

Action Plan

Grantee: Henderson, NV

Grant: B-08-MN-32-0001

LOCCS Authorized Amount:	\$ 3,205,044.00
Grant Award Amount:	\$ 3,205,044.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 665,799.69
Total Budget:	\$ 3,870,843.69

Funding Sources

Funding Source

State of Nevada

Funding Type

Other Federal Funds

Narratives

Areas of Greatest Need:

The City of Henderson has been one of the fastest growing Cities in the nation over the past decade. The City experienced rapid land and housing price appreciation associated with this rapid growth. Within the past two years the so-called housing bubble has burst and statistics indicate Southern Nevada as a whole has been one of the most negatively impacted areas in the country. To some extent the City has experienced the same toxic combination of predatory and subprime lending practices coupled with low teaser rates on Adjustable Rate Mortgages (ARM) which have received recent national attention. These problems were magnified in Southern Nevada due to extreme real estate investor speculation associated with the rapid growth of the area. The resulting loss of owner equity has resulted in several neighborhoods within the City at risk of deterioration.

Distribution and and Uses of Funds:

The City of Henderson will seek partnerships with community based organizations as the preferred program delivery method. The City of Henderson will provide NSP funds to one or more nonprofit community based organizations that have the experience and capacity to assist the City in delivering the NSP funding to the described areas of greatest need. Partnerships will be established through a Request for Qualification (RFQ) or a Request for Proposal system (RFP). The RFQ or RFP and subsequent Agreements concerning the use of NSP funds will require utilization of funding within the areas of greatest need, as identified in section A. The City has identified the following tools to be used in addressing the three categories in the NSP statute within the identified areas of greatest need. The City will institute a Homebuyer Assistance Program (HAP) to assist households with incomes which do not exceed 120% of Area Median Income (AMI). The City will also provide funds to one or more nonprofit organizations through an RFQ or RFP process to purchase and rehabilitate homes and then sell to households with incomes which do not exceed 120% AMI. The City will provide funds through an RFQ or RFP process to one or more nonprofits to provide the required educational components in utilization of the NSP funds in purchasing properties.

Substantial Amendment #1:

The City of Henderson's initial Neighborhood Stabilization Program Amendment was approved by City Council on November 18, 2008 and subsequently accepted and approved by the U.S. Department of Housing & Urban Development (HUD). The approved NSP plan included \$3,205,044 of federal and \$850,819 of State of Nevada NSP funding.

Substantial Amendment #2:

The Second Substantial Amendment adjusted budgeted line items to reallocate proposed funding within the existing approved NSP plan. The amendment was available for public review and comment from June 18th to July 5th and was subsequently approved by City Council with no comment on July 8, 2010.

Agreement Amendments:



On November 17, 2009, City Council approved an agreement to award \$266,667 of NSP1 funds to Community Development Programs Center of Nevada (CDPCN), \$266,667 to Housing for Nevada (HFN), and \$801,261 to Southern Nevada Regional Housing Authority (SNRHA).

On July 8, 2010, City Council approved an agreement to award \$300,000 to HopeLink and increase the existing agreement with HFN by \$423,667.

On September 7, 2010, City Council approved an amendment to increase the existing agreement with HFN by \$260,000.

On September 21, 2010, City Council approved an amendment to increase the existing agreement with CDPCN by \$45,000.

On June 14, 2011, City Council approved an amendment to increase the existing agreement with HopeLink by \$30,000.

On November 1, 2011, City Council approved an amendment to increase the existing agreement with SNRHA by \$175,000.

On October 21, 2014, City Council approved an amendment to increase the existing agreement with SNRHA by \$75,056.

Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. For purposes of the NSP the City of Henderson does not have blighted structures.

