

Action Plan

Grantee: Clark County, OH

Grant: B-11-UN-39-0009

LOCCS Authorized Amount:	\$ 1,105,306.00
Grant Award Amount:	\$ 1,105,306.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 67,344.99
Total Budget:	\$ 1,172,650.99

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The County proposes to use NSP funds to acquire, rehabilitate and resell five units of foreclosed or abandoned properties to moderate income households in the targeted neighborhood of Park Layne Manor. An additional two units will be acquired, rehabilitated and used as rental property for Development Disabled adults to meet the required 25% set-aside for households earning less than 50% of median income. These funds will also be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

How Fund Use Addresses Market Conditions:

The proposed activity would address local market housing conditions by absorbing, vastly improving, and selling to income eligible households, abandoned or foreclosed single family housing units in an area which is still relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively decent prices, fill vacant units and stabilize and improve overall property values in the area. Data Sources: The primary data source was the HUD Foreclosure Need website and information obtained there. A printout of all block groups in Clark County was obtained. From this, areas were removed that were in the City of Springfield, as well as those that did not meet the required qualifying NSP 3 score. Then discussions were held with groups with which the County might partner with the county to make the program work. The County also considered eligible areas where the County has made an effort to target other activities to support neighborhood stabilization and revitalization. As the County narrowed down the target area possibilities it supplemented the HUD data with updated U.S. Census data from American Fact Finder for the period 2005-09. Determination of Areas of Greatest Need: In selecting areas of greatest need, Clark County reviewed HUD data for all block groups in the County outside the City of Springfield. There were only two block groups in the "20" rating range. One has zero foreclosed dwelling units and the other has only 27 units. Neither is practical for NSP action. There are eight block groups which fell in the "19" range. The County has selected four of the eight block groups as areas appropriate and viable for NSP3 activities. Clark County is designating two distinct areas, and four block groups, as the target areas for NSP 3 funded activities. These include three adjacent block groups in Park Layne Manor, Bethel Township, BG 2901.1, 2901.3 and 2901.4. The other is Meadowbrook, Springfield Township, BG 1000.02 (aka "Sunny-land" Subdivision). Based on the information and discussions concerning the potential target areas, and a review of the data and past local endeavors, it was decided that the ideal area to concentrate NSP 3 Activity 1 (acquisition/rehab/resale of foreclosed properties) is the Park Layne Manor subdivision in Bethel Township just south of the City of New Carlisle. The HUD NSP 3 data indicated that block groups 2901.1, 3 and 4 were all at the 19 level and above the 17 level for the State of Ohio. In addition, all three had almost, or over 70% of the population below the 120% of area median income. Combined they required a total of 4 units to be completed to meet the 20% improvement requirement. This was a level within reach of the County NSP 3 funding level for Activity 1. More recent Census update information indicated a relatively high



median income level, decent employment, and a high (70% plus) level of homeownership. Now, the County considered that this data might not reflect the worst adverse effects of the recession. However, they are good numbers to start with. The County also did visual observations of housing conditions, current vacancies, USPS vacancy numbers, boarded housing, houses for sale and such. All were found to not be extreme. Based on the HUD data for block groups these contain 670 dwelling units, almost all of which are single-family units. Indicated there were 19 (2.8%) units vacant more than 90 days. There were 12 foreclosure starts in the past year. However, there were signs of distress, including roughly 80 units in the area that are 90 days delinquent on mortgage payments, or in foreclosure. In addition, two other factors weighed heavily on the selection of these three block groups for this activity. These block groups were one of the County NSP 1 target areas under the State of Ohio program where demolition activity is underway. It is also a target area for the

Ensuring Continued Affordability:

As set forth in 24 CFR 92.252 (rental) and CFR 92.254 (ownership), The activity will produce at least five extensively renovated single-family dwelling units whose continued affordability will be assured by a second mortgage in the name of Clark County which shall be for a term in keeping with the amount of program subsidy, likely 5 years. The activity will produce at least two extensively renovated or reconstructed two bedroom homes for rental housing. Continued affordability will be assured by a first position mortgage in the name of Clark County which shall be for a term of 15 years for the renovated home and 20 years for the reconstructed home. Any recaptured funds from resale or violation of NSP3 requirements during ownership will be used to enable affordability for additional home(s).

