

# Action Plan

**Grantee:** Las Vegas, NV

**Grant:** B-08-MN-32-0002

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<b>LOCCS Authorized Amount:</b>	\$ 14,775,270.00
<b>Grant Award Amount:</b>	\$ 14,775,270.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 15,000,000.00
<b>Total Budget:</b>	\$ 29,775,270.00

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## Funding Sources

Funding Source	Funding Type
State of Nevada NSP	Other Federal Funds

## Narratives

### Areas of Greatest Need:

The City has gathered data from several sources indicating the highest number of foreclosures, pre-foreclosures and high cost loans by Zip Code. To date, the highest number of foreclosures exists in the 89108, 89110, 89131, 89129, 89128, and 89117, Zip Codes. In addition, Neighborhood Planners have conducted site surveys of the neighborhoods within these target zip codes to assess the general condition of abandoned and foreclosed properties. Neighborhoods located within the 89101, 89104 and 89107 Zip Codes are likely to face a significant rise in the rate of home foreclosures based on the number of pre-foreclosures and high cost loans with pending interest rate resets. Therefore, these Zip Codes are also considered to be future areas of greatest need that may benefit from the operation of NSP funded programs. As a result of the data and survey information, the City will implement the following strategies for the distribution and use of NSP funds. Substantial Amendment September 19, 2019

The City submits its substantial amendment to its NSP 1 Action Plan. At the time the City received its NSP 1 Program funding, the city of Las Vegas was facing a housing crisis. Comparatively to other cities, Las Vegas was hardest hit because it had the biggest gains. Home prices plummeted 60 percent, which was nearly twice the national rate. Therefore, to stave off long lasting devastation to communities and the housing market, HUD awarded the City NSP 1 and NSP 3 grant funds. The NSP 1, program funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, was the first round of neighborhood stabilization grants to all states and select governments on a formula basis.

The full housing recovery in the original target areas compels to the City to remove them from the NSP 1 program and refocus resources to the revitalization of the Historic Westside in zip code 89106. The proposed target area, Historic Westside, is part of a larger, more comprehensive redevelopment plan. This community has a rich African American history that includes the first integrated casino in Las Vegas, the Moulin Rouge. It spans 3.5 square miles, is centrally located in the City and in close proximity to Interstate 15 and US-95. It is bounded by Owens on the north, Washington on the south, I-15 to the east, and H street on the west. The area currently has a greater population of extremely low-income residents and is predominantly made up of African American and Hispanic ethnicities. Median home prices are well below that of homes in the immediate surrounding area in West Las Vegas and vacant lots make up the second largest land use category, comprising 15.5% (248.2 acres) of the total land area.

Revitalizing the Historic Westside is a high priority of City Council and the City Manager's Office. Plans include creating affordable housing, improving infrastructure for mixed-use, mixed-income units that will allow for economic development and workforce opportunities for residents within the community.

### Distribution and Uses of Funds:

The intent of the Neighborhood Stabilization Plan is to address the negative impacts of abandoned and foreclosed properties on communities with the greatest need as determined by the number and rate of foreclosed residential properties as well as those neighborhoods likely to face an increase in foreclosures. The value of residential properties has dropped over 30% in



Las Vegas and will continue this downward trend as the condition of abandoned and foreclosed homes deteriorates due to neglect and vandalism. The foreclosure issue has a tremendous impact on the economy as the tax base is supported in part by property taxes, which will be reduced in conjunction with lower property values. Homeowners Associations cannot collect monthly HOA dues from foreclosed homes and in turn are unable to financially support the maintenance of their streets and neighborhood amenities resulting in further deterioration of the community. Furthermore, some HOAs are experiencing bankruptcy and looking to the cities to take over maintenance of private streets, parks and other infrastructure. Therefore, the NSP requires cities to develop programs that will reduce the number of abandoned and vacant homes from our existing housing stock rather than constructing more housing in an already saturated market.