(2) Definition of affordable rents. The City of Henderson will use the lower of HUDs published Fair Market Rents (FMR) or the most current Local Housing-Market Conditions rents as published by the UNLV Center for Business and Economic Research to establish affordable rents for the NSP program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

The City of Henderson will ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or development of abandoned and foreclosed-upon homes and residential properties assisted with NSP funds will remain affordable to individuals and families whose incomes do not exceed 120 percent of area median income. The City will adopt the HOME Program definitions and standards for affordability periods. These standards will conform to HOME program standards for homeownership housing found in 24 CFR 92.254 and for rentals found in 24 CFR 92.252 (a), (c), (e), and (f). To ensure affordability of rental units the City will monitor each nonprofit utilizing NSP funds on a yearly basis to verify compliance.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

The housing rehabilitation standards that will apply to NSP assisted rehabilitation activities will require that all buildings be brought up to local code, that required building permits be obtained and that appropriate inspections be performed.

The City of Henderson Affordable Housing Program has existing established rehabilitation standards for use in existing rehabilitation activities. These locally developed standards meet the requirements of the existing HOME program and will be applied to NSP assisted activities.

Low Income Targeting:

The City exceeded its 25% set aside low income targeting requirement by funding 2 non-profits, Southern Nevada Regional Housing Authority and HopeLink. The non-profits purchased, rehabbed, and rented 12 single family homes to households below 50% AMI.

Acquisition and Relocation:

The City's policy will be not to acquire occupied properties. However if we do assist with the acquisition of an occupied property the City will follow URA Regulations.

Public Comment:

The Draft NSP Substantial Amendment document was made available for public review and comment in written form at City Hall and two public libraries, and electronically posted on the City of Henderson website at http://www.cityofhenderson.com/neighborhood_services/index.php.

Notice of the public review & comment period was posted in both English and Spanish in the local Review Journal newspaper on November 8, 2008. The comment period was open from November 8 through November 24, 2008. A public hearing to receive additional comments from the public was held during the City Council meeting on November 18, 2008, during which City Council approved submission of this Substantial Amendment.

The City received two comments during the public comment period and both concerned the Professional Services activity proposing Housing Counseling. The comments are as follows:

A) Participation with any agency or community partner to provide homebuyer education programs through the Neighborhood Stabilization Program should ensure the agency or community partner is:

1) HUD approved as a comprehensive housing counseling agency, preferably as a Local Housing Counseling Agency, as criteria and oversight is much stricter than for organizations approved through a national HUD intermediary.

2) Ensure any nonprofit agency or community partner providing service of any type through the Neighborhood Stabilization Program be financially solvent, as all services will be provided on a reimbursable basis. An agency or community partner not in the position to provide services from reserves while awaiting reimbursement may jeopardize the Neighborhood Stabilization Program. This is easily accomplished through accessing a nonprofit agency or community partner's 990 tax return (a public document) or by requesting audited financials, which all nonprofit or community partners should have to ensure adequate financial oversight.

B) To ensure that there is quality delivery of counseling and education services to the residents of Clark County by unbiased neutral housing counselors and educators, all such personnel shall obtain and maintain a Certified Housing Counselor



designation, with such certification obtained by an accredited independent third party.

RESPONSE TO COMMENTS: The City intends to include these recommendations in developing the Professional Services Housing Counseling criteria.

A Second Substantial Amendment reallocated proposed funding within the existing approved NSP Plan. Homebuyer Assistance Program decreased from \$1,183,279 to \$901,989. Purchase & Rehabilitation increased from \$800,000 to \$957,000. Purchase & Rehab as Rental increased from \$801,261 to \$1,101,261.

Professional Services decreased from \$100,000 to \$0. Administration decreased from \$320,504 to \$244,794. This proposed Amendment was made available for public review and comment from June 18, 2010 through July 5, 2010. A complete copy of the original approved Neighborhood Stabilization Plan is available on the Neighborhood Services webpage at the City of Henderson's site, www.cityofhenderson.com.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
BCKT	Bucket Project		<i>No activities in this project</i>
NSPa	Funding Mechanism		<i>No activities in this project</i>
NSPb	Acquisition and Rehabilitation	G1_D0250_HAP	Homebuyer Assistance 570.201(n)
		G2_D0248_HFN	Purchase & Resale - Housing for Nevada
		G2a_D0248_CDPCN	Purchase & Resale - CDPCN
		G3_D0249_SNRHA	Purchase & Rent - SNRHA
		G3a_D0249_HACA	Purchase & Rent - HACA
		G4-Cancelled	Public Services - Counseling 570.201(e) Cancelled
NSPf	Administration	G5_D0246_Admin	Administration 570.205