Definition of Blighted Structure:

As defined in Section 1.08 of the Ohio Revised Code.

Definition of Affordable Rents:

As set forth in 24 CFR 92.252: Rents should not exceed 30% of the gross Section 8 income level for the Clark County area (minus utility allowance).

Housing Rehabilitation/New Construction Standards:

The minimum housing rehabilitation/reconstruction standard for the Clark County NSP 3 program shall be the HUD HQS. That said, it is the intent of the County to achieve a much higher standard of rehabilitation. The County will use the much more stringent Ohio Residential Rehabilitation Standards as a guide which it will attempt to achieve. These are the standards the County is required to use for rehabilitation under the State funded Community Housing Improvement Program (CHIP). These standards, except those that can only be met in new construction projects, will be achieved for the NSP3 assisted housing. Clark County also follows the 2006 Residential Code of Ohio. All gut replacement, reconstruction or new construction will meet the HUD standard for Energy Star Qualified New Homes version 3. Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken. For example, appliances, if replaced, will be Energy Star-46 labeled products. Water efficient toilets, showers and faucets, if replaced, must be installed.

Vicinity Hiring:

All of Clark County is deemed to be the appropriate Section 3 and vicinity area for hiring and use of local small businesses due to the lack of commercial enterprises located in the vicinity of the target areas. Both the nonprofit developer, NHP-GS and the General Contractor(s) selected to complete the renovation/reconstruction work will be required to submit Section 3 and vicinity hiring plans and, to the maximum extent feasible, hire currently or recently low income employees from Clark County.

Procedures for Preferences for Affordable Rental Dev.:

The County has elected to use the funds for the minimum 25% set-aside to purchase and rehabilitate two units of property which will be used for rental for Developmentally Disabled adults in Clark County.

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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1	Acquisition/Rehabilitation/Resale	2-71401-11-NHP	Rehabilitation-LMMI
2	Acquisition/Rehabilitation/Rental	2-71401-12-HC	Rehabilitation-25% SA
3	Acquisition/Reconstruction/Rental	3-71401-13-HC	Reconstruction - 25% SA
4	Administration	1-71101-10-WAGES	Salaries
		2-71110-10-PERS	PERS Contribution-Salaries
		3-71113-10-MEDC	Medicare Contribution-Salaries
		4-71900-00-EXP	Other Expenses
		5-71401-00-CONSV	Contract Services-Other
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Acquisition/Rehabilitation/Resale

Grantee Activity Number: 2-71401-11-NHP
Activity Title: Rehabilitation-LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/07/2011

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/Rehabilitation/Resale

Projected End Date:
 03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 731,213.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 731,213.04

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	



#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	30
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	50
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 731,213.04

Location Description:

Park Layne Manor Subdivision located in Census Tract 002901, Block Group 1, 3 and 4. Clark County proposes to use the major portion of NSP 3 funds to undertake the purchase/rehabilitation/resale of five single family homes in the three block groups identified in Bethel Township. This unincorporated area is just south of the City of New Carlisle, and is known as Park Layne Manor.

The actual target area for this activity has one commercial enterprise, a small convenience store. The remainder is residential. All of Clark County is deemed to be the appropriate Section 3 area for hiring and use of local small businesses. NHP has all local staff; they will use local Realtors and maintenance firms on acquired property. The County's present list of rehabilitation contractors is all local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire employees from Clark County.

Activity Description:

(1) Acquisition/Rehabilitation/Resale, 24 CFR 570.201(a)(b)(i)(n), 24 CFR 570.202; Rehabilitation of five (5) vacant, foreclosed or abandoned properties for resale to LMMI buyers. The County will partner with the experienced Neighborhood Housing Partnership of Greater Springfield to carry out Activity 1. If permitted, NHP will provide required housing counseling for households purchasing units under this program. Otherwise, the County will engage a separate HUD approved housing counselor to assist in this activity.