The city has determined to concentrate its NSP funding on acquiring properties, rehabilitating them, and then offering them for either purchase to households at or below 120% AMI or renting to households at or below 50% AMI. To further assist household to qualify for housing purchase, the city has entered into agreements with subrecipients who will implement these programs, the city has contracted with three subrecipients to operate a homebuyers assistance program which will provide closing cost and mortgage buy down assistance if necessary to qualified homebuyers. Additionally, the city has contracted with a property management company to operate the scattered site rental program including qualifying households at 50% or below AMI. All selections were done through a Request for Proposal process.

Substantial Amendment September 19, 2019:

Under this substantial amendment, the City proposes adding the 'Redevelopment' activity (Eligible Use E) to its NSP 1 HUD Action Plan in support of its redevelopment efforts in the Historic Westside. The City will create more affordable housing to spur economic development. The City owns 1100 D Street, which is four contiguous parcels in the Historic Westside along the block of Jefferson & D Street (1 acre), 6 parcels along Jefferson Street between D & E streets, (0.80 acres), and two non-contiguous parcels along Madison Street (0.16 acres) - all of which are in close proximity to one another.

Adjacent the future Building and Trades/Construction facility is 1100 D Street where the City will develop a significant mixed-use, mixed-income project for which NSP 1 funds will support the construction of the housing portion. This catalyst development may galvanize further land redevelopment with private investment, create shopping amenities, substantially approve the aesthetic and create a more positive impression of the community. Moreover, it will offer a live-work environment with retail on the ground floors and residential units on the upper floors.

Newly constructed multi-unit housing or single-family dwellings will be developed on the parcels along Jefferson Street between D & E streets and on the two non-contiguous parcels along Madison Street.

These new construction projects under the Redevelopment activity will provide affordable housing to families at or below 120% AMI.

## **Definitions and Descriptions:**

**Definition of Blighted Structure:** Blighted structures shall be considered structures that have less than 51% structural integrity or constitute a public/chronic nuisance.

**Definition of Affordable Rents:** Rates for the affordable rental housing shall be based on the low HOME or fair market rent whichever is less to households who at the time of initial occupancy have income determinations that are equal to or less than 50% of area median income adjusted for family size as shown on the HUD Program Income Guidelines in effect at the time when the property is rented.

**Continued Affordability:** For housing stock acquired for the purpose of selling to persons earning at or below 120% AMI, the following affordability period applies regarding the amount of homebuyer assistance provided: Under \$15,000, five (5) years affordability; \$15,000 to under \$40,000, ten (10) years affordability, \$40,000 to \$50,000, fifteen (15) years affordability. Housing stock acquired for the purpose of providing affordable rental housing to persons earning at or below 50% AMI shall remain affordable for a fifteen (15) year period from the date of the execution of the first rental agreement for each property. At the end of the fifteen year period, the City will consider deeding the properties to a qualified non-profit for either 1) continuing a rental program for households at or below 50% AMI or 2) selling the properties to qualified houses at or below 120% AMI.

## **Low Income Targeting:**

The city will obligate HUD and State NSP allocations in the amount of \$5,193,817 to purchase and rehabilitate abandoned or foreclosed homes for the purpose of providing affordable rental housing to households earning at or below 50% AMI.

[\$3,693,817 HUD] [\$1,500,000 State]  
Substantial Amendment September 19, 2019

Under this substantial amendment, the City will be selling its 54 rental properties at Fair Market Value through the application of the Change of Use provision under the Guidance on NSP Disposition and Demolition instead of maintaining them in its affordable housing stock for 15 years as discussed in its NSP 1 Action Plan. Since the initial end use 'Rent or sell the residential property to a family at or below 120% AMI' for 41 households has been met and exceeded, the City would reinvest the program income generated by the proceeds of those sales towards substantial redevelopment, economic development activities, and revitalization of the Historic Westside.