Activities

Project # / NSPb / Acquisition and Rehabilitation

Grantee Activity Number: G1_D0250_HAP
Activity Title: Homebuyer Assistance 570.201(n)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 01/01/2009

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 and Rehabilitation

Projected End Date:
 12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 655,472.46
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 137,900.70
Total Funds: \$ 793,373.16

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11	4	7	100.00
# of Households	11	4	7	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Henderson, Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Henderson, Neighborhood Services	Local Government	\$ 0.00
City of Henderson, Neighborhood Services Department	Local Government	\$ 655,472.46

Funding Source Name	Matching Funds	Funding Amount
State of Nevada	No	\$ 137,900.70

Location Description:

All properties assisted with NSP funds were located within the geographic areas of greatest need. The City has added contiguous Census Tracts 51.08 and 51.09 to target area. Both tracks have scores over 18, with 51.08 = 19 and 51.09 = 20.

1925 Moser Drive
 525 Buchanan Avenue
 272 Sweet Sugar Pine Drive
 215 Fir St.
 465 Bell Avenue
 388 Darien Court
 675 Marlberry Place
 664 Dancing Sage Ct.
 421 MacKay Street
 415 Forest Street
 419 La Jolla Dr

Activity Description:

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

**Activity is completed. Moved funds remaining \$13,489.54 in Housing Assistance Program funds (G1) to Purchase, Rehab and Rent (G3) to complete rehab on purchased properties.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G2_D0248_HFN
Activity Title: Purchase & Resale - Housing for Nevada

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 01/01/2009

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

Activity Status:
 Completed

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 06/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 989,488.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 363,650.66

Total Funds: \$ 1,353,138.71

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	9	8	1	100.00
# of Households	9	8	1	100.00

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:
 Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Henderson, Neighborhood Services	Local Government	\$ 0.00



City of Henderson, Neighborhood Services Department

Local Government \$ 0.00

Housing for Nevada

Non-Profit \$ 989,488.05

Funding Source Name

Matching Funds

Funding Amount

State of Nevada

No

\$ 363,650.66

Location Description:

All properties assisted with NSP funds were located within the geographic areas of greatest need. The City has added contiguous Census Tracts 51.08 and 51.09. Both tracks have scores over 18, with 51.08 = 19 and 51.09 = 20.

- 500 Barrett
- 2072 Club Crest
- 523 Crony
- 591 Jackson
- 335 Merit
- 124 Palo Verde
- 405 Pumpkin
- 433 Woodridge
- 552 Van Dornum

Activity Description:

This activity allows the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. Community Development Program Center of Nevada (CDPCN), Housing for Nevada (HFN) and Nevada HAND were selected as a result of a valley-wide RFP process that was completed September 2009. Given the high volume of work from the County, Nevada Hand requested a release from their contract. As a result, the City is using CDPCN and HFN who both sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority greatest need census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G2a_D0248_CDPCN
Activity Title: Purchase & Resale - CDPCN

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 11/17/2009

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 and Rehabilitation

Projected End Date:
 06/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 297,863.89
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 126,833.00
Total Funds: \$ 424,696.89

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
#Units exceeding Energy Star	2
#Low flow showerheads	4
#Dishwashers replaced	2
#Refrigerators replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	3
#Efficient AC added/replaced	2
# of Properties	2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Programs Center of Nevada (CDPCN)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Programs Center of Nevada (CDPCN)

Organization Type

Non-Profit

Proposed Budget

\$ 297,863.89

Funding Source Name

State of Nevada

Matching Funds

No

Funding Amount

\$ 126,833.00

Location Description:

2091 Club Crest, Henderson, NV 89014

2409 Marlene, Henderson, NV 89014

Activity Description:

This activity allows the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. Community Development Program Center of Nevada (CDPCN), Housing for Nevada (HFN) and Nevada HAND were selected as a result of a valley-wide RFP process that was completed September 2009. Given the high volume of work from the County, Nevada Hand requested a release from their contract. As a result, the City is using CDPCN and HFN who both sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority greatest need census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G3_D0249_SNRHA
Activity Title: Purchase & Rent - SNRHA

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 01/01/2009

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)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	12

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
City of Henderson, Neighborhood Services Department	Local Government	\$ 0.00
Southern Nevada Regional Housing Authority	Non-Profit	\$ 1,251,223.67

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

State of Nevada

No

\$ 365,915.12

Location Description:

All properties assisted with NSP funds were located within the geographic areas of greatest need. The City added contiguous Census Tracts 51.08 and 51.09. Both tracks have scores over 18, with 51.08 = 19 and 51.09 = 20.

