

Action Plan

Grantee: Clark County, NV

Grant: B-11-UN-32-0001

LOCCS Authorized Amount:	\$ 20,253,261.00
Grant Award Amount:	\$ 20,253,261.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,500,000.00
Total Budget:	\$ 22,753,261.00

Funding Sources

Funding Source	Funding Type
State of Nevada NSP3	State Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The following narratives describe each of the three proposed target areas in detail. Clark County and North Las Vegas have proposed eligible NSP3 activities in these areas and NSP3 funds will be distributed by these areas based upon the cost of each activity in order to make the necessary impact to the target area. A summary of all activities by target area, budget and national objective is as follows (updated December 2012): , , Acquisition/Rehab/Rental - Winchester & Walnut Park - \$5,250,000 - Low income housing to meet 25% set aside (LH25) , Acquisition/Rehab/Resale - Winchester - \$6,000,000 - Low Moderate Middle Income Housing (LMMH) - Budget update November 2012 , Acquisition for Rulon Earl Mobile Manor - East Las Vegas - \$625,000 - Low income housing to meet 25% set aside (LH25) , Homebuyer Assistance Program - Southwest Clark County - \$0 (Activities Cancelled August 2012) - Low Moderate Middle Income Housing (LMMH) , Land Bank - Buena Vista Springs, North Las Vegas - \$6,352,432 - Low Moderate Middle Income Area Benefit (LMMA) , Administration - \$2,025,326 , , In order to ensure timely expenditure of the NSP3 funds, Clark County has amended our original plan to acquire vacant single family homes in addition to foreclosed and abandoned single family homes (effective November 2012) for the Acquisition Rehab programs for Rental and Resale. The budgets will be adjusted as needed depending on the qualifying status of the property and corresponding NSP3 eligible use. Therefore the Acquisition/Rehab programs for both the Southern Nevada Regional Housing Authority and Housing for Nevada (HFN) will be split between two activities (and two corresponding NSP3 projects) in order to properly report under activity for each eligible use (Eligible use B & E). TARGET AREA for ACQUISITION/REHABILITATION FOR RENTAL AND HOMEOWNERSHIP: WINCHESTER Clark County, Neighborhood ID #2785827 The Winchester target area has the highest possible HUD need factor score of 20 indicating that this is an area of greatest need for Clark County. With over 300 foreclosure starts in the past year and with the majority of housing constructed more than 25 years ago (84% of the homes were constructed between 1980 and 1984), older housing stock will greatly benefit from a rehabilitation program and older neighborhoods typically experience slower absorption rates than newer communities. In addition, it is estimated that 25% of housing units are 90 days or more delinquent and over 35% of the housing units had a high cost mortgage between 2004 and 2007. Therefore the rate of foreclosures is a continued risk and concern. There were 166 REO units over the past year and an estimated 60 properties must be assisted with NSP3 funds in order to achieve a meaningful impact. This target area is a sub-area of the NSP1 Plan for Clark County. Despite heavy foreclosure inventory and risk, this area has a relatively low vacancy rate of 4.6% (Las Vegas Metropolitan area average vacancy was 6.44% as of September 2010) indicating that efforts to acquire foreclosed properties will provide a relatively greater visible impact on neighborhood stabilization due to the lower likelihood of vacancy contributing to further decline. The Winchester area is currently a mixed-use community comprised of retail centers, community facilities, outdoor recreation, and a variety of housing stock types including single family, multi-family and manufactured housing. Proposed activities to encourage additional affordable options for both rental and homeownership ensure that any one type of housing will not be concentrated, but rather will continue the mixed housing composition of this community. An acquisition/rehabilitation program will meet the goals of NSP3 within this deeply targeted area to acquire foreclosed and



How Fund Use Addresses Market Conditions:

Southern Nevada's foreclosure crisis is extensive and widespread throughout all corners of the Valley. Based upon HUDs definition and estimates of need, all but one census tract in Clark County qualified for NSP3 funding with a minimum HUD foreclosure related needs score of 17 out of 20 (17 is the minimum threshold score for the State of Nevada). The Southern Nevada region housing market is arguably the hardest hit metropolitan area in the country and in many ways, the epicenter of the financial and housing crisis. This can be attributed to not only the initial wave of economic distress as experienced in many areas, but also the continued inability to slow and reverse the continued decline across multiple indicators. The cyclical and volatile nature of the region's two primary industries, gaming and tourism, continue to impact the area's slow recovery as they are dependent upon a national economic recovery and increased consumer confidence. However, recent indicators show that a small economic recovery may have begun in recent months. The Clark County tourism index is now 5.95% higher than a year ago as a result of recent growth in gaming revenue, hotel room occupancy and passenger counts at the airport. Although a long way off from pre-recession levels, this is the highest growth level since 2007 signaling a possible upward trend for this important economic sector. The construction industry also posted a small increase in the number of construction jobs and residential permits in October 2010 which is an encouraging sign, but industry experts cannot yet say if this industry has reached bottom. Since 2007, approximately 70,000 housing units have been foreclosed upon and we continue to experience approximately 6,000 new foreclosures every quarter. Based upon the estimated number of housing units in Clark County for 2010 (814,868), this represents a new foreclosure rate of approximately 3% per year. The actual number of foreclosures is difficult to assess due to the phantom inventory of foreclosures held by banks but not yet made available for sale. We do not know the timing of when financial institutions may release a significant number of REO properties in a particular neighborhood. It is also estimated that 25% of all mortgage holders are experiencing serious delinquency (90 days or more past due) which is the second highest level in the nation and indicates that foreclosure rates will continue to increase throughout 2011. Housing prices in this region have fallen more than 50% since their peak through 2010, the largest decline of any other metropolitan area. Despite some increases in housing prices in other U.S. markets, prices continue to decline in Southern Nevada. However, declines in house prices have been slowing steadily throughout 2010. The high percentage of local homes purchased with cash in 2010 was the highest ever recorded (48%) and likely unmatched anywhere in the nation. It is also expected to increase through 2011. The housing market continues to experience relatively high absorption rates, although micro-markets exist throughout Clark County and older more deteriorated neighborhoods absorb inventory at a much slower pace. At the end of 2009, 71% of all single family homes in the metropolitan area sold within 60 days and by the end of 2010, 60% of all homes sold within 60 days. These statistics indicate significant investor activity and competition for homeowners at affordable price points. It is estimated that approximately 40% of all home sales are to investors rather than owner occupied buyers. In addition, 2010 experienced a trend in the continued increase in short sales with 25% of all home sales occurring when the bank agrees to sell the home for less than what the borrower owes on the mortgage. The median price of single family homes sold

Ensuring Continued Affordability:

Long Term Affordability will be in accordance with the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f) for rental properties and 24 CFR 92.254 for homeownership housing. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceeds the HOME program requirements as the NSP program evolves. Affordability periods will be enforced through grant agreements with nonprofit subgrantees, and a Deed of Trust with the public jurisdiction as Trustee and Beneficiary.

