Date:**  
 03/11/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Cancelled

**Project Title:**  
 CLARK COUNTY

**Projected End Date:**  
 07/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# of Households				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	
# of Housing Units	

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT DIVISION	Local Government	\$ 0.00

**Location Description:**

**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. The tenure of the beneficiaries will be homeownership and the properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: NV-0003-LV / CITY OF LAS VEGAS**

**Grantee Activity Number: NV-0003-LV1**  
**Activity Title: Homebuyer Assistance-HAP2**

**Activity Type:**

Rehabilitation/reconstruction of other non-residential structures

**Project Number:**

NV-0003-LV

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

CITY OF LAS VEGAS

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,041,979.67

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,041,979.67

**Program Income Account:**

CITY OF LAS VEGAS



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	30		15	50.00
# of Households	30		15	50.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	30
# of Housing Units	30

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF LAS VEGAS

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
CITY OF LAS VEGAS	Local Government	\$ 7,041,979.67

**Location Description:**

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

**Activity Description:**

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NV-0003-LV2**  
**Activity Title: Cancelled-Lease to Own Program**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NV-0003-LV

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Cancelled

**Project Title:**

CITY OF LAS VEGAS

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF LAS VEGAS

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF LAS VEGAS

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101,



89104, and 89107. These zip codes have been identified as areas of greatest need.

**Activity Description:**

The City of Las Vegas will purchase and rehabilitate, if necessary, abandoned or foreclosed homes and select non-profit agencies through a RFP process to operate and manage the Lease to Own program. Program participants would be required to enroll in a HUD-certified credit counseling program and complete a minimum 8 hours of housing counseling. After 48 months, participants must exercise their option to purchase the home by assuming the mortgage. Should the homeowner be unwilling or unable to purchase the home at that time, the property will remain under city ownership and offered to another qualified homebuyer. The lease agreement shall clearly state that the Lessee must either purchase the home at the end of the Lease to Own period, renew the lease, or be terminated from the program.

**Environmental Assessment:**

**Environmental Reviews:** None



**Grantee Activity Number:** NV-0003-LV3  
**Activity Title:** Scattered Site Housing for Low-Income below 50%

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NV-0003-LV

**Projected Start Date:**  
 03/11/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 CITY OF LAS VEGAS

**Projected End Date:**  
 03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,249,530.78  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 3,249,530.78

**Program Income Account:**  
 CITY OF LAS VEGAS

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	8
# of Housing Units	8
# ELI Households (0-30% AMI)	
# of Properties	8

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CITY OF LAS VEGAS

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CITY OF LAS VEGAS	Local Government	\$ 3,249,530.78



**Location Description:**

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

**Activity Description:**

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City has partnered with Affordable Housing, Inc which is a subsidiary of the Southern Nevada Regional Housing Authority to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self sufficiency.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title: NV-0004-HE / CITY OF HENDERSON**

**Grantee Activity Number:** NV-0004-HE1  
**Activity Title:** Homebuyer Assistance Program (HAP)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0004-HE

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

CITY OF HENDERSON

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 137,900.70

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 137,900.70

**Benefit Report Type:**

Direct (Households)



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	4		3	75.00
<b># of Households</b>	4		3	75.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	4
<b># of Housing Units</b>	4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF HENDERSON

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
CITY OF HENDERSON	Local Government	\$ 137,900.70

**Location Description:**

Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)

**Activity Description:**

This activity will allow qualified home buyers with incomes which do not exceed 120% of Area Median Income (AMI) to purchase an abandoned or foreclosed upon home, and rehabilitate the home if necessary, provided the home is located in the areas of greatest need described in Section A of this Amendment. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this activity will be used to address those income qualified persons below 50% AMI, however there may be a small percentage of potential buyers who fall within this income category.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NV-0004-HE2  
**Activity Title:** Purchase and Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0004-HE

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

CITY OF HENDERSON

**Projected End Date:**

03/13/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 513,683.70

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 513,683.70

**Program Income Account:**

HENDERSON PROGRAM INCOME

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
3		1	33.33
3		1	33.33

# of Households

**Proposed Accomplishments**

# of Housing Units

# of Properties

**Total**

3

3

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF HENDERSON

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF HENDERSON

**Organization Type**

Local Government

**Proposed Budget**

\$ 513,683.70

**Location Description:**



Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)

**Activity Description:**

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. The nonprofit would be selected as a result of an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority "greatest need" census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NV-0004-HE3**  
**Activity Title: Purchase and Rehabilitation as Rental Property**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0004-HE

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

CITY OF HENDERSON

**Projected End Date:**

12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 365,916.21

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 365,916.21

**Program Income Account:**

HENDERSON PROGRAM INCOME

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

3

3

3

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF HENDERSON

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF HENDERSON

**Organization Type**

Local Government

**Proposed Budget**

\$ 365,916.21



**Location Description:**

Zip codes 89011, 89014 89015

.City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)

**Activity Description:**

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

**Environmental Assessment:**            COMPLETED

**Environmental Reviews:**    None

**Grantee Activity Number:** NV-0004-HE4  
**Activity Title:** Professional Services-Cancelled

**Activity Type:**

Planning

**Project Number:**

NV-0004-HE

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Cancelled

**Project Title:**

CITY OF HENDERSON

**Projected End Date:**

08/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF HENDERSON

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CITY OF HENDERSON	Local Government	\$ 0.00

**Location Description:**

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Henderson's Amendment.