## **Acquisition and Relocation:**

The city of Las Vegas does not intend to demolish any occupied properties as the result of any NSP activities. The city complies with all the requirements of the Uniform Relocation Act. Any lender selling foreclosed property to the city of Las Vegas for the NSP program is required to certify that the property is not occupied by a bona fide tenant and that any bona fide tenant was given a 90 day notice to vacate the premises prior to the completion of the foreclosure. If the city of Las Vegas is purchasing a property through short sale, the owner is required to provide a certified statement that the property has not been occupied by a bona fide renter within 90 days prior to the close of escrow.



## Public Comment:

The Neighborhood Stabilization Program (NSP) was made available to the public through advertisement in local newspapers, placement at city community and senior centers and on the City website at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov) on November 10, 2008 for a 15-day public review and comment period. The draft NSP was also made available in print form at the Neighborhood Services Department. In addition, a public comment meeting was co-hosted by Clark County and the cities of Las Vegas, North Las Vegas and Henderson on November 17, 2008. Each jurisdiction presented their Plan and answered questions as well as accepted written comments for consideration. Thirteen comments were received during the comment period and were included with the submitted plan to HUD. The comments were general inquiries and did not require written responses. The city has made five changes to its AP and no public comments have been received.

An amendment to the NSP1 Action Plan was made available for public comment on June 22, 2011 for land banking activities, demolition of vacant properties and new construction. The public comment period was for 30 days. No public comments were received.

An amendment to the NSP 1 Action Plan was made available for public comment on August August 29, 2019. The public comment was for 30 days. No public comments were received.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-A	Financing Mechanisms	clvhap1-cccs clvhap1-hfn clvhap1-nhssn clvhap1-np	Homebuyer Assistance
NSP-B	Acquisition/Purchase and	clvHAP2.1 clvssh1	HAP2 - First Look Program Scattered Site Housing for Low-Income
NSP-C	clvdemolandbank	NSP-D1	Land Banking
NSP-E	Redevelopment	<i>No activities in this project</i>	
NSP-F	Administration and Planning Costs	clvadm1	NSP Administration



# Activities

## Project # / NSP-A / Financing Mechanisms

**Grantee Activity Number:** clvhap1-cccs  
**Activity Title:** Homebuyer Assistance

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

**Project Number:**  
 NSP-A

**Projected Start Date:**  
 06/01/2009

**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**  
**# of Households**

Total	Low	Mod	Low/Mod%
22	1	5	27.27
22	1	5	27.27

**Activity is being carried out by**  
 Yes

**Organization carrying out Activity:**  
 Consumer Credit Counseling Services

### Proposed budgets for organizations carrying out Activity:

**Responsible Organization**  
 City of Las Vegas

**Organization Type** Local Government  
**Proposed Budget** \$ 0.00

**Activity Status:**  
 Under Way

**Project Title:**  
 Financing Mechanisms

**Projected End Date:**  
 03/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 744,561.99

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 744,561.99



Consumer Credit Counseling Services

Non-Profit

\$ 744,561.99

**Funding Source Name**

**Matching Funds**

**Funding Amount**

State of Nevada NSP

No

\$ 0.00

**Location Description:**

City of Las Vegas - Targeted Zip Codes.

**Activity Description:**

The Homebuyer Assistance Program will assist families purchase abandoned or foreclosed homes to reverse the trend toward disinvestment and deterioration of properties and property values within targeted neighborhoods impacted by a high percentage of foreclosures. Income qualified households will attain homeownership through fixed rate mortgages at a monthly payment that is affordable and appropriate for the household income (not to exceed 30% of household monthly income). The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price consistent with FHA financing rules if the home purchase is to be financed through FHA.

This program will allow for mortgage buy down and/or closing cost assistance not to exceed \$50,000 although it is anticipated that on average households will only need \$30,000 of assistance. The selected sub-recipients will be required to provide a minimum of 8 hours of housing counseling through a HUD certified housing counselor.