2245 Marlboro
 1832 Mazzanti
 225 Meyers
 933 Palo Verde
 520 Brownlee
 202 Fullerton
 920 North Major
 1840 Margarita
 2211 Marlboro

Activity Description:

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

**Moved \$13,489.54 from the Housing Assistance Program (G1) and \$153296.69 from the Purchase, Rehab and Resale (G2) into Purchase, Rehab and Rental (G3) to cover the cost of rehab of homes.

***This activity is being carried out by the Southern Nevada Regional Housing Authority. Due to issues with DRGR, in the pdf version of the Action Plan it says that the organization carrying out activity is City of Henderson. This is incorrect.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G3a_D0249_HACA
Activity Title: Purchase & Rent - HACA

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 07/08/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 03/09/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 324,186.47
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 324,186.47

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 HopeLink (previously HACA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
HopeLink (previously HACA)	Non-Profit	\$ 324,186.47

Location Description:

907 North Major, Henderson, NV 89015
129 Maple, Henderson, NV 89015
536 Close, Henderson, NV 89015

Activity Description:

Project Completed: October 2012

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

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: G4-Cancelled
Activity Title: Public Services - Counseling 570.201(e) Cancelled

Activity Type:

Public services

Project Number:

NSPb

Projected Start Date:

01/01/2009

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 (Person)

Activity Status:

Cancelled

Project Title:

Acquisition and Rehabilitation

Projected End Date:

08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Henderson, Neighborhood Services Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Henderson, Neighborhood Services Department

Organization Type

Local Government

Proposed Budget

\$ 0.00

Funding Source Name

State of Nevada

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:



Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need

Activity Description:

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

Environmental Assessment:

Environmental None

Project # / NSPf / Administration

Grantee Activity Number: **G5_D0246_Admin**
Activity Title: **Administration 570.205**

Activity Type: Administration	Activity Status: Completed
Project Number: NSPf	Project Title: Administration
Projected Start Date: 01/01/2009	Projected End Date: 06/30/2013
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: \$ 338,935.05
National Objective: Not Applicable - (for Planning/Administration or Unprogrammed Funds only)	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 48,003.42
	Total Funds: \$ 386,938.47
Benefit Report Type: NA	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Henderson, Neighborhood Services Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Henderson, Neighborhood Services Department

Organization Type

Local Government

Proposed Budget

\$ 338,935.05

Funding Source Name

State of Nevada

Matching Funds

No

Funding Amount

\$ 48,003.42

Location Description:

City of Henderson 240 Water St., Henderson, NV 89015 Douglas Kuntz, 702 267-2018

Activity Description:

The activity will allow the City of Henderson to provide planning and general administrative support for the NSP program.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - Henderson added two new census tracts, The City added contiguous Census Tracts 51.08 and 51.09. Both tracts have scores over 18, with 51.08 = 19 and 51.09 = 20. No other changes were noted to the NSP plan.

Reviewer - Grantee adjusted all activities. Eliminated Professional services and moved these funds to Acq., rehab, and sale (G2 & G3). Moved some administrative funds to G2 & G3, and reduced G1 and moved to G2. No other changes noted.