**Activity Description:**

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to provide the education necessary for participants in NSP activities to be successful. As the participants will be residing in



abandoned or foreclosed upon homes located in the areas of greatest need identified in Section A of this Amendment, their participation in the educational components of this activity will serve to stabilize the neighborhood of greatest needs. The City of Henderson anticipates the share of funds allocated to this activity will primarily be utilized for homeownership participants. The households receiving this housing counseling will only include participants purchasing homes that are being assisted with NSP funds. These homeowners will receive at least eight hours of counseling. It is anticipated that minimal funds may assist those households at or below 50 percent AMI.

**Environmental Assessment:**

**Environmental Reviews:** None

**Project # / Title: NV-0005-WA / WASHOE COUNTY COUNTIES**

**Grantee Activity Number: NV-0005-WA2**  
**Activity Title: Washoe County Acq**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NV-0005-WA

**Projected Start Date:**  
 03/11/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Activity Status:**  
 Completed

**Project Title:**  
 WASHOE COUNTY COUNTIES

**Projected End Date:**  
 11/22/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,227,552.47

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,227,552.47

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	11		3	27.27

# Owner Households	13	3	10	100.00
# of Households	24	3	13	66.67

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	24
# of Housing Units	24
# of Properties	24

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CITY OF RENO2	Local Government	\$ 3,227,552.47

**Location Description:**

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

**Activity Description:**

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for resale to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices. Approximately six homes in this activity will be leased with options to buy.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NV-0005-WA3  
**Activity Title:** Rental IH25

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0005-WA

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

WASHOE COUNTY COUNTIES

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,213,788.66

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,213,788.66

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
15	15		100.00
15	15		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

15

15

4

15

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF RENO2

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,213,788.66





**Location Description:**

This program will target three neighborhoods within the Reno MSA. These areas are: iv) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet v) Sun Valley in unincorporated Washoe County vi) Sparks urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

**Activity Description:**

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for rent to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000, making them affordable to the target populations. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program targets assistance to those households at or below 50 percent of AMI by adding to the inventory of affordable housing that will be available for this population.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NV-0005-WA4  
**Activity Title:** Down Payment Assistance

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NV-0005-WA

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

WASHOE COUNTY COUNTIES

**Projected End Date:**

12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 154,404.37

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 154,404.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
9		3	33.33
9		3	33.33

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

9

9

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF RENO2

**Organization Type**

Local Government

**Proposed Budget**

\$ 154,404.37

**Location Description:**



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

**Activity Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title: NV-0006-NY / NYE COUNTY PROJECTS**

**Grantee Activity Number:** NV-0006-NY1  
**Activity Title:** Homeownership Assistance

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0006-NY

**Projected Start Date:**

03/31/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

NYE COUNTY PROJECTS

**Projected End Date:**

03/13/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 879,627.91

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 879,627.91

**Benefit Report Type:**



Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	15	3	4	46.67
# of Households	15	3	4	46.67

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	15
# of Housing Units	15

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

RURAL NEVADA DEVELOPMENT CORPORATION

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
RURAL NEVADA DEVELOPMENT CORPORATION	Non-Profit	\$ 879,627.91

**Location Description:**

This program will serve neighborhoods within the Town of Pahrump Nevada in Nye County. More, specifically the funds will target neighborhoods west of Highway 160 which are centered north and south of Highway 372. This area has the highest concentration of foreclosures.

**Activity Description:**

The subrecipient will administer a homebuyer assistance program for qualified buyers. In addition the sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory and resale them to qualified buyers. Rehabilitation and energy conservation measures will be performed as needed. The sub-recipient will also refer them to a HUD approved 8 hour homebuyer counseling program.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: NV-0007-LY / LYON COUNTY**

**Grantee Activity Number: NV-0007-LY1**  
**Activity Title: Homeowner Assistance**



**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NV-0007-LY

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

LYON COUNTY

**Projected End Date:**

06/30/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,082,673.38**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,082,673.38**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	40	15	15	75.00
# of Households	40	15	15	75.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

40

# of Housing Units

40

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

LYON COUNTY

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

LYON COUNTY

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,082,673.38

**Location Description:**

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes.