Definition of Blighted Structure:

Blighted Structure is defined based on Title 18, Chapter 231 in Nevada Revised Statutes, which defines a blighted urban area. Combining this definition with the definition of "structure" provides the definition of blighted structure.

A blighted structure is a structure that is used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which is unfit or unsafe for those purposes and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

- ,
- ,
- Defective design and character of physical construction.
- ,
- Faulty arrangement of the interior and spacing of buildings.
- ,
- Overcrowding.
- ,
- Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
- ,
- Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
- ,

Definition of Affordable Rents:

Affordable Rents for NSP3 in Clark County and North Las Vegas follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f).



Housing Rehabilitation/New Construction Standards:

NSP Rehab Standards for Rental and Homeownership Effective June 8, 2010

See website for link to full document: http://www.clarkcountynv.gov/Depts/admin_services/comresgmt/Pages/nsp.aspx

These standards require minimum repair and replacement standards in order to improve home performance through the use of energy efficient technologies/materials, to improve water conservation, and to utilize renewable energy sources. The rehabilitation of single family homes involving gut-rehab will meet these standards to ensure the standard for Energy Star Qualified New Homes as required by the NSP3 Notice. Energy retrofits will also ensure that all products and appliances used meet Energy Star standards and requirements.

All properties rehabbed with NSP3 funds will undergo energy audit testing prior to the start of rehab (Test In) in order to aid in the development of the scope of work as well as after the completion of rehab (Test Out) in order to determine the level of home performance achieved through rehabilitation. This testing will be performed by an auditor certified as a HERS/RESNET rater as well a certified Building Performance Institute (BPI) Building Analyst.

In addition, all properties will meet local health/safety building code requirements prior to occupancy. This includes all properties acquired through the Homebuyer Assistance Program (no rehab funds provided as a part of NSP3).

Vicinity Hiring:

When faced with a choice between a qualified contractor/job applicant located from within one of the NSP3 target areas and a qualified contractor/job applicant located from outside of the NSP3 target area, Clark County and North Las Vegas (as well as all applicable subgrantees who hire for NSP3 funded projects) will select the qualified contractor/job applicant from inside the target area. The vicinity hiring requirement will be addressed through all NSP3 activities including Administration and a specific requirement included in the grant agreements with all Subrecipients and Developers. The Southern Nevada Regional Housing Authority will seek to hire a resident of their current properties located within the Winchester target area (senior housing) as part of their strategy to meet this requirement. Clark County and North Las Vegas will require all General Contractors hired for NSP3 projects to complete a NSP3 New Hired report prior to the start of construction/rehab. This report must be submitted to the nonprofit/Developer/jurisdiction prior to the reimbursement of any rehab/construction activity with NSP3 funds.

Procedures for Preferences for Affordable Rental Dev.:

With an estimated 814,868 housing units in Clark County as of March 2011, there are currently 20,552 units available as housing with a continued affordability period, and an additional 577 units of housing currently under construction. This represents only 2.6% of our market and is predominantly multi-family housing. Based upon 2000 Census data and estimates of housing burden in our region (households paying more than 30% of income on rent), there is a need for 11,623 additional affordable rental housing units in our market.

In order to meet HUD's requirement of a minimum of 25% of NSP3 funds used to assist low income households (at or below 50% AMI) as well as to meet the rental housing preference requirement of the Dodd Frank Act, a total of \$5,250,000 (25.92%) is allocated to the Acquisition Rehabilitation and Rental program. With these funds and estimates of property purchase prices and rehab expenses, this activity will provide for 35 units of affordable rental housing (single family homes). All homes acquired and rehabbed under this activity will be rented to households earning no more than 50% AMI and will have a required affordability period enforced by a Deed of Trust. Although this activity represents just a fraction of the total affordable housing needed County-wide, this activity will provide much needed affordable rental opportunities for families in single family homes with 2-5 bedrooms. This activity intends to build upon an existing portfolio of scattered-site single family home properties maintained by the Southern Nevada Regional Housing Authority as well as their current waiting list of NSP-eligible tenants.

In addition to these procedures specific to NSP3, Clark County has a series of other incentives designed to provide preference for affordable housing:

- ,
- ,
- Expedited permitting process through plans check if development will serve households at or below 80% AMI
- ,
- Density bonuses available for developments targeting seniors and the disabled through a special use permit process
- ,
- Transfer of land at reduced cost (reserved Bureau of Land Management sites or County owned property)
- ,
- ,
- ,

Grantee Contact Information:

Clark County
Department of Administrative Services
Community Resources Management Division
500 S. Grand Central Pkwy, Box 551212
Las Vegas, NV 89155-1212
phone: (702) 455-5025
fax: (702) 455-5038
e-mail:krc@clarkcountynv.gov



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
CC-NLV-NSP3-C	Demolition	BVS-Demolition	Buena Vista Springs Demolition
		BVS-Land Bank-Demolition	
		BVS-Land Bank-Relocation	Buena Vista Springs Relocation
CC-NSP3 B	Acquisition and Rehab	CC-ARRental-SNRHA-LH25	Acquisition and Rehab for Rental
		CC-ARResale-HFN-LMMI	Acquisition and Rehab for Resale of SFH
		SNRHA Relocation	SNRHA Relocation of Occupied Property
CC-Redev-E	CC Redev Vacant	CC-Nevada H.A.N.D., Inc	Boulder Pines II
		CC-Redev-HFN-Vacant-LMMI	HFN Redev Vacant SFH
		CC-Redev-SNRHA-Vacant-LH25	SNRHA Redev Vacant Property
		CC-RulonEarl-SNRHA-LH25	SNRHA Rulon Earl Mobile Manor
NSP3 Admin	Admin	CC-Admin-NSP3	CC-Administration for NSP3
		NLV-Admin-NSP3	NLV - Administration for NSP3



Activities

Project # / CC-NLV-NSP3-C / Demolition

Grantee Activity Number: BVS-Demolition
Activity Title: Buena Vista Springs Demolition

Activity Type:
Clearance and Demolition

Project Number:
CC-NLV-NSP3-C

Projected Start Date:
03/10/2011

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

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Completed

Project Title:
Demolition

Projected End Date:
03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,045,264.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 500,000.00

Total Funds: \$ 2,545,264.63

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
5424	1984	1586	65.82

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

288

288

2

LMI%:	65.82
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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	Organization Type	Proposed Budget
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 2,045,264.63
Funding Source Name	Matching Funds	Funding Amount
State of Nevada NSP3	No	\$ 500,000.00

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

Activity Description:

Clark County will provide financial support to this project through the allocation of Federal NSP3 funds and an Interlocal Agreement to be executed following HUD approval of the Substantial Amendment. However all program administration and compliance with Federal requirements will be the responsibility of North Las Vegas.

