

Action Plan

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

LOCCS Authorized Amount:	\$ 29,666,798.00
Grant Award Amount:	\$ 29,666,798.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 12,000,000.00
Total Budget:	\$ 41,666,798.00

Funding Sources

Funding Source	Funding Type
HUD Multifamily Section 811	Other Federal Funds
CDBG-ARRA (CDBG-R)	Other Federal Funds
NV Low Income Housing Trust Fund	State Funds
HUD SHP Continuum of Care	Other Federal Funds
State of NV NSP	State Funds

Narratives

Areas of Greatest Need:

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

Maps identifying these areas are available on Clark County's

website: http://www.clarkcountynv.gov/Depts/admin_services/comresgmt/Pages/NSPAmendment.aspx



Distribution and and Uses of Funds:

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

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property. **Acquisition Costs.** Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement. **Affordable rents.** Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). **Area Median Income.** Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website. **Areas of Greatest Need.** Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures. **Blighted.** A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. **Completed.** A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation. **Continued affordability.** The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves. **Current market appraised value.** The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant). **Developer Fee.** Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition. **Direct Assistance to the homebuyer.** Direct assistance to the homebuyer will be provided in the form of an increment

Low Income Targeting:

Clark County will use \$7,945,997 in Federal NSP1 funds to assist households at or below 50% AMI.

North Las Vegas will use \$2,140,356 of Federal NSP1 funds to assist households at or below 50% AMI.

The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$10,086,353 or 34% which exceeds HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

This new project will target very low-income (at or below 50% of Area Median Income as annually designated by HUD) adults with TBI/ABI or other neurological impairments.

All 10 residential units will meet Section 504 accessibility standards, and 100% of units will be fully wheelchair accessible. Two of the units will be accessible to persons with visual and hearing impairments. All units will be furnished with beds, linens, chairs, desk, television, and will include roll-in showers, and wheel-under kitchen and bathroom counters and sinks.

Common areas will include a full commercial kitchen and accessible dining, a community room and patio, and the Greenhouse/garden/trails. The Project will include a therapeutic greenhouse, gardens and walking trails on the 1.31-acre parcel in support of the 10-unit development. These additions will serve multiple functions for the residents of Stepping Stone and for the larger community.

Therapeutic gardens and walking trails are consistent with community stabilization efforts that bring neighbors together in a cooperative effort that can strengthen the community. In addition, the proposed greenhouse and gardens provide an excellent, research based job and skills training program that will have positive effects on emotional, cognitive and/or sensory motor functional improvement, increased social participation, health, well-being and life satisfaction.

Acquisition and Relocation:

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

Public Comment:

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

A copy of the public notices are available for review on Clark County's

website:http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/NSPAmendment.aspx

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
CC-PI	CC Program Income receipted	CC-Program Income-CANCELLED	CC Program Income Holding Account
DELETED-ACTIVITIES	DELETED-ACTIVITIES (Temporary)	NLV-ARResale-HFN-PI-CANCELLED-08152018115734	NLV Acquisition and Rehab for Resale Prog Income
NSP - A (CC)	Financing Mechanisms (CC)	CC-HAP-CCCS CC-HAP-NHS CC-HAP-NV Partners	NSP Homebuyer Assistance Program
NSP - A (NLV)	Financing Mechanisms (NLV)	<i>No activities in this project</i>	
NSP - B (CC)	Acquisition/Purchase and	CC-ARRental-SNRHA CC-ARResale-CDPCN PROJ CC-ARResale-HAND-PROJ CC-ARResale-HFN-PROJ CC-ARResale-SNRHA CC-HAP-HFN CC-SNRHA-CDBG-R-Duplex	NSP Acquisition and Rehabilitation for Rental NSP Acquisition and Rehab for Resale SNRHA Resale NSP Homebuyer Assistance Program with Rehab SNRHA Rehab of Duplex
NSP - B (NLV)	Acquisition/Purchase and	NLV-ARResale-HAND-PROJ NLV-ARResale-HFN-PROJ NLV-ARResale-LH25-CDPCN NLV-ARResale-LMMI-CDPCN-PROJ NLV-ARResale-Mission-PROJ	NLV Acquisition Rehab for Resale NLV Acquisition and Rehabilitation for Resale NLV Acquisition and Rehabilitation for Resale LH25 NLV Acquisition and Rehab for Resale NLV Acquisition Rehab for Resale
NSP - D (CC)	Demolition (CC)	<i>No activities in this project</i>	



NSP - D (NLV)	Demolition (NLV)	NLV - Demolition	Demolition
NSP - E (CC)	Redevelopment (CC)	ASI - NCEP Spencer Street	ASI - NCEP Spencer Street
		ASI - Stepping Stone	ASI - Stepping Stone
		CC-REDEV-ASI	Redevelopment-ASI-Bledsoe II
		CC-REDEV-St. Judes Ranch	Redevelopment-SJR
NSP - E (NLV)	Redevelopment (NLV)	<i>No activities in this project</i>	
NSP - E(2) (NLV)	Redevelopment (NLV DM)	<i>No activities in this project</i>	
NSP - F (CC)	Administration and Planning Costs	CC-NSP-ADMIN	NSP Administration
NSP - F (NLV)	Administration and Planning Costs	NLV-NSP-ADMIN	NLV Administration
NSP - D (CC) (RLF)	Blight Removal Demolition (CC)	CC-NSP Demolition	Blight Removal and Demolition