**Activity Description:**

This program will assist qualified households to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Project # / Title: NV-0008-DO / DOUGLAS COUNTY PROJECTS**

**Grantee Activity Number: NV-0008-DO1**  
**Activity Title: Homeownership Assistance**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0008-DO

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

DOUGLAS COUNTY PROJECTS

**Projected End Date:**

07/22/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 288,521.64

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 288,521.64

**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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# Owner Households	6	1	1	33.33
# of Households	6	1	1	33.33

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

RURAL NEVADA DEVELOPMENT CORPORATION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
RURAL NEVADA DEVELOPMENT CORPORATION	Non-Profit	\$ 288,521.64

**Location Description:**

This program will assist neighborhoods within the Minden/Gardnerville area of Douglas County including the area known as the Gardnerville Ranchos. This area has the highest concentration of foreclosures.

**Activity Description:**

The selected sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory. Rehabilitation and energy conservation measures will be performed as needed. The subrecipient will provide Homebuyer assistance and homeowner rehabilitation to qualified homebuyers and refer them to a HUD approved 8 hour homebuyer counseling program.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** NV-0009-NH / NHD Project

**Grantee Activity Number:** NV-0009-NH1  
**Activity Title:** SKY VIEW APARTMENTS

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Completed

**Project Number:**

**Project Title:**



NV-0009-NH

NHD Project

**Projected Start Date:**

07/01/2010

**Projected End Date:**

12/31/2011

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 150,000.00

**National Objective:**

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

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 150,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	10	10		100.00
# of Households	10	10		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

10

# of Housing Units

10

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

10

#Sites re-used

#Units exceeding Energy Star

10

#Units with bus/rail access

10

#Low flow showerheads

10

#Low flow toilets

10

#Units with solar panels





**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NEVADA HOUSING DIVISION

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
NEVADA HOUSING DIVISION	State Agency	\$ 150,000.00

**Location Description:**

Sky View Pines Family Apartments will be an affordable multi-family rental housing community located near the corner of Owens Avenue and Army Street, Las Vegas, Nevada (APN's: 139-27-52-003).

**Activity Description:**

This development will provide affordable housing solutions to individuals, families, and children and is conveniently located near downtown Las Vegas, and within walking distance to ample services that are compatible with family living.

The development entails the new construction of 144 one- and two-bedroom, garden style apartments. There will be on recreational building where residents may access services that will cater to low-income individuals, families, and senior citizens. Common area space will include; pool, patios / balconies, mail room, social / community room with kitchen, computer room, exercise / fitness area, children's activity center, media lounge, and assessment office.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Action Plan Comments:**

Reviewer - Plan reviewed and submitted for final approval on 2-23-09

Reviewer - Plan reviewed and submitted for final approval on 2-23-09

Reviewer - The activity sheets were updated and submitted on April 20, 2009.

Reviewer - The grantee (State of Nevada) uses NSP funds to assist local jurisdictions with resolving housing conditions in their communities. Clark County updated activity information in the grantee's (State of



Nevada) NSP action plan. The grantee will update the status of all activities in the upcoming QPR submission.

- Reviewer - As of August 23, 2010, the state reallocated administration funds in the amount of \$1,298,916.83 from the "original" allocation intended for administration which decreased the overall administration budget to \$707,601. Also, the grantee will use \$150,000 of reallocated funds to develop a multi-family property that targets households whose incomes are at or under 50% AMI.
- Reviewer - 12/21/10 - Many activity budgets need revision as they do not match up with the amounts obligated. They are individually noted.
- When entering accomplishment data use # of properties ONLY if land banking or doing a multi-family unit. Housing units should be used for each acquired, rehabbed, and occupied including the number of units in a multi-family project.
- If an activity has been cancelled, please put the word "Cancelled" in the activity title.
- Also, "organization type" is still being shown as "unknown". These should be changed to the correct type (i.e., government, non-profit, etc.)>
- Reviewer - 2/8/11 Discussed with grantee the need to complete all sections of the plan. Most activities have left blank "Activity being carried out through" and "Organization Type". Other activities need to have the performance goals verified for middle income and Environmental Review sections were incorrect ("exempt" instead of "completed").
- Reviewer - 2-9-11 Grantee made suggested changes. One issue - when "activity being carried out by grantee" is answered "no" grantee cannot enter info into "activity being carried out by".
- Reviewer - 2/17/11 Minor funding changes for the City of Henderson. Plan approved.
- Reviewer - 9/7/11 comments:  
0001-D07 - Org. type should be local government.  
0001-HE3 -Org. type should be local government.  
0001-LV2 - Total Budget is \$305.09 but proposed budget is \$325,360.  
0001-NY6 -Org. type should be local government.  
0001-WA4 -Org. Type should be local government.  
0002-CL1 - Activity type should rehabilitation/reconstruction of residential structures.  
0003-LV1- Activity description should be clarified: is the city using these funds to also acquire & rehab them and then resell them to eligible households? If so, the activity type should be rehabilitation/reconstruction of residential structures. If not the numbers do not add up (if the goal is 30 at the maximum of \$50K each then that is only \$1.5M).  
0003-LV2 -this activity has been cancelled; the goal should be zero not 5.  
0004-HE1 - Org type should be local government.  
0004-HE2 - Org type should be local government.  
0004-HE3 - type should be local government.  
0004-HE4 - Org type should be local government.  
0005-WA3 - Org type should be local government.  
0005-WA4 -Org type should be local government.  
0005-WA2 has goal of 24 households and 20 properties; if this is a homeownership activity then the number of properties should equal the number of households.; org. type should be local government.  
0009-NH1 Activity being carried out by Grantee should be Yes.
- Reviewer - 9/29/11 Most of the requested revisions were made. The Grantee is unable to revise the Activity Type this far into the far without a concerted effort. This is not of great significance and therefore will not be revised for NSP1.
- Reviewer - 1-26-12 DRGR is not saving comments in activities. Plan rejected due to mis-matched budgets. Grantee will be emailed PDF with specific comments.