The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be acquired, relocated, and demolished. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada.

The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

Since the City of North Las Vegas has been unable to obtain an accurate rent roll, we are projecting relocation expenses for 40 units with valid leases, according to information received from the current property manager. We anticipate relocating all legal residents. A relocation specialist will be hired following a Request for Proposal for that service and all Uniform Relocation Act and Protecting Tenants at Foreclosure regulations will be followed. The total budget for the activity includes relocation.

Due to the severe lack of amenities in this neighborhood, the envisioned redevelopment project is expected to be mixed-income rental housing. The HOME allocation process to determine the number of NSP-eligible units will be used. These units will assist household with incomes 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. Affordability restrictions will be based at a minimum on the HOME program affordability periods, restricted by a Deed of Trust, with the possibility of longer affordability periods as the redevelopment project evolves. As required by NSP3, a preference for affordable rental housing will be established through the development of a Land Bank Re-Use Plan. This end-use will ensure that the project will ultimately achieve the CDBG National Objective of Low Moderate Middle Income Housing (LMMH).

Should opportunities for hiring exist to facilitate the implementation of this activity, North Las Vegas staff will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible.

This activity will improve the availability and quality of affordable rental housing as well as strengthening the neighborhood. This land banking project is located within an area of greatest need and has been assigned a HUD NSP3 Need Score of 20.

The State of Nevada Housing Division has committed \$500,000 to this project in their NSP3 Substantial Amendment and will execute a pass-through grant agreement upon HUD approval of the Substantial Amendment of both the State of Nevada and Clark County. These funds will be used for the acquisition of the two properties.

*Update October 2011 - a relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households currently occupying units in the property as well as the two nonprofit organizations with leases in the



building. The acquisition of the two properties was completed on Sept. 6, 2011.

*Update January 2013 -Roys Property Maintenance continues to provide maintenance for both Buena Vista Springs campuses. The chain link fence is repaired as needed and graffiti is continually removed on both campuses.

*Update March 2018, The project end use changed to D- Demolition with demo being the end use a national objective was met for BVS. It is an area benefit and I know for a fact that the PD reported a 50% immediate decrease in crime in that neighborhood once the buildings were demolished.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: BVS-Land Bank-Demolition
Activity Title: Buena Vista Springs Demolition

Activity Type:
 Clearance and Demolition

Activity Status:
 Completed

Project Number:
 CC-NLV-NSP3-C

Project Title:
 Demolition

Projected Start Date:
 09/01/2012

Projected End Date:
 03/10/2014

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: \$ 3,345,880.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,345,880.46

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

Benefit Report Type:
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5424	1984	1586	65.82

Proposed Accomplishments	Total
# of Multifamily Units	288
# of Housing Units	288

LMI%:	65.82
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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	Organization Type	Proposed Budget
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 3,345,880.46

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

Activity Description:

Clark County will provide financial support to this project through the allocation of Federal NSP3 funds and an Interlocal Agreement to be executed following HUDs approval of the Substantial Amendment. However all program administration and compliance with Federal requirements will be the responsibility of North Las Vegas.

The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be acquired, relocated, demolished and land banked until an appropriate affordable housing redevelopment project can be developed and the market recovers. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada. The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

Since the City of North Las Vegas has been unable to obtain an accurate rent roll at the time of Substantial Amendment, we are projecting relocation expenses for 40 units with valid leases, according to information received from the current property manager. We anticipate relocating all legal residents. A relocation specialist will be hired following a Request for Proposal for that service and all Uniform Relocation Act and Protecting Tenants at Foreclosure regulations will be followed. The total budget for the activity includes relocation.

Due to the severe lack of amenities in this neighborhood, the envisioned redevelopment project is expected to be mixed-income rental housing. The HOME allocation process to determine the number of NSP-eligible units will be used. These units will assist household with incomes 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. Affordability restrictions will be based at a minimum on the HOME program affordability periods, restricted by a Deed of Trust, with the possibility of longer affordability periods as the redevelopment project evolves. As required by NSP3, a preference for affordable rental housing will be established through the development of a Land Bank Re-Use Plan. This end-use will ensure that the project will ultimately achieve the CDBG National Objective of Low Moderate Middle Income Housing (LMMH).

Should opportunities for hiring exist to facilitate the implementation of this activity, North Las Vegas staff will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible.

This activity will improve the availability and quality of affordable rental housing as well as strengthening the neighborhood. This land banking project is located within an area of greatest need and has been assigned a HUD NSP3 Need Score of 20.

REQUEST FOR WAIVER OF 10 PERCENT RULE FOR DEMOLITION

Demolition will exceed the allowable 10 percent cap under the NSP 3 notice and the City or North Las Vegas and Clark County are hereby requesting a waiver of this cap from the Department of Housing and Urban Development (HUD). The total amount estimated for demolition of the 288 units is \$2,126,200 which is 10.50% of the total NSP3 budget. This exceeds the cap by only 0.50% and obtaining the waiver from HUD will serve in making an important redevelopment project feasible.

*Update June 2011: Clark County received notice of HUD approval for this waiver on June 6, 2011.

*Update October 2011 - a relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households as well as 2 nonprofit businesses currently occupying units in the property. Following full relocation, North Las Vegas will procure a contractor to perform the demolition of the property.

*Update January 2013 - The City of North Las Vegas contracted with Converse Consultants to complete Environmental Testing for both Buena Vista Springs campuses. Based on the Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment was not required. The Pre-Demolition Hazardous Building Material Survey (HBMS) included a comprehensive asbestos survey which was completed in October 2012. The HBMS identified abatement requirements for demolition and as such, the City of North Las Vegas is planning to bid for both abatement and demolition in a single contract.