Activities

Project # / CC-PI / CC Program Income receipted

Grantee Activity Number: CC-Program Income-CANCELLED
Activity Title: CC Program Income Holding Account

Activity Type:

Planning

Project Number:

CC-PI

Projected Start Date:

02/01/2011

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:

Cancelled

Project Title:

CC Program Income receipted

Projected End Date:

12/31/2011

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:

Area Benefit (Census)

LMI%:

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clark County, Nevada - Community Resources Management Division

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

N/A

Activity Description:

This activity was used for transfers from activities where program income was expended in order to reflect correct obligations for those activities. No vouchers or disbursements will occur from this activity. As program income was obligated for other NSP-eligible activities, the budget in this activity was adjusted and funds moved accordingly. However, upon release of DRGR version 7.3 in December 2011, the program income module and reporting now allows budget adjustments without this transfer account. Therefore, this activity will no longer be used going forward and the budgets zeroed out.

Environmental Assessment: EXEMPT**Environmental** None

Project # / DELETED-ACTIVITIES / DELETED-ACTIVITIES (Temporary)**Grantee Activity Number:** NLV-ARResale-HFN-PI-CANCELLED-08152018115734**Activity Title:** NLV Acquisition and Rehab for Resale Prog Income**Activity Type:**

Planning

Activity Status:

Cancelled

Project Number:

DELETED-ACTIVITIES

Project Title:

DELETED-ACTIVITIES (Temporary)

Projected Start Date:

05/01/2010

Projected End Date:

05/31/2010

Project Draw Block by HUD:**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: \$ 0.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 0.00**National Objective:**

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

Benefit Report Type:

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing for Nevada	Non-Profit	\$ 0.00

Location Description:

N/A

Activity Description:

Program income generated from the sale of ARResale properties may be used to expand the existing program and if so, will be reported under the activity NLV-ARResale-HFN-Proj. As of May 2010, this activity initially set up for the purpose of organizing program income disbursements will no longer be used.

Environmental Assessment:

Environmental None

Project # / NSP - A (CC) / Financing Mechanisms (CC)

Grantee Activity Number: CC-HAP-CCCS

Activity Title: NSP Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

NSP - A (CC)

Project Title:

Financing Mechanisms (CC)

Projected Start Date:

03/01/2009

Projected End Date:

10/31/2010



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

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 30,966.93**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 30,966.93**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

Total**Low****Mod****Low/Mod%**

3

1

33.33

of Households

3

1

33.33

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Activity is being carried out by

No

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

Consumer Credit Counseling Service DBA Financial Guidance Center

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

Consumer Credit Counseling Service DBA Financial Guidance Center

Organization Type

Non-Profit

Proposed Budget

\$ 30,966.93

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 Description:

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



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

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

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

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Activity Complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

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

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

Project Number:
NSP - A (CC)

Projected Start Date:
03/01/2009

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:
Financing Mechanisms (CC)

Projected End Date:
10/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 51,225.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 51,225.11

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Neighborhood Housing Services of Southern Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Neighborhood Housing Services of Southern Nevada	Non-Profit	\$ 51,225.11

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 Description:

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

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

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

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$51,225.11 to assist two homebuyers in Clark County. Draws were completed using both program funds and program income funds for this total budget.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Activity complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

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

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

Project Number:
NSP - A (CC)

Projected Start Date:
03/01/2009

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:
Financing Mechanisms (CC)

Projected End Date:
10/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 171,912.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 171,912.53

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8	2	6	100.00
# of Households	8	2	6	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Nevada Partners, Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Nevada Partners, Incorporated	Non-Profit	\$ 171,912.53

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 Description:

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

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

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

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$171,912.53 to assist eight homebuyers in Clark County. Draws were completed using all program funds for this total budget (no PI expended under this activity therefore no budget adjustments made prior to the release of the new PI module in December 2011).

Activity Complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP - B (CC) / Acquisition/Purchase and Rehabilitation (CC)

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP - B (CC)

Project Title:
Acquisition/Purchase and Rehabilitation

Projected Start Date:

Projected End Date:



03/01/2009

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)

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,405,371.73
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 5,303,626.69
Total Funds: \$ 11,708,998.42

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	43	43		100.00
# of Households	43	43		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	43
# of Housing Units	43
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	43
# of Properties	43

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clark County, Nevada - Community Resources Management Division

Southern Nevada Regional Housing Authority

Organization Type

Local Government

Local Government

Proposed Budget

\$ 0.00

\$ 6,405,371.73

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 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



Activity Description:

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

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

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

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Two properties initially acquired and rehabbed for this activity were prohibited for rental by the homeowners association.

Therefore the total amount of properties has been reduced by two units and a new activity created for the resale of those two properties to an NSP-eligible homebuyer. The two properties moved to the new activity are: 6838 Silver Eagle, Las Vegas, NV 89122 and 5451 Raccoon Valley, Las Vegas, NV 89122. This activity budget was therefore reduced by \$247,222.27.