All homes that are purchased by clients who are certified eligible by this agency and receive assistance via this agency are homes that the city has purchased and rehabilitated through the CLVHAP 2.1 Activity. The homes are statistically credited to this agency/activity and its corresponding beneficiary totals are credited to this agency. The agency's clients are only allowed to purchase CLVHAP 2.1 homes.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** clvhap1-hfn  
**Activity Title:** Homebuyer Assistance

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

**Project Number:**  
 NSP-A

**Projected Start Date:**  
 03/19/2009

**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:**  
 Under Way

**Project Title:**  
 Financing Mechanisms

**Projected End Date:**  
 03/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 181,395.17

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 181,395.17

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

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	4	1	3	100.00
# of Households	4	1	3	100.00

**Activity is being carried out by**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**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	\$ 181,395.17

**Location Description:**  
 City of Las Vegas - Targeted Zip Codes.

**Activity Description:**

The Homebuyer Assistance Program will assist families purchase abandoned or foreclosed homes to reverse the trend toward disinvestment and deterioration of properties and property values within targeted neighborhoods impacted by a high percentage of foreclosures. Income qualified households will attain homeownership through fixed rate mortgages at a monthly payment that is affordable and appropriate for the household income (not to exceed 30% of household monthly income). The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price consistent with FHA financing rules if the home purchase is to be financed through FHA.

This program will allow for mortgage buy down and/or closing cost assistance not to exceed \$50,000 although it is anticipated that on average households will only need \$30,000 of assistance. The selected sub-recipients will be required to provide a minimum of 8 hours of housing counseling through a HUD certified housing counselor.

All homes that are purchased by clients who are certified eligible by this agency and receive assistance via this agency are homes that the city has purchased and rehabilitated through the CLVHAP 2.1 Activity. The homes are statistically credited to this agency/activity and its corresponding beneficiary totals are credited to this agency. The agency's clients are only allowed to purchase CLVHAP 2.1 homes.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** clvhap1-nhssn  
**Activity Title:** Homebuyer Assistance

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

**Project Number:**  
 NSP-A

**Projected Start Date:**  
 06/01/2009

**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:**  
 Under Way

**Project Title:**  
 Financing Mechanisms

**Projected End Date:**  
 07/05/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 250,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 250,000.00

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

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	4
# of Housing Units	4

**Activity is being carried out by**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**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	\$ 250,000.00
Funding Source Name	Matching Funds	Funding Amount
State of Nevada NSP	No	\$ 0.00





**Location Description:**

City of Las Vegas - Targeted Zip Codes.

**Activity Description:**

The Homebuyer Assistance Program will assist families purchase abandoned or foreclosed homes to reverse the trend toward disinvestment and deterioration of properties and property values within targeted neighborhoods impacted by a high percentage of foreclosures. Income qualified households will attain homeownership through fixed rate mortgages at a monthly payment that is affordable and appropriate for the household income (not to exceed 30% of household monthly income). The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price consistent with FHA financing rules if the home purchase is to be financed through FHA.

All homes that are purchased by clients who are certified eligible by this agency and receive assistance via this agency are homes that the city has purchased and rehabilitated thorough the CLVHAP 2.1 Activity. The homes are statistically credited to this agency/activity and its corresponding beneficiary totals are credited to this agency. The agency's clients are only allowed to purchase CLVHAP 2.1 homes.

The NeighborhoodLIFT program is a collaborative program of Wells Fargo Bank, Wells Fargo Foundation and NeighborWorks America, an independent nonprofit organization. Homebuyers under this program offer counseling and financial education

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** clvhap1-np  
**Activity Title:** Homebuyer Assistance

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

**Project Number:**  
 NSP-A

**Projected Start Date:**  
 06/30/2009

**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:**  
 Financing Mechanisms

**Projected End Date:**  
 03/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,221,538.54

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,221,538.54

**Proposed Beneficiaries**

**# Owner Households**

**# of Households**

Total	Low	Mod	Low/Mod%
43		43	100.00
43		43	100.00

**Activity is being carried out by**  
 Yes

**Organization carrying out Activity:**  
 Nevada Partners

**Activity is being carried out through:**  
 Grantee Employees

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

**Responsible Organization**

Nevada Partners

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,221,538.54

**Location Description:**

City of Las Vegas - Targeted Zip Codes.