The City of North Las Vegas Public Works Department will oversee the abatement and demolition contract. Converse provided Scopes of Work for abatement and demolition activities that will be included in the bid document. The City plans to go to bid in February 2013. Converse will also conduct third party oversight, review and clearance of abatement work prior to demolition.

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: BVS-Land Bank-Relocation
Activity Title: Buena Vista Springs Relocation

Activity Type:
Relocation payments and assistance

Project Number:
CC-NLV-NSP3-C

Projected Start Date:
09/01/2011

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

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

Renter Households
of Households

Total	Low	Mod	Low/Mod%
32	32		100.00
32	32		100.00

Proposed Accomplishments

of Businesses

Total
2

Activity is being carried out by
No

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	Proposed Budget
Local Government	\$ 2,215,501.66

Location Description:

Activity is being carried out through:



BUENA VISTA SPRINGS target area Neighborhood ID # 6240753

BUENA VISTA SPRINGS I:

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The purpose of this activity is to acquire a foreclosed and dilapidated apartment complex, both northern and southern campuses, and to eliminate blight through demolition of buildings, built in 1965, on both campuses. This property will be acquired, relocated, demolished and land banked until an appropriate affordable housing redevelopment project can be developed and the market recovers. Demolition of these structures will result in immediate elimination of blight, reduced crime, increased health and safety and stabilization of two adjoining tax credit developments under direction of the State of Nevada. The number of proposed beneficiaries is calculated by the Census method of the Area Benefit performance. Buena Vista Springs is located in Census Tract 36.02, Block Group 1.

A relocation consulting firm, Acquisition Sciences Ltd., was hired by North Las Vegas and approved by City Council on September 21, 2011. North Las Vegas acquired and took title to the Buena Vista Springs property on September 6, 2011. A relocation assessment has begun for thirty-two households currently occupying rental units in the property as well as the two nonprofit organizations with leases in the building.

*Update January 2013: All tenants have been relocated from the site. There were 23 households that were relocated.

Acquisition Sciences, Limited is working with the two remaining nonprofit organization and their final re-establishment payments. The organizations have until September of 2013 to submit documentation for reimbursement. Any further expenditures will be noted in future QPRs.

Environmental Assessment: COMPLETED

Environmental None

Project # / CC-NSP3 B / Acquisition and Rehab

Grantee Activity Number: CC-ARRental-SNRHA-LH25
Activity Title: Acquisition and Rehab for Rental

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
CC-NSP3 B

Project Title:
Acquisition and Rehab

Projected Start Date:
10/18/2011

Projected End Date:
03/31/2014

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:



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 Draw Block Date by HUD:

Total Budget:	\$ 5,445,988.72
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 5,445,988.72

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	31	31		100.00
# of Households	31	31		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	31
# of Housing Units	31
# ELI Households (0-30% AMI)	

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	\$ 5,445,988.72

Location Description:

Winchester - Clark County - Neighborhood ID 2785827
 See Action Plan First Amendment April 2012 for expanded target area boundaries
 New Neighborhood ID 5877655
 See Action Plan 2nd Amendment September 2012 for Update - added Walnut Park 4-plexes plus SFH
 Additional Neighborhood ID 6355285
 A map of the target area is accessible on Clark County's NSP website:
http://www.clarkcountynv.gov/depts/admin_services/comresmgmt/Pages/nsp.aspx

Activity Description:

Clark County will partner with the Southern Nevada Regional Housing Authority (SNRHA) to expand its current supply of scattered-site single family rental housing affordable to households at or below 50% AMI. This activity will meet the 25% set aside requirement for low income households as well as the requirement for rental preference established in the Dodd-Frank Act. Affordable rents will follow the HOME program requirements as defined above. SNRHA has significant experience with property development, asset management, and tenant



qualification through NSP1 as well as other Federal housing programs.

SNRHA will purchase a minimum of 31 foreclosed and or abandoned single family properties at a minimum 1% discount from fair market value within the NSP3 target area, rehab those properties to NSP rehab standards, and maintain the homes as affordable rental housing. The affordability period will be enforced through a subrecipient grant agreement as well as a Deed of Trust recorded upon initial acquisition of the property. The tenure of all beneficiaries will be rental housing with a lease for a minimum of 12 months.

This activity is designed to improve the condition of aging housing stock, provide additional affordable rental housing opportunities for families, decrease vacancy through rental tenure, and ensure responsible and energy efficient property maintenance in the long-run. As of 12/31/10, the SNRHA has a current waiting list of over 200 potential tenants that meet the requirements of NSP. Not all of these tenants will be served by the supply of housing provided under NSP1 therefore additional housing opportunities are needed to continue to meet the needs of those citizens. This activity will take place in the same target area as the Clark County NSP3 Activity Acquisition and Rehab for Homeownership in order to maintain a mixed-income community. However, of the total amount of funds planned for the Winchester target area, the majority of those funds (57%) will be dedicated to rental housing. This meets the NSP3 low income set aside requirement as well as documents a preference for affordable housing as required by the Dodd-Frank Act.

In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well as SNRHA will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible. This requirement will be specified in the written grant agreement between Clark County and SNRHA and subject to regular program monitoring. It is anticipated that significant marketing and outreach efforts will be conducted through local businesses, the Winchester Cultural Center as well as the Winchester Town Board to assist with these efforts as hiring opportunities become available, particularly with respect to construction staff hired to perform property rehabilitation.

In September 2012, this activity was expanded through an amendment to the Interlocal Agreement between Clark County and the Housing Authority to allow for the purchase of foreclosed and abandoned four-plex properties located close to Walnut Park in unincorporated Clark County (2nd Amendment to the NSP3 Action Plan). These units will follow all other activity requirements including rehab to NSP standards as well as rental to households at or below 50% AMI. An expansion of the target area was determined to be necessary due to a critical shortage of available inventory in the Winchester target area as well as continued heavy competition from investors on the limited supply that is for sale. The Housing Authority will continue to conduct property search in Winchester but will at the same time pursue the purchase of four-plex properties as a way to ensure NSP3 expenditure deadlines are met as well as to serve the maximum number of beneficiaries in our community.