In carrying out this activity in the selected block groups, the County will assist NHP to identify and pursue the purchase of abandoned or foreclosed property as defined in the NSP 3 regulations. NHP shall purchase the property in its name financed by the County NSP 3 funds. NHP will prepare work specifications and cost estimates for the rehabilitation of the property to the standards adopted by the County, and in accordance with NSP 3 regulations. NHP will bid the proposed construction project with the County having final approval for contractor selection. NHP will be responsible for construction management including periodic inspection and the County will provide for all legally required inspections and final approval of work. NHP will, during rehabilitation and afterward, market the property to households with an income of less than 120% of the area median income. A local Realtor will be engaged to assist in this endeavor. Upon sale, the County will take a second mortgage for the subsidy involved



in the sale. The second mortgage amount will be the direct assistance provided to the homebuyer. The second mortgage amount will be the difference between the a) the lesser of total development or the after-rehabilitation appraised value of the home; and b) the final purchaser accepted sales price. This is likely to be less than \$15,000 for each home. If the NSP3 second mortgage amount is \$15,000 or below, the second mortgage will be a 0% 5 year forgivable (1/60th of the second mortgage amount forgiven each month) non-amortizing mortgage. If the amount is between \$15,001 and \$40,000, the NSP3 second mortgage will be a 0% 10 year forgivable (1/120th of the second mortgage amount forgiven each month) non-amortizing mortgage. No payments will be required as long as the house is used as the homebuyer's primary residence. Any balance of the second mortgage will be paid from available proceeds upon resale of the home, if resold within the affordability period. Program income from the sale of the first property will be returned to the County for use on units under NSP 3 regulations. Further proceeds from sale of NSP3 properties will be given to NHP for the operation of a revolving loan fund to benefit residents of Clark County who qualify for assistance under the NSP3 grant. The County will retain 10% of program income for program administration.

The proposed activity would address local market housing conditions by absorbing, vastly improving, and selling to income eligible households, abandoned or foreclosed single family housing units in an area which is still relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively decent prices, fill vacant units and stabilize and improve overall property values in the area.

These activities support the intent of the the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight by the acquisition of vacant, foreclosed and abandoned properties that will be sold to income eligible individuals, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 2 / Acquisition/Rehabilitation/Rental

Grantee Activity Number: 2-71401-12-HC
Activity Title: Rehabilitation-25% SA

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2

Projected Start Date:
 03/07/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/Rental

Projected End Date:
 03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 128,289.65



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: \$ 128,289.65

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units \checkmark other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	7
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	10
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 128,289.65

Location Description:

Sunnyland Subdivision, Census Tract 1000.02 in Springfield Township. Upon completion of the rehabilitation of the units Housing Connection, in conjunction with Clark County Board of Developmental Disabilities, will provide tenants for these units. It is estimated that there will be one tenant per bedroom. Thus, a three-bedroom house would shelter three DD tenants. As noted elsewhere, this block group is located very near the sheltered workshop for the developmentally disabled. This is one of the particular attractions for this area for this type of housing.

Activity Description:

Acquisition/Rehabilitation/Rental for Very Low Income, 24 CFR 570.201(a)(b)(i)(n), 24 CFR 570.202;

Upon sale, the County will take a second mortgage for the subsidy involved in the sale. The second mortgage amount will be the direct assistance provided to the homebuyer. The second mortgage amount will be the difference between the a) the lesser of total development costs or the after-rehabilitation appraised value of the home; and b) the final purchaser accepted sales price. This is likely to be less than \$15,000 for each home. If the NSP3 second mortgage amount is \$15,000 or below, the second mortgage will be a 0% 5 year forgivable (1/60th of the second mortgage amount forgiven each month) non-amortizing mortgage. If the amount is between \$15,001 and \$40,000, the NSP3 second mortgage will be a 0% 10 year forgivable (1/120th of the second mortgage amount forgiven each month) non-amortizing mortgage. No payments will be required as long as the house is used as the homebuyer's primary residence. Any balance of the second mortgage will be paid from available proceeds upon resale of the home, if resold within the affordability period.

As noted in Activity 1, the County must expend 25% of the NSP 3 grant to benefit households below 50% of the median income of the area. Developmentally disabled assisted persons all qualify both as a designated group (handicapped) and by income since virtually all are on SSI, and many have Section 8 vouchers. Twenty five percent of the NSP 3 grant is \$276,326. This should be sufficient to provide two renovated dwelling units at an average cost of \$138,263.