In August 2011, SNRHA requested an additional \$570,000 to complete this activity as well as additional time. Additional funds were required due to the need to purchase additional properties than what was initially estimated in order to meet HUD's obligation deadline in September 2010 as well as to cover the costs of rehab to rehabilitation those properties to Clark County NSP rehab standards. An Amendment to the Interlocal Agreement with the SNRHA was approved by the Board of Clark County Commissioners on September 20, 2011 to increase the total budget awarded by \$570,000 as well as to extend the timeframe of the agreement through March 31, 2012. This activity budget was increased due to reallocations from the Third Amendments to the NSP1 Action Plan (approved by the Board of County Commissioners on September 20, 2011). The budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment project, and Clark County Administration.

Budgets were then subsequently increased in the Acquisition/Rehab activities including SNRHA, CDPCN, HFN and HAND. Update April 2012: SNRHA performed a budget reconciliation based on actual rehab contract amounts and other project soft costs for all eighty properties acquired and rehabbed under this activity. Based upon actuals, the Board of County Commissioners approved an additional \$301,328 to be granted to SNRHA for the completion of the NSP1 Acquisition Rehab Rental activity on April 17, 2012. Therefore, the final budget of NSP1 Federal funds for this activity is \$6,405,371.73. These funds are leveraged with an additional \$5,309,727 in State NSP1 funds.

Clark County Community Resources Management Division manager approved the extension of the grant agreement through June 29, 2012 as permitted by the agreement in order to allow time for all projects to be leased under this activity.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

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:
Acquisition/Purchase and Rehabilitation

Projected End Date:
03/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,134,563.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,134,563.77

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	38	3	25	73.68
# of Households	38	3	25	73.68

Proposed Accomplishments	Total
# of Singlefamily Units	38
# of Housing Units	38
#Units exceeding Energy Star	38
# of Properties	38

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Community Development Programs Center of Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community Development Programs Center of Nevada	Non-Profit	\$ 5,134,563.77

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 Description:

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

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

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, The Board of County Commissioners approved the extension of the grant agreement with CDPCN to September 15, 2012.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND.

The final budget for this activity will depend upon a final development budget to be submitted by CDPCN to Clark County and subject to manager approval. Funds not utilized will be reallocated to other NSP-eligible activities.

Update August 2012: The budget was increased to \$5,149,181.83 based upon actual expenditures to date and estimated rehab costs in order to complete the activity. An updated budget was submitted by CDPCN and approved by Clark County. Funds reimbursed will be based upon actuals and back-up documentation.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

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:
Acquisition/Purchase and Rehabilitation

Projected End Date:
11/29/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,975,434.83

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 2,188,036.39

Total Funds: \$ 5,163,471.22

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	19	4	8	63.16
# of Households	19	4	8	63.16

Proposed Accomplishments	Total
# of Singlefamily Units	19
# of Housing Units	19
#Units exceeding Energy Star	19
# of Properties	19

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
HAND Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
HAND Development Group	Non-Profit	\$ 2,975,434.83

Funding Source Name**Matching Funds****Funding Amount**

State of NV NSP

No

\$ 2,188,036.39

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 Description:

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

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

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

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HAND submitted a final budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$336,998.53. Any funds not drawn down by HAND by 12/31/2011 will be reallocated to other NSP activities.

Activity complete as of December 31, 2011. All funds drawn and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

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:
Acquisition/Purchase and Rehabilitation

Projected End Date:
09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,061,373.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,061,373.38

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	31	2	24	83.87
# of Households	31	2	24	83.87

Proposed Accomplishments	Total
# of Singlefamily Units	31
# of Housing Units	31
#Units exceeding Energy Star	31
# of Properties	31

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00

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 Description:

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

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

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, the Board of County Commissioners approved HFN's request to extend their current grant agreement to March 31, 2012 in order to complete the activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HFN submitted a final development budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$251,951.77. Any funds not drawn down by HFN by 3/31/2012 will be reallocated to other NSP activities.

Clark County Community Resources Management Division manager approved HFN's request for extension through June 15, 2012 as permitted by the grant agreement in order to finalize resale closings on all properties acquired and rehabbed under this activity. Final draws are expected to be complete shortly after that extension date.

Activity complete as of September 30, 2012. All beneficiaries reported and all funds expended.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: CC-ARResale-SNRHA
Activity Title: SNRHA Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

04/05/2011

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:

Acquisition/Purchase and Rehabilitation

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 247,102.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 247,102.27

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	1	1	100.00
# of Households	2	1	1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	1
# of Properties	2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southern Nevada Regional Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 247,102.27



Location Description:

6838 Silver Eagle Avenue, Las Vegas, NV 89122
5451 Raccoon Valley, Las, Vegas, NV 89122

Activity Description:

Clark County has provided the Southern Nevada Regional Housing Authority (SNRHA) with NSP funds to acquire, rehab and rent scattered site single family homes throughout the Clark County NSP1 target area. Of the 82 properties purchased for that activity with both Federal and State NSP funds, two of the properties acquired and rehabbed are located within the Copper Creek Homeowners Association that has prohibited additional rental housing in the community pursuant to the lease/rental requirements contained within the CC&R Articles of the Association. This was an unforeseen and unanticipated barrier to the NSP Acquisition Rehab Rental program. SNRHA has agreed to sell these two properties to an NSP-eligible homebuyer as an alternative NSP-eligible activity. The total amount of funds to be re-allocated to this activity is \$247,222.27 which represents the total amount of NSP funds already expended by SNRHA for the acquisition and rehab of these two properties to be sold. The Amendment to the Interlocal Agreement for NSP funds between Clark County and SNRHA was approved by the Board of County Commissioners on April 5, 2011. SNRHA plans to market these two properties to graduates of the SNRHA family self-sufficiency program who have expressed an interest in home ownership.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 20, 2011, the Board of County Commissioners approved the extension of the interlocal grant agreement with SNRHA to March 31, 2012. This extension covers both the properties for rental as well as the two resale properties under this activity. Clark County Community Resources Management Division manager approved a request for extension through June 29, 2012 as permitted by the grant agreement in order to complete the sale of 6838 Silver Eagle (in escrow).

Activity complete as of September 30, 2012. All funds expended and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

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

Total

1

Low

Mod

1

Low/Mod%

100.00

of Households

1

1

100.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clark County, Nevada - Community Resources Management Division

Housing for Nevada

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 48,767.49



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 Description:

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

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

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

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$48,767.49 to assist one homebuyer in Clark County with the purchase and rehab of a single family home. Draw downs were completed through both project funds and program income funds.

Activity complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	CC-SNRHA-CDBG-R-Duplex
Activity Title:	SNRHA Rehab of Duplex

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

08/20/2012

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:

Acquisition/Purchase and Rehabilitation

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 17,490.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 150,588.75

Total Funds: \$ 168,079.29

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Nevada Regional Housing Authority	Local Government	\$ 17,490.54

Funding Source Name

Matching Funds Funding Amount



Location Description:

4920 Nevada Avenue
Las Vegas, NV 89104
Both units of single story duplex

Activity Description:

The Southern NV Regional Housing Authority (SNRHA) will acquire and rehabilitate both units of a duplex according to Clark County NSP Rehab Standards for 1-4 unit structures. Both units will be rented to households at or below 80% AMI, with a rental preference established for U.S. Veterans.

The property will be acquired and partially rehabbed with CDBG-ARRA funds awarded to Clark County. The remainder of the rehab will be completed using Clark County NSP1 funds. This project is located within the original Clark County NSP1 target area.

SNRHA will maintain the property as affordable rental housing for an affordability period of 20 years, secured by a Deed of Trust recorded at closing.

Clark County publicly noticed the Amendment to the FY 2009 Action Plan for the CDBG-R program on July 9, 2012 and was posted on Clark County's website. No public comments were received through the end of the 7 day public comment period. The Clark County Board of County Commissioners approved the Interlocal Agreement between Clark County and SNRHA for the CDBG-ARRA and NSP1 funds on July 17, 2012.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP - B (NLV) / Acquisition/Purchase and Rehabilitation

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

09/30/2020

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

Total Budget: \$ 1,314,811.26

National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 354,261.69

Total Funds:

\$ 1,669,072.95

Benefit Report Type:

Direct (Households)

Program Income Account:

North Las Vegas - Resale

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9		5	55.56
# of Households	9		5	55.56

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by

No

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

HAND Development Group

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

City of North Las Vegas - Housing and Neighborhood Services

HAND Development Group

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 938,387.11

\$ 376,424.12

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 354,261.69

Location Description:

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

Activity Description:

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

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



#3).
The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 9 single family homes.
A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.
Update June 2012:
Project activity budget updated based on actual expenditures for acquisition rehab and resale. The total Federal budget for HAND Development group is \$1,314,527.33.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: NLV-ARResale-HFN-PROJ
Activity Title: NLV Acquisition and Rehabilitation for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

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:

Acquisition/Purchase and Rehabilitation

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,436,062.97

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 197,819.55

Total Funds: \$ 1,633,882.52

Program Income Account:

North Las Vegas - Resale

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
9	1	7	88.89
9	1	7	88.89

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

9

9

9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed Budget

\$ 927,905.92



Housing for Nevada

Non-Profit

\$ 555,591.65

Funding Source Name

Matching Funds

Funding Amount

State of NV NSP

No

\$ 197,819.55

Location Description:

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

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% AML.

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

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 9 single family homes.

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Update June 2012: The project activity budget was updated based upon actual expenditures incurred for acquisition rehab and resale. The total Federal funds budget for Housing for Nevada is \$1,483,497.57.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	NLV-ARResale-LH25-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Resale LH25

Activity Type: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: NSP - B (NLV)	Project Title: Acquisition/Purchase and Rehabilitation
Projected Start Date: 03/01/2009	Projected End Date: 12/31/2020
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: \$ 2,140,356.08
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: \$ 488,732.38
	Total Funds: \$ 2,629,088.46
Benefit Report Type: Direct (Households)	Program Income Account: North Las Vegas - Resale

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
# ELI Households (0-30% AMI)	
# of Properties	13

Activity is being carried out by No	Activity is being carried out through:
Organization carrying out Activity: Community Development Programs Center of Nevada	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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City of North Las Vegas - Housing and Neighborhood Services

Local Government \$ 1,430,356.08

Community Development Programs Center of Nevada

Non-Profit \$ 710,000.00

Funding Source Name

Matching Funds

Funding Amount

State of NV NSP

No

\$ 488,732.38

Location Description:

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

Activity Description:

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

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

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

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

Update April 2012:

Originally, the City of North Las Vegas intended to market the properties acquired and rehabbed under this activity as rental houses. The scattered site units with market rental rates commensurate to households at or below 50 percent AMI did not produce a reasonable net operating income in order for the activity to be feasible as a rental portfolio. Through consultation with NSP Technical Assistance advisors, the City of North Las Vegas was advised that the activity would not produce the income necessary to be successful. In order to ensure that the homes remain a beneficial program to the community, it was decided that that the activity be converted to a resale program. An analysis of the portfolio indicated that some properties initially intended to be sold to households at or below 120 percent AMI would be instead sold to households at or below 50 percent AMI and vice versa. This will ensure that the City of North Las Vegas will still meet the low income 25 percent set aside for beneficiaries at or below 50 percent AMI.

This conversion to resale was approved by the City of North Las Vegas City Council in January of 2012 and was publicly noticed in the Las Vegas Review Journal on March 1, 2012.

Update June 2012:

The budget has been updated based upon revised estimates of scope of work to complete the rehabilitation of the thirteen properties acquired under this activity for a total budget of \$2,140,356.08 in Federal funds as of June 2012.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (NLV)

Projected Start Date:
03/01/2009

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:
Acquisition/Purchase and Rehabilitation

Projected End Date:
12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,468,701.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 580,519.92

Total Funds: \$ 2,049,221.06

Program Income Account:
North Las Vegas - Resale

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10		8	80.00
# of Households	10		8	80.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Community Development Programs Center of Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 1,032,813.15
Community Development Programs Center of Nevada	Non-Profit	\$ 435,887.99

Funding Source Name**Matching Funds****Funding Amount**

State of NV NSP

No

\$ 580,519.92

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. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

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

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

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Update April 2012:

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. 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 program. An analysis of the portfolio indicated that some properties initially intended to be sold to households at or below 120 percent AMI would be instead sold to households at or below 50 percent AMI and vice versa. Therefore, there were houses originally acquired under this activity that have been swapped with the LH25 Resale activity in order for the purchase prices to be affordable for expected beneficiaries.

Update June 2012:

The budget has been updated based upon revised estimates of scope of work to complete the rehabilitation and resale of the ten properties acquired under this activity for a total budget of \$1,468,701.14 as of June 2012.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (NLV)

Projected Start Date:
03/01/2009

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:
Acquisition/Purchase and Rehabilitation

Projected End Date:
12/31/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,143,527.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 261,342.16

Total Funds: \$ 1,404,869.49

Program Income Account:
North Las Vegas - Resale

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	7	1	3	57.14
# of Households	7	1	3	57.14

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Mission Housing Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 805,943.34
Mission Housing Development Corporation	Non-Profit	\$ 327,583.99

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 261,342.16

Location Description:

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

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% AML.

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

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

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Update June 2012:

The project activity budget was updated based upon actual expenditures for acquisition, rehab and resale. The total Federal funds allocated to this activity for Mission Housing is \$1,133,527.33.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP - D (NLV) / Demolition (NLV)

Grantee Activity Number: NLV - Demolition

Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP - D (NLV)

Project Title:

Demolition (NLV)

Projected Start Date:

01/01/2013

Projected End Date:

01/01/2021



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)

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,680,839.89**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,680,839.89**Proposed Beneficiaries**

of Households

Total**Low****Mod****Low/Mod%**

10

0.00

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

10

Activity is being carried out by

No

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

City of North Las Vegas - Housing and Neighborhood Services

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

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed Budget

\$ 1,680,839.89

Location Description:

BUENA VISTA SPRINGS target area Neighborhood ID # 6240753

BUENA VISTA SPRINGS I:



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

BUENA VISTA SPRINGS II :

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

And single family homes in zip codes located within North Las Vegas area of greatest need.

89030

89031

89032

89081

89084

89086

Census Tract 3602 Block Group 2

Census Tract 370

Activity Description:

This City of North Las Vegas is allocating a portion of their NSP1 program income to this demolition activity. Clark County is not providing any financial support for this project. All administrative and compliance with federal requirements is the responsibility of North Las Vegas. The purpose of this activity is to complete the Buena Vista Springs Demolition project from NSP3 and to acquire and demolish tax foreclosed and blighted properties in the North Las Vegas target area for demolition. The City of North Las Vegas has allocated their NSP 1 funds to the Building and Safety Department; Code Enforcement Division. This program follows NSP1 demolition guidelines. The City will identify 10 blighted and vacant single family homes for this demolition project. No relocation will be required.

Blight Removal Program - \$345,000 of the North Las Vegas Neighborhood Stabilization Program (NSP1) funds are allocated to the City's Building Safety Department Code Enforcement Division for the demolition of dilapidated single family structures to eliminate blight, reduce crime and increase the health and safety of neighborhoods in NSP1 areas of greatest need.

Buena Vista Springs - North Las Vegas has allocated 1.3 million of this budget to complete final demolition at the Buena Vista sites from NSP3. The City is developing plans for the re-use of these properties and will utilize a Market Demand and Feasibility Study to guide future development. Any new housing developed must be affordable to families at or below 120% of Area Median Income (AMI) with a sufficient number of units assisting households with incomes at or below 50% of AMI as required by NSP3. Non-housing development must meet the needs of the community, through provision of retail services, public services or other public benefit.