The 2nd Amendment also allowed for the purchase of property that is vacant, but not necessarily foreclosed or abandoned as allowed under NSP3 through Eligible use E and those units are now separately tracked under a different activity: CC-Redev-SNRHA-Vacant-LH25. The total number of units acquired, rehabbed and rented through the Housing Authority's interlocal agreement with Clark County is accounted for under both activities.

In a third amendment to the interlocal agreement made in June 2013, Clark County granted SNRHA an additional 750000.00 dollars in NSP3 Program Income to complete the rehab and rental for both the eligible use B and E properties in their portfolio. SNRHA ran into multiple unforeseen rehabilitation costs and conducted a value engineering assessment to reduce any unnecessary costs before requesting additional funds. Granting them this program income helped Clark County to maintain the 25 percent set aside and is helping to meet spend down timelines. The additional 750,000.00 dollars were divided evenly between Eligible use B and E activities and budgets will be adjusted as rehab comes to a close.

In this amendment, Clark County also granted an extension on invoicing through January 31st 2013. This extension is to provide additional time for completing three properties that were running over schedule.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: CC-ARResale-HFN-LMMI
Activity Title: Acquisition and Rehab for Resale of SFH

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CC-NSP3 B

Projected Start Date:
 10/04/2011

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 and Rehab

Projected End Date:
 03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,434,738.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,434,738.24

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	20		18	90.00
# of Households	20		18	90.00

Proposed Accomplishments	Total
# of Singlefamily Units	21
# of Housing Units	21
# of Properties	21

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	\$ 4,434,738.24



Location Description:

Winchester - Clark County - Neighborhood ID 2785827

See Action Plan Amendment November 2012 for target area boundaries

Neighborhood ID 2929748

Map of the target area available on Clark County's NSP website:

http://www.clarkcountynv.gov/depts/admin_services/comresmgmt/Pages/nsp.aspx

This activity will operate in the same target area as CC-Redev-HFN-Vacant-LMMI.

Activity Description:

Clark County will partner with Housing for Nevada, a Nevada nonprofit developer, to acquire foreclosed single family homes (at a minimum discount of 1% from fair market value) within the Winchester target area, rehabilitate to NSP rehab standards, and the sell to an NSP-eligible homebuyer between 50% and 120% AMI. Homes will be sold the lesser of a) fair market value as determined by an after-rehab appraisal or b) the total amount of NSP3 funds expended to acquire, rehabilitate and redevelop the property. Housing for Nevada will also purchase vacant properties to be rehabbed and sold under eligible use E in Activity CC-Redev-HFN-Vacant-LMMI.

Up to \$14,999 per household will be available to assist with closing costs, up to 50% of the lender's required downpayment, and principal reduction as needed to make the monthly mortgage payment affordable (less than 30% of the homebuyer's gross monthly income). Direct assistance will be provided in the form of a forgivable loan at zero percent interest with a five year affordability period secured by a Deed of Trust with a recapture provision. All homebuyers must qualify for a conventional or government first mortgage with a fixed rate and a 30 year term and agree to occupy the home as their principal residence. In addition, all homebuyers will be required to attend a minimum of 8 hours of housing counseling from a HUD-certified agency in order to be eligible for the program.

Direct homebuyer assistance as well as Seller closing costs will be deducted from the resale proceeds, and all remaining proceeds will be considered program income to be returned to Clark County for use on NSP3 eligible activities. Resale proceeds are estimated to generate approximately 40% of the activity budget. With an estimated resale price of \$100,000 per home, this activity will also leverage over \$3 million in private mortgage financing.

This activity is designed to improve the condition of aging housing stock, provide affordable housing for new homebuyers and stabilize median market values in the long run. Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing property maintenance. In order not to concentrate any one type of housing within a small area, this activity will take place in the same target area as the NSP3 Acquisition Rehab Rental program.

In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well the Developer partner(s) will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible. This requirement will be specified in the written grant agreement between Clark County and the Developer(s) and subject to regular program monitoring. In conjunction with Activity #1, it is anticipated that significant marketing and outreach efforts will be conducted through local businesses, the Winchester Cultural Center as well as the Winchester Town Board to assist with these efforts as hiring opportunities become available, particularly with respect to construction staff hired to perform property rehabilitation.

*Update January 2013: Clark County canceled the NSP3 Homebuyer Assistance Program (HAP), which was originally awarded \$2,625,000 and reprogrammed the majority of those funds, \$2 million, to Housing for Nevada to purchase, rehab and resell single family homes to qualified homebuyers. As of the December 4, 2012 BCC approval, the HFN ARResale Program has a total program budget of \$6 million with a goal to complete a minimum of 30 single family homes. The Amendment to the NSP3 Action Plan Substantial Amendment also included an expansion of the existing Winchester target area boundaries and allows for the acquisition of properties that are vacant (but not foreclosed or abandoned) as permitted by NSP.

HFN has purchased a total of twenty-eight single family properties to date. Twenty-one of the homes are reported under this activity and seven others under CC-Redev-HFN-Vacant-LMMI. Based upon the contracts for acquisition as well as rehabilitation contracts and estimates, HFN has fully obligated their current allocation for this activity.

Update March 2014: In order to complete the activities currently active under NSP3 HFN requested additional funds in the sum of \$134,254.36. Clark County approved this request per the agreement guidelines. These funds will be divided between HFNs two NSP3 activities. \$84542.59 will be added to this activity. The balance of 49,711.77 is allocated in the vacant activity.

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: SNRHA Relocation
Activity Title: SNRHA Relocation of Occupied Property

Activity Type:
Relocation payments and assistance

Project Number:
CC-NSP3 B

Projected Start Date:
09/15/2012

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Acquisition and Rehab

Projected End Date:
03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 146,054.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 146,054.72

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
9	9		100.00
9	9		100.00

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 \$ 146,054.72

Location Description:

3137 N. Walnut Rd., Las Vegas NV 89115
 3123 N. Walnut Rd., Las Vegas, NV 89115
 3133 N. Walnut Rd., Las Vegas, NV 89115



Activity Description:

As the Southern Nevada Regional Housing Authority (SNRHA) encounters occupied property that is otherwise eligible for purchase and rehab with NSP3 funds, they will present a relocation plan for Clark County's review prior to purchase. Upon approval, SNRHA will follow all procedures and requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and its implementing regulations in 49 CFR 24 as it applies to affected households. The SNRHA Supportive Services department will be working closely with the Development and Modernization Department to ensure that relocation is conducted in a timely manner and that displaced tenants are treated equitably. Advisory, referral and translation services will be provided as needed. SNRHA will conduct tenant community meetings at the adjacent Walnut Community Center located at 3075 N. Walnut Road, Las Vegas, NV 89115.