The activity will make available at least two extensively renovated single-family dwelling units to persons whose income is below 50% of the area median income. Depending on bedroom size this should provide housing for six Developmentally Disabled persons. Continued affordability is assured via a 15-year mortgage for the full amount of the assistance provided. Also, ownership by an organization committed to providing housing for handicapped persons also assures continued affordability. The proposed activity will address local market conditions by absorbing, vastly improving, and renting to income eligible households vacant, abandoned or foreclosed single family housing units in an area which is relatively stable, but experiencing a growing problem with mortgage foreclosures. It will support current relatively stable prices, fill and upgrade vacant units, and stabilize and improve overall property values in the area.

As noted the County second mortgage will bear no interest. The duration of the mortgage will certainly be 15 years, as the subsidy will certainly exceed \$40,000.

Beneficiaries will be handicapped person(s) who will be provided decent, safe and sanitary rental housing.

The activity will produce two renovated dwelling units for DD persons whose income is below 50% of the area median income. The actual target area of one primarily residential block group has virtually no commercial enterprises. All of Clark County is deemed to be the appropriate Section 3 area for hiring and use of local small businesses. Connection and NHP has all local staff; they will use local Realtors and maintenance firms on acquired property. The County's present list of rehabilitation contractors is all local firms who hire local persons to work on projects. Contractors will be required to submit Section 3 hiring plans and, to the maximum extent feasible, hire income qualified persons from Clark County.

These activities support the intent of the Frank-Dodd Act by initiating neighborhood stabilization goals to reduce slum and blight by the acquisition of vacant, foreclosed and abandoned properties that will be used as rental property for developmentally disabled adults who are income eligible, thereby providing affordable housing and stabilizing depreciating housing values in the existing targeted neighborhood.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3 / Acquisition/Reconstruction/Rental

Grantee Activity Number: 3-71401-13-HC
Activity Title: Reconstruction - 25% SA

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Acquisition/Reconstruction/Rental

Projected End Date:

03/14/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 204,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 204,800.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total
1
1



# ELI Households (0-30% AMI)	1
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	
#Low flow showerheads	1
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	7
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Energy Star Replacement Windows	12
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 204,800.00

Location Description:

This area is in Springfield Township, immediately adjacent to the south side of the City of Springfield, and resides in block group 1000.02.. The HUD NSP 3 data indicated this block group is at the "19" level and above the "17" level for the State of Ohio. In addition, 66% of the residents have incomes below 120% of area median income. This is a level within reach of the County NSP 3 funding level. Based on the HUD data this block group contains 275 dwelling units, almost all of which are single-family units. USPS data indicated there were 21 (7.6%) units vacant more than 90 days. There were 7 foreclosure starts in the past year. There are roughly 35 units in the area that are 90 days delinquent on mortgage payments, or in foreclosure. A visual review of the area indicated that, while it is showing signs of some deterioration, it has not reached a substantial level as yet.

Activity Description:

This activity will involve the acquisition, demolition, and reconstruction of a single-family home in the Sunnyland subdivision, which is just southwest of Springfield, OH in Springfield Township. Upon completion of this activity, Neighborhood Housing Partnership of Greater Springfield (NHP), the developer for all activities under Clark County's NSP3 program, will deed the property to Housing Connection. Housing Connection will then oversee the rental of the property to two (2) developmentally disabled individuals who meet the 25% set-aside financial requirements. The County will monitor Housing Connection to determine continued affordability at the project site for 15 years.



Demolition and reconstruction of this property was chosen over rehabilitation because of the significant costs associated with transforming the existing property into an appropriate dwelling for its proposed tenants.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 4 / Administration

Grantee Activity Number: 1-71101-10-WAGES
Activity Title: Salaries

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 71,117.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 71,117.96

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 71,117.96

Location Description:

Clark County Community Development office-local government, located at 3130 E. Main Street, Suite 1A, Springfield OH 45505.

Activity Description:

Salary costs for Development Planner and supporting administrative/clerical staff. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 2-71110-10-PERS
Activity Title: PERS Contribution-Salaries

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 9,956.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 9,956.44

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 9,956.44

Location Description:

Clark County Community Development offices.

Activity Description:

Reciprocal PERS contributions for Development Planner and administrative/clerical staff working on NSP 3 grant. (Public Employees Retirement System) These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including



salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 3-71113-10-MEDC
Activity Title: Medicare Contribution-Salaries

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,031.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,031.20

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 1,031.20

Location Description:

Clark County Community Development office-local government.