**Activity Description:**

The Homebuyer Assistance Program will assist families purchase abandoned or foreclosed homes to reverse the trend toward disinvestment and deterioration of properties and property values within targeted neighborhoods impacted by a high percentage of foreclosures. Income qualified households will attain homeownership through fixed rate mortgages at a monthly payment that is affordable and appropriate for the household income (not to exceed 30% of household monthly income). The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price consistent with FHA financing rules if the home purchase is to be financed through FHA.

This program will allow for mortgage buy down and/or closing cost assistance not to exceed \$50,000 although it is anticipated that on average households will only need \$30,000 of assistance. The selected sub-recipients will be required to provide a minimum of 8 hours of housing counseling through a HUD certified housing counselor.

All homes that are purchased by clients who are certified eligible by this agency and receive assistance via this agency are homes that the city has purchased and rehabilitated through the CLVHAP 2.1 Activity. The homes are statistically credited to this agency/activity and its corresponding beneficiary totals are credited to this agency. The agency's clients are only allowed to purchase CLVHAP 2.1 homes.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / NSP-B / Acquisition/Purchase and Rehabilitation**

**Grantee Activity Number:** clvHAP2.1  
**Activity Title:** HAP2 - First Look Program

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

**Project Number:**  
NSP-B

**Projected Start Date:**  
06/01/2009

**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:**  
Under Way  
**Project Title:**  
Acquisition/Purchase and Rehabilitation  
**Projected End Date:**  
03/19/2013

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

**Total Budget:** \$ 12,173,864.64  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 4,265,056.90  
**Total Funds:** \$ 16,438,921.54



**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	73		73	100.00
# of Households	73		73	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	73
# of Housing Units	73
# of Properties	73

**Activity is being carried out by**

No

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

City of Las Vegas

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Las Vegas	Local Government	\$ 12,173,864.64

**Funding Source Name**

State of Nevada NSP

<b>Matching Funds</b>	<b>Funding Amount</b>
No	\$ 4,265,056.90

**Location Description:**

89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104 and 89107

**Activity Description:**

The City of Las Vegas (CLV) is amending its action plan to add a subcategory under the Homebuyer Assistance Program (HAP1) for the purpose of creating a CLV HAP First Look Program (HAP2). Under the subcategory, the City of Las Vegas will purchase foreclosed and abandoned properties, rehabilitate them, and make them available to the City selected HAP subrecipient agencies who will share them with clients qualified for mortgages and who have received their eight hours of required homebuyer assistance training. The clients will be able to view the properties and make offers to the city through the subrecipients, and purchase if the offers are accepted. Properties will be offered at market rate price or the appraisal rate, whichever is less ensuring the affordability period does not exceed 15 years (NRS 268.058). To implement the program, HAP2 will utilize \$12,178,209.18 of NSP1 funding. Additionally, the City will move 18 houses previously purchased and rehabilitated with Lease To Own program funds to HAP2.

Only clients who have been certified eligible by the selected subrecipient agencies (Consumer Credit Counseling Services, Housing for Nevada and Nevada Partners) may purchase HAP2.1 homes.

**Environmental Assessment:** COMPLETED**Environmental** None

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**Grantee Activity Number:** clvssh1  
**Activity Title:** Scattered Site Housing for Low-Income

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

**Project Number:**  
 NSP-B

**Projected Start Date:**  
 06/01/2009

**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**

# Renter Households  
 # of Households

Total	Low	Mod	Low/Mod%
41	41		100.00
41	41		100.00

**Proposed Accomplishments**

# of Housing Units  
 # of Properties

Total
41
41

**Activity is being carried out by**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 Affordable Housing, Inc.

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

**Responsible Organization**  
 Affordable Housing, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 8,783,460.58

**Funding Source Name**  
 State of Nevada NSP

Matching Funds	Funding Amount
No	\$ 1,654,988.01



**Location Description:**

89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104 and 89107

**Activity Description:**

There is no Activity Category available in DRGR which provides a selection which reflects this activity. The best Activity Category for this activity would be Acquisition/Rehab.