- Reviewer - 12/16/10 - Data has improved and a clearer story is being told; need to revise public comment section to include how the city responded to the comments submitted. Activity screens need to be revised to clarify who is the organization carrying out the activities. Currently the plan has the city doing it all. Some activity budgets do not match that being proposed. This should be clarified or revised.
- Reviewer - 2/3/11 Updates made by the grantee regarding performance goals and measures as requested. Plan approved.
- Reviewer - 2/17/11 plan reviewed and approved. One comment passed on the grantee in regards to definition of affordable rent being restricted to 30% of the HH income. This might be too restrictive. Suggest that this is reviewed by a cash flow analysis of the scattered site rental project.
- Reviewer - 3/31/11 Activities G1, G2,G3 and G5 environmental assessment is blank; activity G1 proposed budget is \$0, it should be \$668,962; activity G3 organization carrying out activity reads on printed version "City of Henderson" but in the activity itself it says "SNRHA"; activities G1, G2, G3 Activity Type should be "rehab/reconstruction of residential unit".
- Reviewer - 1/24/12 Plan rejected - a couple of activities need to be split out as separate activities. DRGR is not saving comments in the activity level. Comments will be emailed to grantee in PDF file.
- Reviewer - 2/28/12 Plan rejected because it was not posted on city's website. Other minor comments in each activity. Grantee notified and will resubmit by 3/8/12.
- Reviewer - 3/6/12 Grantee made all requested changes. Plan approved.
- Reviewer - 03/27/12 Approved so grantee can work on plan
- Reviewer - 03/27/12 Grantee made all requested corrections except for Responsible Organization for HFN and SNRHA. Grantee is working with Help Desk to correct.
- Reviewer - 4/9/12 - Plan errors being worked on with TA provider. Rejected plan as errors still not corrected.
- Reviewer - Marilee Hansen 4/12/12 - Plan approved without review so grantee can correct errors with TA provider.
- Reviewer - 7/12/12 Plan opened by mistake and submitted for approval without change.
- Reviewer - 8/16/12 Action Plan approved. Grantee made some minor budget adjustments to account for PI.
- Reviewer - 10/1/12 Plan rejected as per Grantee request.
- Reviewer - 10/17/12 Plan approved. There remains a DRGR issue with two activities where the non profit should be the "organization carrying out activity" but it says the city. In the review mode it looks correct but not in the PDF.
- Reviewer - 1/16/13 Plan approved without review; grantee mistakenly opened it to check data without realizing it would change the status.
- Reviewer - 7/8/13 Action plan budgets revised and "other funds" were changed to zero as per instructions from the HELPDesk to resolve issues of budget versus obligations.
- Reviewer - 10/22/13 Plan approved to allow grantee to submit QPR on time. Delay due to government shut down.

- Reviewer - Marilee Hansen: AP rejected without review as per Grantee request.
- Reviewer - AP approved with minor comments sent to Grantee.
- Reviewer - Henderson updated plan to include responsible org that will carry out the activities for NSPb, a LH25 project and update dat demographics.
- Reviewer - Approved, the grantee should provide a description on how it met the vicinity hiring requirements in the next QPR submission and complete a remediation plan for the two activities identified below:
 1- NSPf G5_D0246_Admin DRAWDOWN ACTIVITY AT RISK NO DRAWS 720 DAYS
 2- NSPf G5_D0246_Admin AP STRUCTURE ACTIVITY COMPLIANCE ACTIVITY END DATE

Action Plan History

Version	Date
B-08-MN-32-0001 AP#1	04/20/2010
B-08-MN-32-0001 AP#2	04/14/2011
B-08-MN-32-0001 AP#3	01/26/2012
B-08-MN-32-0001 AP#4	03/06/2012
B-08-MN-32-0001 AP#5	03/27/2012
B-08-MN-32-0001 AP#6	03/27/2012
B-08-MN-32-0001 AP#7	04/12/2012
B-08-MN-32-0001 AP#8	07/12/2012
B-08-MN-32-0001 AP#9	08/16/2012
B-08-MN-32-0001 AP#10	10/01/2012
B-08-MN-32-0001 AP#11	10/17/2012
B-08-MN-32-0001 AP#12	01/16/2013
B-08-MN-32-0001 AP#13	07/08/2013
B-08-MN-32-0001 AP#14	10/22/2013
B-08-MN-32-0001 AP#15	01/23/2015
B-08-MN-32-0001 AP#16	05/16/2016
B-08-MN-32-0001 AP#17	07/19/2018
B-08-MN-32-0001 AP#18	05/21/2019
B-08-MN-32-0001 AP#19	08/14/2019
B-08-MN-32-0001 AP#20	01/14/2020