Activity Description:

Reciprocal Medicare contribution for salaries of staff working on NSP 3 grant. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program



administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 4-71900-00-EXP
Activity Title: Other Expenses

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,651.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,651.62

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 5,651.62

Location Description:

Clark County Community Development-local government office.

Activity Description:

Allowable administrative expenses under 24 CFR 570.206 in support of delivery of NSP 3 grant activities including marketing, advertising, legal ads and notification and other supplies and services necessary to carry out the activities of the grant. These funds will be used for payment of reasonable administrative costs and carrying



charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 5-71401-00-CONSV
Activity Title: Contract Services-Other

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/07/2011

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:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 20,591.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 20,591.08

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Clark County Community Development	Local Government	\$ 20,591.08

Location Description:

Clark County Community Development - local government office.

Activity Description:

Contract services for consultant assistance in delivering NSP 3 activities as allowed by 24 CFR 570.206. These funds will be used for payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities including salaries, wages and related costs for all staff engaged in



program administration. All costs will be paid in accordance with 24 CFR 570.205 and include all categories included for allowable charges to program administration.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

- Reviewer - This DRGR Action Plan is rejected. Grantee did not transfer all the required information from the submitted revised copy of the NSP3 Plan, which the agreement was signed on 3/9/2011, to this DRGR Action Plan. -OA 3/10/2011
- Reviewer - DRGR Action Plan is rejected as the jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/7/2011 to the DRGR Action Plan: 1) Data source used to determine the areas of greatest needs, 2) How the areas of greatest needs were established, 3) How the activities fulfill the requirements of the Recovery Act, as amended, 4) Public participation plan and summary of citizen comments, 5) Citation of related CDBG activity for each activity listed, 6) Activity descriptions, and 7) organization carrying out the activity. Acquisition and Rehab are currently separate activities; in this case, acquisition should not be reported as Direct Benefit. Recommend that jurisdiction collapse Acquisition and Rehab into one activity. 25% Set-aside should be reported as Low under Benefit Report Types. -OA 3/18/2011
- Reviewer - DRGR Action Plan is rejected as the DRGR Action Plan has the following issues: Missing summary of citizens comments; in the summary of the distribution of funds, vacant properties are not eligible for acquisition and rehab; missing related CDBG citations under each activity; definition of continued affordability should be the same as that stated in the hard copy plan; there are duplicate activity descriptions; 25% set-aside activity description is miss located in the activity location. -OA 3/28/2011
- Reviewer - Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/7/2011 to DRGR Action Plan. DRGR Action Plan is acceptable. -OA 3/29/2011
- Reviewer - Plan approved - TB - 3/30/11
- Reviewer - Action Plan is rejected per county's request. -OA 7/17/2013
- Reviewer - County substantially amended the Action Plan to 1) allow the developer to keep and use proceeds from the second and subsequent home sales on an affordable housing RLF, and 2) take back 10% of developer proceeds for ongoing grantee NSP administration. County reallocated some budgets and further clarified the long-term affordability description. Substantial amendment and updates are acceptable. -OA 7/23/2013
- Reviewer - Recommend Approval: RTH 7/23/13
- Reviewer - This to acknowledge the changes made to the budget in re-allocating program income to reflect actual expenditures. 11/18/13 Recommend Approval: RTH
- Reviewer - 11/18/13 Recommend Approval: RTH



- Reviewer - Acknowledging Minor Changes made to enable the QPR to be submitted: RTH

- Reviewer - Clark County made minor changes to account for the remaining line of credit funds. Admin is within 10% cap. Recommend Approval. BW 2/5/16

- Reviewer - Clark County adjusted the budgets to properly align the budgets with actual costs for the grant. Admin is below 10%. No demolition was done with this grant. Recommend Approval. BW 9/22/16

- Reviewer - Clark County changed the status from under way to completed for all activities. They are in the process for closing their grant. Recommend Approval. BW 11/20/17

Action Plan History

Version	Date
B-11-UN-39-0009 AP#1	03/30/2011
B-11-UN-39-0009 AP#2	07/23/2013
B-11-UN-39-0009 AP#3	11/18/2013
B-11-UN-39-0009 AP#4	11/18/2013
B-11-UN-39-0009 AP#5	12/23/2013
B-11-UN-39-0009 AP#6	02/05/2016
B-11-UN-39-0009 AP#7	09/22/2016
B-11-UN-39-0009 AP#8	11/20/2017