The City will purchase approximately 41 abandoned or foreclosed homes at an aggregate 1% discount from current appraised value scattered within the targeted zip codes. Through a request for proposal, the City will select an agency to manage and operate the homes as affordable rental housing for households earning at or below 50% AMI. The City will retain ownership of these homes for 15 years, at which time, the properties will either be offered for sale to households at or below 120% AMI or deeded to a non-profit to continue operating as rental units for households at 50% or below AMI.

Rates for the affordable rental housing shall be based on the low HOME or fair market rent whichever is less to households who at the time of initial occupancy have income determinations that are equal to or less than 50% of area median income adjusted for family size as shown on the HUD Program Income Guidelines in effect at the time when the property is rented.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / NSP-C / clvdemolandbank**

**Grantee Activity Number:** NSP-D1  
**Activity Title:** Land Banking

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
NSP-C

**Projected Start Date:**  
08/01/2011

**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:**  
Under Way

**Project Title:**  
clvdemolandbank

**Projected End Date:**  
03/17/2023

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 17,862.26

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

**Other Funds:** \$ 0.00



**Total Funds:** \$ 17,862.26

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

# of Properties

**Total**

1

LMI%:

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Las Vegas

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

**Responsible Organization**

City of Las Vegas

**Organization Type**

Local Government

**Proposed Budget**

\$ 17,862.26

**Location Description:**

Through analysis and evaluation, including the use of HUD information and data from a city consultant, the city of Las Vegas identified the following zip codes requiring NSP assistance based on the greatest number and percentage of foreclosed homes within each: 89101, 89104, 89107, 89108, 89110, 89128, 89129, 89131

**Activity Description:**

The City of Las Vegas has purchased one property for demolition and will not purchase other properties of this type in the future.

**Environmental Assessment:**

COMPLETED

**Environmental**

None

**Project # / NSP-F / Administration and Planning Costs**

**Grantee Activity Number:**

clvadm1

**Activity Title:**

NSP Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way





**Project Number:**

NSP-F

**Projected Start Date:**

10/01/2008

**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

**Project Title:**

Administration and Planning Costs

**Projected End Date:**

03/19/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 2,500,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 305.09**Total Funds:** \$ 2,500,305.09**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

City of Las Vegas

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

City of Las Vegas

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,500,000.00

**Funding Source Name**

State of Nevada NSP

**Matching Funds**

No

**Funding Amount**

\$ 305.09

**Location Description:**

89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104 and 89107

**Activity Description:**

Funds will be used to administer NSP program activities.

**Environmental Assessment:** EXEMPT

**Environmental** None

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## Action Plan Comments:

Reviewer - Discussed dollar movement, and City needs to readjust what they moved.

Reviewer - Discussed with CLV and adjustments were made to Lease to own, Scattered sites, and admin.

Reviewer - 1/4/2011 Amended plan to split homebuyer assistance funding between the 3 funded agencies for better tracking.

Reviewer - 2/3/11 Plan updated are requested regarding performance goals and measures. Plan approved. Rodney, make sure that you clarify if there are any moderate income goals for some of the activities. As we discussed. If so, you will need to update the plan again. We can discuss on Monday.

Reviewer - 2/8/11 Grantee updated performance goal numbers to include middle income.

Reviewer - 4/19/11 Rejected as per grantee request (R. Lister)

Reviewer - Continued Affordability description is incomplete; something is missing  
Acquisition and Relocation description does not say how that the City will comply with URA should an unanticipated relocation issue occur and statement is confusing as URA is income restricted - please clarify

Reviewer - 4/25/11 Rejected after discussing with Sue Prescott - need to complete the continuing affordability section and correct the beneficiary performance measurement number for HAP2.1 activity.

Reviewer - 4/25/11 Marilee Hansen - reviewed the plan with grantee (Sue Prescott) and agreed to approve as is and the City will make final revisions after the December and April QPRS are approved to avoid



the City submitting the next QPR late. Revisions to be made before May 31st. See email sent 4/25/11 re Action Plan.