Reviewer - 3/15/12 Grantee should consider revising definition of affordable rents to 1) leave it at just using low HOME rent for properties directly owned or managed by state; 2) statement that each sub-awardee may have their definition and refer to their NSP plans or that all sub-awardees will use the State's definition.

Some activities budget exceed total budget and others are less with only one line item in the proposed budget.

Reviewer - 3/29/12 Plan rejected because budget for activity 0001-NY6 needs adjustment; activity 0002-CL3 goal needs revision (see comments under each activity). Activities 0002-CL2, 0002-CL3, 0002-NLV2, and 0004-HE2 estimated end dates have passed and should be updated. If activities are completed then the status should be changed.

Reviewer - 3/29/12 all requested revisions were made by the grantee.

Reviewer - 7/12/12 Plan resubmitted with minor updates. Approved.

Reviewer - 8/16/12 Action Plan approved. The grantee made minor changes to goals for St. Judes Ranch to prevent double counting of units.

Reviewer - 1/9/13 Grantee requested that plan be rejected.

Reviewer - 1/17/13 Grantee made changes in budgets. Plan approved.

Reviewer - 2/26/13 Action Plan approved.

Reviewer - 4/17/13 Plan reviewed and approved.

Reviewer - 5/29/13 Action plan rejected - Distribution and Uses of Funds section needs to be updated to reflect actual project budgets. Grantee notified via separate email with redline action plan.

Reviewer - 6/6/13 budgets noted under "distribution and uses of funds" do not match those in the actual projects.

Reviewer - 7/9/13 Action plan approved. Grantee updated summary of funding in Distribution and Use of Funds section of narrative. It still doesn't totally match but it is much closer. Grantee to continue to work on this.

Reviewer - 9/5/13 Grantee moved funds to account for PI.

Reviewer - 12/9/13 Marilee Hansen: Plan updated to allow city of Las Vegas to draw PI.

Reviewer - 4/11/14 Marilee Hansen: Plan approved without review as per grantee request. Grantee needs to make one final budget adjustment.

Reviewer - 10/26/14 Marilee Hansen: AP reviewed and approved with comments (sent to grantee).

## Action Plan History

### Version

B-08-DN-32-0001 AP#1

### Date

05/24/2010



B-08-DN-32-0001 AP#2	09/29/2011
B-08-DN-32-0001 AP#3	12/28/2011
B-08-DN-32-0001 AP#4	01/26/2012
B-08-DN-32-0001 AP#5	03/29/2012
B-08-DN-32-0001 AP#6	07/12/2012
B-08-DN-32-0001 AP#7	08/16/2012
B-08-DN-32-0001 AP#8	01/09/2013
B-08-DN-32-0001 AP#9	01/17/2013
B-08-DN-32-0001 AP#10	02/26/2013
B-08-DN-32-0001 AP#11	04/17/2013
B-08-DN-32-0001 AP#12	07/09/2013
B-08-DN-32-0001 AP#13	09/05/2013
B-08-DN-32-0001 AP#14	12/09/2013
B-08-DN-32-0001 AP#15	04/11/2014
B-08-DN-32-0001 AP#16	04/18/2014
B-08-DN-32-0001 AP#17	07/15/2014
B-08-DN-32-0001 AP#18	10/27/2014
B-08-DN-32-0001 AP#19	01/23/2015
B-08-DN-32-0001 AP#20	07/28/2015
B-08-DN-32-0001 AP#21	10/14/2015
B-08-DN-32-0001 AP#22	04/24/2018