All tenants displaced as a result of acquisitions using NSP3 funds will be offered the opportunity to relocate to replacement housing that is comparable, decent, safe, and sanitary, on a non-discriminatory basis, without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual orientation, or gender identify in compliance with all applicable Federal, State and local laws.

The location description, anticipated activity budget as well as expected beneficiaries will be updated as applicable depending upon the occupied housing stock acquired by the Housing Authority through the CC-ARRental-SNRHA-LH25 activity. As of October 2012, there are eleven households expected to be eligible for relocation payments as a result of the Acquisition Rehab Rental activity for the purchase of four-plex properties. It is anticipated that many if not all of these households will qualify for SNRHA housing programs and will be educated on those choices in addition to private sector housing options as a part of the relocation outreach process.

The budget for these relocation payments are a part of the total budget for the Acquisition Rehab Rental activity as described more fully in the Interlocal Agreement between Clark County and the Southern Nevada Regional Housing Authority. These relocation payments are being tracked separately in DRGR for transparency.

Update January 2013: The Southern Nevada Regional Housing Authority (SNRHA) has completed the relocation of the nine tenants in the six four-plex properties it purchased. Clark County has paid the first relocation submission and is expecting the final relocation payment request in the next quarter. After acquisition, payments made for relocation will be paid to the households by SNRHA and submitted to Clark County for draw down and reimbursement.

Environmental Assessment: EXEMPT

Environmental None

Project # / CC-Redev-E / CC Redev Vacant

Grantee Activity Number: CC-Nevada H.A.N.D., Inc
Activity Title: Boulder Pines II

Activity Type:
Construction of new housing

Project Number:
CC-Redev-E

Projected Start Date:

Activity Status:
Completed

Project Title:
CC Redev Vacant

Projected End Date:



05/20/2015

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:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

	Total	Low	Mod	Low/Mod%
# Renter Households	11	6	5	100.00
# of Households	11	6	5	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units with bus/rail access

#Low flow toilets

Total

11

11

11

11

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

HAND Development Group

Organization Type

Non-Profit

Proposed Budget

\$ 574,960.38

Funding Source Name

State of Nevada NSP3

Matching Funds

No

Funding Amount

\$ 388,902.62

Location Description:

E. Side Boulder Highway and S. of E. Desert Inn Road, Las Vegas, Clark County, Nevada 89121

Latitude/Longitude: 36.126842;-115.078743

Parcel: 161-17-101-015, 017, 018 and 021

Activity Description:



Allocation of NSP/HOME/LIHTF funds in the amount of \$2,296,370 to Nevada H.A.N.D., Inc. to support the development of Boulder Fines Family Apartments, Phase II, a 168-unit affordable housing community.

Boulder Pines Family Apartments, Phase II, will complete the affordable housing component of a 21 acre campus which will integrate housing, education, health, and community services as part of a comprehensive in-fill redevelopment strategy. The Community Development Advisory Committee (CDAC) has previously reviewed and the Board of Commissioners has approved approximately \$5.5 million in CDBG funds supporting a Boys and Girls Club and a Community Resource Center at this location. At CDAC's recommendation, the Board also approved a \$1 million HOME award to Nevada HAND Inc. (NHI), supporting the 96-unit, Boulder Pines Family Apartments, Phase I. The independently developed, Mater Academy, Nevada's first K-8 Title I Charter School opened in August 2105 with an enrollment capacity of 900 children.

Environmental Assessment:

Environmental None



Grantee Activity Number: CC-Redev-HFN-Vacant-LMMI
Activity Title: HFN Redev Vacant SFH

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CC-Redev-E

Projected Start Date:
 12/04/2012

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:
 CC Redev Vacant

Projected End Date:
 03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,695,299.12

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,695,299.12

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7		4	57.14
# of Households	7		4	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:
 Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing for Nevada	Non-Profit	\$ 1,632,000.00



Location Description:

Winchester target area ID 2929748

This activity will operate in the same target area as the Activity CC-ARResale-HFN-LMMI

Activity Description:

Clark County will partner with Housing for Nevada, a Nevada nonprofit developer, to acquire vacant single family homes within the Winchester target area, rehabilitate to NSP rehab standards, and the sell to an NSP-eligible homebuyer between 50% and 120% AMI. Homes will be sold the lesser of a) fair market value as determined by an after-rehab appraisal or b) the total amount of NSP3 funds expended to acquire, rehabilitate and redevelop the property. Housing for Nevada will also purchase foreclosed properties to be rehabbed and sold under eligible use B in Activity CC-ARResale-HFN-LMMI.

Up to \$14,999 per household will be available to assist with closing costs, up to 50% of the lender's required downpayment, and principal reduction as needed to make the monthly mortgage payment affordable (less than 30% of the homebuyer's gross monthly income). Direct assistance will be provided in the form of a forgivable loan at zero percent interest with a five year affordability period secured by a Deed of Trust with a recapture provision. All homebuyers must qualify for a conventional or government first mortgage with a fixed rate and a 30 year term and agree to occupy the home as their principal residence. In addition, all homebuyers will be required to attend a minimum of 8 hours of housing counseling from a HUD-certified agency in order to be eligible for the program.

Direct homebuyer assistance as well as Seller closing costs will be deducted from the resale proceeds, and all remaining proceeds will be considered program income to be returned to Clark County for use on NSP3 eligible activities. Resale proceeds are estimated to generate approximately 40% of the activity budget. With an estimated resale price of \$100,000 per home, this activity will also leverage over \$3 million in private mortgage financing.

This activity is designed to improve the condition of aging housing stock, provide affordable housing for new homebuyers and stabilize median market values in the long run. Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing property maintenance. In order not to concentrate any one type of housing within a small area, this activity will take place in the same target area as the NSP3 Acquisition Rehab Rental program.

In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

Should opportunities for hiring exist to facilitate the implementation of this activity, Clark County staff as well the Developer partner(s) will provide for the hiring of employees/contractors who reside in the target area to the greatest extent possible. This requirement will be specified in the written grant agreement between Clark County and the Developer(s) and subject to regular program monitoring. In conjunction with Activity #1, it is anticipated that significant marketing and outreach efforts will be conducted through local businesses, the Winchester Cultural Center as well as the Winchester Town Board to assist with these efforts as hiring opportunities become available, particularly with respect to construction staff hired to perform property rehabilitation.