- Reviewer - 4/26/11 Marilee Hansen - plan inadvertently was in submitted status after it was approved 4/25/11; approved again.
- Reviewer - 6/30/11 Marilee Hansen - comments on activities.
- Reviewer - 7/18/11 Plan approved. All requested revisions were made except as noted under activity clvadm1 and clvhap1 - cccs.
- Reviewer - 2/28/12 Action Plan rejected: 1) not published on city's website and 2) Admin activity budget is incorrect. Grantee has been advised to change the budget and post the submitted plan as a draft and then replace it with the approved plan once it is approved.
- Reviewer - 3/6/12 Grantee made requested changes and posted the plan on its website. Admin activity should be changed to complete the next time the plan is updated.
- Reviewer - 3/28/12 Grantee adjusted budgets (increased admin by \$500k and reduced HAP 2.1 by \$500K).
- Reviewer - 5/31/12 - Plan approved without review as per Grantee request; it was in modified status and QPR needed to be resubmitted.
- Reviewer - 8/7/12 Action Plan rejected without review as per Grantee request.
- Reviewer - 8/7/12 Rejected without review as per grantee request.
- Reviewer - 8/16/12 rejected without review as per grantee request. The plan was submitted without making all of the necessary updates and/or changes.
- Reviewer - 8/29/12 Plan rejected so grantee can make corrections to budgets, activity types, and responsible organizations. A separate email was sent with specific details.
- Reviewer - 8/29/12 Plan approved. There are still improvements to be made but will be done during the next quarter.
- Reviewer - 5/29/13 Plan rejected so grantee can update projected activity completion dates and not published on website. Grantee informed.
- Reviewer - Action plan approved without review as per Grantee request. The Plan was submitted in error.
- Reviewer - Goals for ALL LMMI activities do not include middle income. Grantee to review goals.
- Reviewer - 9/23/16 Marilee Hansen: AP approved with minor comments. PDF version of plan with comments is attached to review checklist.
- Reviewer - approved without review to allow grantee to add to target area and new activities using program income and grant funds.
- Reviewer - Plan approved without review as per grantee request.
- Ferguson, The draft action plan was reviewed and discussed by KDJ and MH



- Ferguson, Substantial amendment reviewed. HUD staff had discussed the proposed amendment with the grantee over several months before the substantial amendment was initiated.
- Ferguson, As per Darcell, an action plan amendment was triggered due to certain reconciliations she completed. "The modification was due to my having to adjust budgets in order to make Voucher corrections to align with the expenses in the City of Las Vegas general ledger as a result of the completed reconciliation." Approving the amendment to allow the QPRs to be submitted.

## Action Plan History

Version	Date
B-08-MN-32-0002 AP#1	09/07/2010
B-08-MN-32-0002 AP#2	10/18/2011
B-08-MN-32-0002 AP#3	03/06/2012
B-08-MN-32-0002 AP#4	03/28/2012
B-08-MN-32-0002 AP#5	04/26/2012
B-08-MN-32-0002 AP#6	05/31/2012
B-08-MN-32-0002 AP#7	08/07/2012
B-08-MN-32-0002 AP#8	08/29/2012
B-08-MN-32-0002 AP#9	05/29/2013
B-08-MN-32-0002 AP#10	07/31/2013
B-08-MN-32-0002 AP#11	04/28/2014
B-08-MN-32-0002 AP#12	04/28/2015
B-08-MN-32-0002 AP#13	12/28/2015
B-08-MN-32-0002 AP#14	03/07/2016
B-08-MN-32-0002 AP#15	09/23/2016
B-08-MN-32-0002 AP#16	11/01/2016
B-08-MN-32-0002 AP#17	11/04/2016
B-08-MN-32-0002 AP#18	01/25/2017
B-08-MN-32-0002 AP#19	09/20/2019
B-08-MN-32-0002 AP#20	10/29/2019
B-08-MN-32-0002 AP#21	05/05/2020