Environmental Assessment: UNDERWAY

Project # / NSP - E (CC) / Redevelopment (CC)

Grantee Activity Number: ASI - NCEP Spencer Street
Activity Title: ASI - NCEP Spencer Street

Activity Type:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

05/21/2019

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)

Proposed Beneficiaries

Renter Households

Owner Households

of Households

Total**Low****Mod****Low/Mod%**

0.0

5

5

100.00

5

5

100.00

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

Total

of Housing Units

ELI Households (0-30% AMI)

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Accessible Space, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Accessible Space, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 5,304,174.38

Location Description:

4148 Spencer Street, Las Vegas, Nevada, 89169 (In Unincorporated Clark County, Nevada) Assessor's parcel Number 162-23-511-004

Activity Description:

The Project will be for the new construction of a 22-unit residential habilitation/rehabilitation apartment complex for homeless medically fragile individuals and extremely low-income adults with traumatic or acquired brain injury and/or other neurological impairments, located at 4148 Spencer Street, Las Vegas, NV 89169.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: ASI - Stepping Stone
Activity Title: ASI - Stepping Stone

Activity Type:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

11/01/2018

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:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,549,248.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,549,248.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

	Total
# of Multifamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	10

Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Accessible Space, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Accessible Space, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 2,549,248.22



Location Description:

NORTHWEST CORNER OF OLIVE STREET AND SOUTH MOJAVE ROAD, LAS VEGAS, NEVADA 89104 (IN UNINCORPORATED CLARK COUNTY, NEVADA) ASSESSOR'S PARCEL NUMBERS 162-01-501-011, 162-01-501-012, 162-01-501-013, 162-01-501-014.

Activity Description:

The Project will target very low-income (at or below 50% of Area Median Income as annually designated by HUD) adults with TBI/ABI or other neurological impairments.

All 10 residential units will meet Section 504 accessibility standards, and 100% of units will be fully wheelchair accessible. Two of the units will be accessible to persons with visual and hearing impairments. All units will be furnished with beds, linens, chairs, desk, television, and will include roll-in showers, and wheel-under kitchen and bathroom counters and sinks.

Common areas will include a full commercial kitchen and accessible dining, a community room and patio, and the Greenhouse/garden/trails. The Project will include a therapeutic greenhouse, gardens and walking trails on the 1.31-acre parcel in support of the 10-unit development. These additions will serve multiple functions for the residents of Stepping Stone and for the larger community.

Therapeutic gardens and walking trails are consistent with community stabilization efforts that bring neighbors together in a cooperative effort that can strengthen the community. In addition, the proposed greenhouse and gardens provide an excellent, research based job and skills training program that will have positive effects on emotional, cognitive and/or sensory motor functional improvement, increased social participation, health, well-being and life satisfaction.

These positive, well-documented research effects will serve to provide holistic, healthy and self-sustaining vocational activities for the residents of Stepping Stone, Casa Oliva, Mojave Cedar, and the larger community of Clark County residents with disabilities. As with Stepping Stone Apartments and Casa Oliva, the proposed Stepping Stone Greenhouse/garden program will be managed by ASI and NCEP staff, volunteers, and the clients and residents served.

Environmental Assessment: COMPLETED

Environmental None

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

Activity Type:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

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.

Activity Status:

Completed

Project Title:

Redevelopment (CC)

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 645,625.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 3,290,592.00

Total Funds: \$ 3,936,217.62

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	22	22		100.00
# of Households	22	22		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	22
# of Housing Units	22
# ELI Households (0-30% AMI)	21
#Units with bus/rail access	22

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Accessible Space, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Accessible Space, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 645,625.62



Funding Source Name	Matching Funds	Funding Amount
NV Low Income Housing Trust Fund	No	\$ 452,093.00
HUD Multifamily Section 811	No	\$ 2,838,499.00

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue 2312 Bledsoe Lane, Sunrise Manor township unincorporated Clark County Las Vegas, NV 89156

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services (1 unit is a manager unit). \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010.

Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project.

Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as floating units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms. It is anticipated that all 21 rental units will be occupied by households at or below 30% Area Median Income. It is also anticipated that the manager unit be occupied by an NSP-eligible household at 50% or below AMI therefore all 22 units will contribute to the 25% low income set aside requirement.

The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Upon project construction completion, it was determined that the total budget of NSP-eligible expenses was \$645,625.62. The third amendment to the NSP1 Action Plan was published on 9/2/11 and reallocation of funds approved by the Board of Clark County Commissioners on 9/20/11. Therefore, the budget for this activity was reduced in September 2011 and funds were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HFN and HAND.

The total project budget to construct the 22 units of housing from all funding sources was \$4,945,108. Of that total, \$645,625.62 is NSP1 funds. The other funding sources include HUD 811 Multifamily housing funds, the Federal Home Loan Bank, Developer equity, and State of Nevada Low Income Housing Trust Funds (LIHTF).

Activity Complete as of December 31, 2011. All funds drawn and all beneficiaries reported.