Update March 2014: In order to complete the current open activities under NSP3, HFN requested additional funds in the sum of \$134,254.36. Clark County approved this request per the agreement guidelines. These funds will be divided between HFNs two NSP3 activities. \$84542.59 will be added to the ARResale activity. The balance of 49,711.77 is allocated this activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: CC-Redev-SNRHA-Vacant-LH25
Activity Title: SNRHA Redev Vacant Property

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 CC-Redev-E

Projected Start Date:
 09/18/2012

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 CC Redev Vacant

Projected End Date:
 06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 231,096.95
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 231,096.95

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# 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	\$ 231,096.95



Location Description:

Neighborhood ID 6355285
Walnut Park 4 plexes plus adjacent neighborhood of single family homes

Activity Description:

The Southern Nevada Regional Housing Authority (SNRHA) acting as Subrecipient of Clark County will purchase vacant four-plex properties, rehabilitate to Clark County NSP rehab standards and rent all four units to households at or below 50% area median income (AMI).

In September 2012, this activity was approved through an amendment to the NSP3 Interlocal Agreement between Clark County and SNRHA. This amendment allowed for the purchase of vacant property that is not foreclosed or abandoned pursuant to NSP3 eligible use E. The SNRHA will continue to operate its obligations through the interlocal agreement for 31 additional foreclosed and abandoned units under activity CC-ARRental-SNRHA-LH25. Under this activity the Housing Authority will purchase and rehab one four-plex in the same complex as the 4 other fourplexes that they acquired under the activity CC-ARRental-SNRHA-LH25.

An expansion of the initial target area for the SNRHA was determined to be necessary due to a critical shortage of available inventory in the Winchester target area as well as continued heavy competition from investors on the limited supply that is for sale. SNRHA will continue to conduct property search in Winchester but will at the same time purchase the purchase of four-plex properties as a way to ensure NSP3 expenditure deadlines are met.

In a third amendment to the interlocal agreement made in June 2013, Clark County granted SNRHA an additional 750000.00 dollars in NSP3 Program Income to complete the rehab and rental for both the eligible use B and E properties in their portfolio. SNRHA ran into multiple unforeseen rehabilitation costs and conducted a value engineering assessment to reduce any unnecessary costs before requesting additional funds. Granting them this program income helped Clark County to maintain the 25 percent set aside and is helping to meet spend down timelines. The additional 750,000.00 dollars were divided evenly between Eligible use B and E activities and budgets will be adjusted as rehab comes to a close.

In this amendment, Clark County also granted an extension on invoicing through January 31st 2013. This extension is to provide additional time for completing three properties that were running over schedule.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: CC-RulonEarl-SNRHA-LH25
Activity Title: SNRHA Rulon Earl Mobile Manor

Activity Type:
 Construction of new housing

Activity Status:
 Completed

Project Number:
 CC-Redev-E

Project Title:
 CC Redev Vacant

Projected Start Date:
 12/18/2012

Projected End Date:
 03/31/2014

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: \$ 645,759.72

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

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 645,759.72

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

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
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00
Southern Nevada Regional Housing Authority	Local Government	\$ 625,000.00



Location Description:

3903 E. Stewart Ave, Las Vegas, NV 89110 (APN 140-31-303-003). Directly behind the Rulon Earl Mobile Manor Phase I.

Activity Description:

The Southern Nevada Regional Housing Authority (SNRHA) has been awarded \$1,600,000 in NSP3 funds from the State of Nevada Housing Division for the acquisition and delivery of approximately twenty five manufactured homes to be installed on currently vacant pads at Rulon Earl Mobile Manor. The allocation of \$625,000 in Clark County NSP3 funds will provide eleven additional homes at that same site. All homes will be maintained as affordable rental housing for a minimum affordability period of twenty years. Clark County is also providing \$31,250 in NSP3 Administration funds for the reimbursement of eligible administrative expenses incurred as a part of this program.

January 2013 Update: A fourth amendment to the NSP3 Substantial Amendment was approved by the BCC on December 18, 2012, reallocating the remaining \$625,000 in funding from the original HAP to SNRHA for the acquisition and installation of 11 manufactured homes at the Rulon Earl Mobile Manor.

A total of 51 vacant pads are currently owned by SNRHA and utilities are installed at each pad, ready for connection. SNRHA will hold title and maintain ownership of the sites as well as the manufactured homes. SNRHA was awarded HOME funds from the City of Las Vegas to complete acquisition and installation of the remaining units. This redevelopment project is located in an area that received a HUD risk score rating of 20 (with 20 being the highest score possible) indicated it is an area of greatest need. The demand for affordable senior and disabled housing in Southern Nevada is extensive and all marketing will be done in accordance with the SNRHA affirmative marketing plan. The project will also help to meet the NSP3 25% set-aside requirement for low-income households. The homes located at this site will be made available as affordable rental housing for low-income seniors for a minimum of twenty years.

March 2014 Update:

On February 4th, 2014 Clark County approved an additional funds request of \$301,328.00 for the Rulon Earl Mobile Manor Park. These funds addressed unforeseen plumbing issues as well as features for the homes that improved security. These funds were allocated and spent to aid in meeting the March 9th expenditure deadline.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP3 Admin / Admin

Grantee Activity Number: CC-Admin-NSP3
Activity Title: CC-Administration for NSP3

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP3 Admin

Project Title:

Admin

Projected Start Date:

03/10/2011

Projected End Date:

03/10/2021

Project Draw Block by HUD:

Project Draw Block Date 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 Draw Block Date by HUD:

Total Budget:	\$ 1,450,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,450,000.00

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	Organization Type	Proposed Budget
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 1,450,000.00

Location Description:

N/A

Activity Description:

This activity will provide general administrative and planning activities in order to effectively manage the activities undertaken with NSP3 funds. Activities are expected to be conducted by grantee staff as well as through contracted services, subrecipients, Developers and other collaborative partnerships as appropriate.

Administrative activities are expected to include:

- General management, oversight, and coordination
- Program reporting in compliance with all Federal and local requirements to ensure a high degree of program transparency and public information
- Program outreach
- Procurement of nonprofit subgrantees, professional services and other program partners
- Environmental Review of target areas and individual property sites
- Labor compliance (Section 3, Davis Bacon, vicinity hiring)
- Grants accounting to ensure accurate documentation and allocation of NSP3 costs as well as coordination of financing, reporting, and compliance functions
- Timely disbursement of program funds as well as coordination of participating vendors and subgrantees
- Property inspections for quality control as well as compliance with local codes and NSP rehab standards
- NSP Lender/Realtor trainings
- Technical assistance with rehab policies, standards, procedures, specifications and scopes of work
- Technical assistance with relocation of tenants for North Las Vegas in compliance with the requirements



of the Uniform Relocation Act (Buena Vista Springs)

- Technical Assistance with the development of a Land Bank Plan for Re-use in North Las Vegas (Buena Vista Springs)
- Professional services to track economic data within NSP3 target areas to provide trend analysis and performance measurement
- Professional services to provide energy consumption and efficiency data within the Winchester target area in order to evaluate the effectiveness of energy efficient rehabilitation efforts
- Program evaluation and close-out

If additional employees are to be hired, Clark County and North Las Vegas will provide outreach to individuals living within NSP3 target areas to the greatest extent possible and within the guidelines of local jurisdiction personnel requirements. When faced with a choice between a qualified contractor/job applicant located from within one of the NSP3 target areas and a qualified contractor/job applicant located from outside of the NSP3 target area, Clark County and North Las Vegas (as well as all applicable subgrantees who hire for NSP3 funded projects) will select the qualified contractor/job applicant from inside the target area to the greatest extent possible.

UPDATE DECEMBER 2012 - Clark County is providing \$31,250 in NSP3 administrative funds to the SNRHA for their Rulon Earl Mobile Manor acquisition and placement of 11 manufactured homes.

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: NLV-Admin-NSP3
Activity Title: NLV - Administration for NSP3

Activity Type:

Administration

Project Number:

NSP3 Admin

Projected Start Date:

03/10/2011

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Admin

Projected End Date:

05/23/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 443,717.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 443,717.03

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

\$ 443,717.03

Location Description:

N/A

Activity Description:

This activity will provide general administrative and planning activities in order to effectively manage the activities undertaken with NSP3 funds. Activities are expected to be conducted by grantee staff as well as



through contracted services, subrecipients, Developers and other collaborative partnerships as appropriate.

Administrative activities are expected to include:

- General management, oversight, and coordination
- Program reporting in compliance with all Federal and local requirements to ensure a high degree of program transparency and public information
- Program outreach
- Procurement of nonprofit subgrantees, professional services and other program partners
- Environmental Review of target areas and individual property sites
- Labor compliance (Section 3, Davis Bacon, vicinity hiring)
- Grants accounting to ensure accurate documentation and allocation of NSP3 costs as well as coordination of financing, reporting, and compliance functions
- Timely disbursement of program funds as well as coordination of participating vendors and subgrantees
- Property inspections for quality control as well as compliance with local codes and NSP rehab standards
- NSP Lender/Realtor trainings
- Technical assistance with rehab policies, standards, procedures, specifications and scopes of work
- Technical assistance with relocation of tenants for North Las Vegas in compliance with the requirements of the Uniform Relocation Act (Buena Vista Springs)
- Technical Assistance with the development of a Land Bank Plan for Re-use in North Las Vegas (Buena Vista Springs)
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Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - 11/15/11 All requested changes were made except adding census tract block groups to activity location. Grantee's target areas include partial census tract block groups and identifying the activity target areas using them would be miss leading.

Reviewer - 1/24/12 Plan rejected to clarify goals for land bank activity.

Reviewer - Marilee Hansen 4/11/12 - plan rejected for grantee to provide more data regarding their proposed target area change.



- Reviewer - 6/21/12 Plan approved - grantee made minor clean up revisions (deleting none sense characters in narratives).
- Reviewer - 10/10/12 Plan approved as submitted with expanded target area.
- Reviewer - 12/4/12 Plan approved as submitted with expanded target area, cancelled projects, and budget changes.
- Reviewer - 1/16/13 Plan approved and grantee advised of all comments via email and marked up PDF version of this plan.
- Reviewer - 4/17/13 Grantee made minor budget changes to Henderson activities and closed activities have been completed.
- Reviewer - 6/24/13 Grantee changed activity status of BVS relocation from complete to underway. There was an additional expense not included.
- Reviewer - 9/23/13 Plan approved without review as per Grantee's request.
- Reviewer - 1/17/14 Marilee Hansen: AP approved with substantial comments. Grantee notified.
- Reviewer - Plan approved without review as per Grantee request to allow for more budget revisions before the next QPR is due.
- Reviewer - AP approved.
- Reviewer - 10/27/14 Marilee Hansen: AP reviewed and approved with comments.

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

Reviewer - No issues noted from the review. KJ

Action Plan History

Version	Date
B-11-UN-32-0001 AP#1	11/15/2011
B-11-UN-32-0001 AP#2	01/26/2012
B-11-UN-32-0001 AP#3	02/15/2012
B-11-UN-32-0001 AP#4	04/23/2012
B-11-UN-32-0001 AP#5	06/21/2012
B-11-UN-32-0001 AP#6	10/10/2012



B-11-UN-32-0001 AP#7	12/10/2012
B-11-UN-32-0001 AP#8	01/16/2013
B-11-UN-32-0001 AP#9	04/17/2013
B-11-UN-32-0001 AP#10	06/24/2013
B-11-UN-32-0001 AP#11	09/24/2013
B-11-UN-32-0001 AP#12	01/17/2014
B-11-UN-32-0001 AP#13	04/16/2014
B-11-UN-32-0001 AP#14	04/22/2014
B-11-UN-32-0001 AP#15	08/19/2014
B-11-UN-32-0001 AP#16	10/27/2014
B-11-UN-32-0001 AP#17	10/14/2015
B-11-UN-32-0001 AP#18	12/14/2016
B-11-UN-32-0001 AP#19	04/27/2017
B-11-UN-32-0001 AP#20	06/06/2017
B-11-UN-32-0001 AP#21	07/06/2017
B-11-UN-32-0001 AP#22	08/31/2017
B-11-UN-32-0001 AP#23	01/31/2018
B-11-UN-32-0001 AP#24	03/30/2018
B-11-UN-32-0001 AP#25	05/24/2018
B-11-UN-32-0001 AP#26	07/24/2018
B-11-UN-32-0001 AP#27	10/23/2018
B-11-UN-32-0001 AP#28	01/27/2020