Update August 2012: Upon completion of a project audit as required by the HUD Office of Multifamily Housing for use of the HUD 811 funds, it was found that there had been some expenses double-billed to both HUD and Clark County. This occurred due to duplicated efforts of ASI staff members during one of those staff members' medical leave. This error was corrected through the remittance of a reimbursement of funds to Clark County. It was receipted under the program income module because there is no other mechanism in DRGR to account for a reimbursement and was expended similarly to program income according to the first-in first-out rule. However, it will not be treated as program income for the purposes of Administration allocation.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	CC-REDEV-St. Judes Ranch
Activity Title:	Redevelopment-SJR

Activity Type:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

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.

Activity Status:

Completed

Project Title:

Redevelopment (CC)

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 895,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 1,841,054.98

Total Funds: \$ 2,736,054.98

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	7
#Units w other green	7
#Units with bus/rail access	7
#Low flow showerheads	7
#Low flow toilets	7



Activity is being carried out by

No

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

St. Jude's Ranch for Children

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
St. Jude's Ranch for Children	Non-Profit	\$ 895,000.00
Funding Source Name	Matching Funds	Funding Amount
State of NV NSP	No	\$ 1,041,054.98
HUD SHP Continuum of Care	No	\$ 800,000.00

Location Description:

Unincorporated Clark County Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive
5005 McLeod Drive
Las Vegas, NV 89120

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 15-unit multifamily rental housing development for at-risk youth aged 18-25, as well as 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.

Based upon the pro-rata share of construction funds from the two NSP sources (Federal and State), Federal NSP funds account for 46% of the construction budget and State NSP funds account for 54% of the construction budget. Therefore, 46% of the units (7 units) will be reported under the Federal NSP1 grant and 54% of the units (8 units) will be reported under the State NSP1 grant. (UPDATE AUGUST 2012)

The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010. Based on final invoices, the final amount of State NSP1 funds used for this project is \$1,041,054.98 as of November 2012.

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 \$1.9 MM 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).

Environmental Assessment: COMPLETED



Project # / NSP - F (CC) / Administration and Planning Costs (CC)

Grantee Activity Number:	CC-NSP-ADMIN
Activity Title:	NSP Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2020

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:

\$ 1,911,724.94

National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 1,911,724.94

Benefit Report Type:

NA

Activity is being carried out by

No

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

Clark County, Nevada - Community Resources Management Division

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

Clark County, Nevada - Community Resources Management Division

Organization Type

Local Government

Proposed Budget

\$ 1,911,724.94

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Clark County, Nevada

Activity Description:

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

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

Administration funds are allocated to the following NSP1 subrecipients:

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

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

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

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

Nevada Partners (HAP): \$73,000

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

The total initial Admin allocation of \$2,282,906 represented approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined). Following an evaluation of Admin funds expended to date and projected Admin expenses through the end of the grant period, Clark County staff re-allocated funds from this activity. The activity was adjusted following the Third Amendment to the NSP1 Action Plan published on September 2, 2011 and approved by the Board of Clark County Commissioners on September 20, 2011. As of September 27, 2011, the total Admin budget is \$1,256,020. Funds de-obligated from this activity were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HAND and HFN.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Update August 2012: Clark County has allocated an additional \$655,704.94 to the Admin budget based upon the 10% share of program income receipted to date that is eligible for Administration funds. Administration funds are now budgeted for Clark County staff through 2017 during which time it is anticipated the the program income generated under the first allocation of NSP1 funds will be allocated to new NSP1 activities and implemented to result in funds expenditure during that time. The total Admin budget as of August 2012 is \$1,911,724.94.

Environmental Assessment: EXEMPT

Environmental None

Project # / NSP - F (NLV) / Administration and Planning Costs (NLV)

Grantee Activity Number: NLV-NSP-ADMIN
Activity Title: NLV Administration

Activity Type:

Administration

Project Number:

NSP - F (NLV)

Projected Start Date:

03/01/2009

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 and Planning Costs (NLV)

Projected End Date:

06/30/2020

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 683,774.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 93,745.00**Total Funds:** \$ 777,519.00**Program Income Account:**

North Las Vegas - Resale

Activity is being carried out by

No

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

City of North Las Vegas - Housing and Neighborhood Services

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

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed Budget

\$ 683,774.00

Funding Source Name**Matching Funds****Funding Amount**

Location Description:

City of North Las Vegas.

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None

Project # / NSP- D (CC) / Blight Removal Demolition (CC) (RLF)

Grantee Activity Number: CC-NSP Demolition
Activity Title: Blight Removal and Demolition

Activity Type:

Clearance and Demolition

Project Number:

NSP- D (CC) (RLF)

Projected Start Date:

02/03/2015

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:

Under Way

Project Title:

Blight Removal Demolition (CC)

Projected End Date:

05/23/2022

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

Total Budget: \$ 66,736.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 66,736.00

Proposed Accomplishments**Total**

# of Singlefamily Units	8
# of Multifamily Units	2
# of Housing Units	10
# of buildings (non-residential)	2
# of Properties	12

LMI%:

Activity is being carried out by

No

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

Clark County

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

Clark County

Organization Type

Local Government

Proposed Budget

\$ 66,736.00

Location Description:

The Winchester Neighborhood, a part of the Las Vegas Township located in the east-central portion of the Las Vegas Valley. This 4.3 square mile neighborhood is within the 89169 Zip Code

Activity Description:

Demolish vacant blighted structures that attract vandalism and crime to further support previous efforts to stabilize the Winchester Neighborhood

Environmental Assessment: EXEMPT**Environmental** None

Action Plan Comments:

Reviewer - Did not put activities in system.

Reviewer - Had to change rehabilitation to acquisition.



Reviewer - Grantee added more specifics for NLV to plan. Final adjustments will be made shortly. Some funds were moved various other activities.

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Reviewer - Grantee made technical corrections to North Las Vegas' plan. They also provided more indepth information on subawards. No substantial changes were made to either Clark County or NLV's plans.

Reviewer - 11/29/10 Grantee added definitions and "CANCELLED" to activity title for activities cancelled.

Reviewer - 2/9/11 Rejected - grantee needs to make some minor changes to activity information as discussed today.

Reviewer - 2-9-11 Grantee made requested updates and changes.

Reviewer - 2/17/11 Plan reviewed and approved. Definitions and descriptions were added as requested.

Reviewer - 6/29/11 Marilee Hansen - grantee adjusted budgets to reflect usage of PI; also created a new activitiy for SNRHA to sell two of its homes from the rental activity. The HOAs for the properties involved prohibit rentals in their community.

Reviewer - 9/29/11 - approved but with the next AP update need to update Public Comment section with information regarding public review periods for amendments 2 & 3.

Reviewer - 1-24-12 Reviewed comments with grantee and agreed to reject so changes can be made.

Reviewer - 6/18/12 Grantee updated budgets for activities in the city of North Las Vegas to actuals.

Reviewer - 8/16/12 Action plan approved. The grantee made numerous budget revisions to account for PI and added one new activity (SNRHA Duplex).

Reviewer - 10/2/12 Action Plan approved. Grantee completed NLV Admin and SNRHA Resale.

Reviewer - 11/27/12 Plan revised to adjust budgets of completed activities and clean up data. In many activity grantee is unable to change the responsible organtion from itself to the selected non-profit organization. This was reported earlier to DRGR but it has not been addressed.

Reviewer - 5/29/13 Plan approved. Grantee has to change project completion dates for activities still underway or if completed change the status and enter actual completion date.

Reviewer - 10/27/14 Marilee Hansen: AP reviewed and approved with 2 comments.

1. NLV PI Account: Does agreement with Clark County allow NLV to retain PI earned by home sales in NLV? If not, then either revise agreement or delete this account and let PI go into the general account.
2. LH25 Requirement - as of Sept. 1 Clark County has obligated 24.6% of its program plus PI funds. Some LMMI activities are targeting and have as goals low-income households. Consideration should be given to creating new LH25 activities and moving those LH25 households into the new activity(ies) to help meet and/or exceed the goal.

Reviewer - Action Plan approved to allow grantee to submit QPR.

Reviewer - Clark County staff, Deanna, indicated that the Action plan amendments submitted by Clark County were triggered as a result of 18 flags that staff cleared out of DRGR. Clark County has not made any substantive changes to their action plans. (Notes from Kimberly Johnson, CPD Representative for Clark County, 10-23-2018).

Reviewer - This revision adds a new project - Stepping Stones. ER was already submitted. KJ

Reviewer - Requested by grantee to review and approve this action plan revision that was accidentally submitted. As per email dated 10/22/2019 from the grantee, there were no changes to the current action plan. KDJ 10/22/2019.

Reviewer - Grantee added a new activity which is under development. ER was already approved by HUD last Spring. No issues or concerns related to the addition of this activity into the county's NSP portfolio of activities.

Reviewer - The changes made relate to updating available other funding sources. No concerns noted. KJ 1.23.2020

Reviewer - AP amendment reviewed. No issues noted. KJ

Action Plan History

Version	Date
B-08-UN-32-0001 AP#1	02/09/2011
B-08-UN-32-0001 AP#2	09/29/2011
B-08-UN-32-0001 AP#3	01/11/2012
B-08-UN-32-0001 AP#4	01/26/2012
B-08-UN-32-0001 AP#5	04/24/2012
B-08-UN-32-0001 AP#6	06/18/2012
B-08-UN-32-0001 AP#7	08/16/2012
B-08-UN-32-0001 AP#8	10/02/2012
B-08-UN-32-0001 AP#9	11/27/2012
B-08-UN-32-0001 AP#10	05/29/2013
B-08-UN-32-0001 AP#11	07/15/2014
B-08-UN-32-0001 AP#12	10/27/2014
B-08-UN-32-0001 AP#13	04/28/2015
B-08-UN-32-0001 AP#14	10/15/2015

B-08-UN-32-0001 AP#15	01/27/2016
B-08-UN-32-0001 AP#16	06/06/2017
B-08-UN-32-0001 AP#17	07/06/2017
B-08-UN-32-0001 AP#18	01/23/2018
B-08-UN-32-0001 AP#19	05/24/2018
B-08-UN-32-0001 AP#20	10/23/2018
B-08-UN-32-0001 AP#21	06/25/2019
B-08-UN-32-0001 AP#22	10/22/2019
B-08-UN-32-0001 AP#23	12/06/2019
B-08-UN-32-0001 AP#24	01/23/2020
B-08-UN-32-0001 AP#25	01/27/2020

