

Grantee: State of Nevada

Grant: B-08-DN-32-0001

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-DN-32-0001

Obligation Date:**Grantee Name:**

State of Nevada

Award Date:**Grant Amount:**

\$24,287,240.00

Contract End Date:

03/17/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Debra J. Parra

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

Distribution and and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$706,601.17

Clark County: \$10,277,241

Las Vegas: \$5,594,990

Henderson: \$787,600

Washoe County: \$4,616,642

Nye County: \$805,200.35

Lyon County: \$1,059,423.84

Douglas County: \$289,541.64

Nevada Housing Division: \$150,000

The amount and use of funds is listed under each activity.

Definitions and Descriptions:

Blighted - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Affordable Rents - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will be the lesser of the fair market rent and up to 30% of the adjusted income of a family earning 65% of AMI, with adjustments for the number of bedrooms in the unit, less a utility allowance. Affordable rentes for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI, adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes. Continued affordability - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

Housing Rehabilitation Standards - require that all buildings assisted with NSP funds be brought to local code, that required building permits be obtained and that appropriate inspections be performed.

Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.

Low Income Targeting:

Each jurisdiction is required to spend at least 25% of its NSP allocation on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income. Each activity above describes the income of the families they will be serving.

Acquisition and Relocation:

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

Public Comment:

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,287,240.00
Total CDBG Program Funds Budgeted	N/A	\$24,287,240.00
Program Funds Drawdown	\$1,139,785.07	\$3,574,592.07
Program Funds Obligated	\$0.00	\$24,287,240.00
Program Funds Expended	\$1,133,904.96	\$3,568,711.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$91,911.32
Program Income Drawdown	\$0.00	\$91,911.32

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$29,970.80
Limit on State Admin	\$0.00	\$29,970.80

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,071,810.00	\$10,574,427.01

Overall Progress Narrative:

Although this quarter showed slow progress, the Division is confident that next quarter will highly successful. It has taken more time than anticipated in the administration of the programs. The Division has bi-weekly conference calls with all jurisdictions on how to make sure that all of the NSP Funds be expended by our deadline.

The Division has published an amendment for the City of North Las Vegas which will help to assist them to expend their funds. The Division was waiting until the announcement of NSP 2 funds to re-evaluate NSP 1 funds. Since the announcement of NSP 2 funds, the Division will not re-allocate any of its funds and will work with its recipients to

get the funds spent in a timely manner.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$20,176.34	\$1,985,216.00	\$29,970.80
NV-0002-CL, CLARK COUNTY	\$190,792.37	\$9,217,802.00	\$190,792.37
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$5,594,990.00	\$0.00
NV-0004-HE, CITY OF HENDERSON	\$25,000.00	\$780,208.00	\$25,000.00
NV-0005-WA, WASHOE COUNTY COUNTIES	\$615,894.36	\$4,616,642.00	\$2,935,906.90
NV-0006-NY, NYE COUNTY PROJECTS	\$65,206.00	\$816,341.00	\$65,206.00
NV-0007-LY, LYON COUNTY	\$222,716.00	\$921,000.00	\$327,716.00
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$355,041.00	\$0.00
NV-0009-NH, NHD Project	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NV-0001-CL1
Activity Title:	CLARK COUNTY ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$93,745.00
Total CDBG Program Funds Budgeted	N/A	\$93,745.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$653,184.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used for Clark County and the City of North Las Vegas.

Location Description:

Clark County

Activity Progress Narrative:

No administrative funds have been requested by Clark County this quarter - all Administrative funds expended were NSP Federal funds.

The City of North Las Vegas has expended \$43,943 (to include both state and federal funds) for administration and anticipates a draw of funds to reimburse expenditures in first quarter 2010. These funds have covered salaries, appraisals, supplies and staff travel for NSP related training.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0001-DO7
Activity Title:	ADMINISTRATION-DOUGLAS

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2009

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$21,302.00
Total CDBG Program Funds Budgeted	N/A	\$21,302.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$21,302.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used for projects located in Douglas County.

Location Description:

Douglas County

Activity Progress Narrative:

No administrative funds have been drawn for the Douglas County homebuyer program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-HE3

Activity Title: ADMINISTRATION-HENDERSON

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF HENDERSON

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$62,918.30
Total CDBG Program Funds Budgeted	N/A	\$62,918.30
Program Funds Drawdown	\$521.30	\$521.30
Program Funds Obligated	\$0.00	\$70,611.00
Program Funds Expended	\$521.30	\$521.30
CITY OF HENDERSON	\$521.30	\$521.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Henderson.

Location Description:

City of Henderson

Activity Progress Narrative:

Administrative funds used by the City of Henderson this quarter were used on their homebuyer assistance program. These costs were incurred by the City.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0001-LV2
Activity Title:	ADMINISTRATION CITY OF LAS VEGAS

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF LAS VEGAS

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$305.09
Total CDBG Program Funds Budgeted	N/A	\$305.09
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$325,360.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Las Vegas.

Location Description:

City of Las Vegas

Activity Progress Narrative:

The City of Las Vegas has not requested any administrative funds this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-LY5

Activity Title: ADMINISTRATION-LYON

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

LYON COUNTY

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$27,260.00
Total CDBG Program Funds Budgeted	N/A	\$27,260.00
Program Funds Drawdown	\$2,099.11	\$2,099.11
Program Funds Obligated	\$0.00	\$55,260.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Lyon County.

Location Description:

Lyon County

Activity Progress Narrative:

Lyon County has expended \$2,099.11 in administrative funds this quarter. These costs were incurred by the administration of their down payment assistance program. Lyon

>County receives six percent in administration fees which is far below the ten percent allowed by HUD.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NH8

Activity Title: ADMINISTRATION-NHD

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

02/28/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

NEVADA HOUSING DIVISION

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$44,833.17
Total CDBG Program Funds Budgeted	N/A	\$44,833.17
Program Funds Drawdown	\$0.00	\$9,794.46
Program Funds Obligated	\$0.00	\$728,617.00
Program Funds Expended	\$0.00	\$9,794.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

No administrative funds were drawn this quarter by Nevada Housing Division

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NY6

Activity Title: ADMINISTRATION-NYE

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$49,882.00
Total CDBG Program Funds Budgeted	N/A	\$49,882.00
Program Funds Drawdown	\$3,781.00	\$3,781.00
Program Funds Obligated	\$0.00	\$49,882.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nye County.

Location Description:

Nye County

Activity Progress Narrative:

\$2,155.00 in administrative funds have been expended this quarter. These funds were used to administer the Nye County down payment assistance program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0001-WA4
Activity Title:	ADMINISTRATION-RENO

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF RENO

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$81,000.00
Total CDBG Program Funds Budgeted	N/A	\$81,000.00
Program Funds Drawdown	\$13,774.93	\$13,774.93
Program Funds Obligated	\$0.00	\$81,000.00
Program Funds Expended	\$13,774.93	\$13,774.93
CITY OF RENO	\$13,774.93	\$13,774.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Reno.

Location Description:

City of Reno

Activity Progress Narrative:

The City of Reno expended \$13,774.93 in administrative funds this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0002-CL1
Activity Title:	NSP PURCHASE AND REHAB OF SINGLE FAMILY HOUSING

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,187,564.00
Total CDBG Program Funds Budgeted	N/A	\$2,187,564.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$2,187,564.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/Q process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bank sale. Upon completion of rehab, homes would be marketed to eligible buyers either for sale or transferred to rental program activity.

Location Description:

Eligible census tracts outlined within the Clark County NSP plan and identified in the "Areas of Greatest Need". NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx

Activity Progress Narrative:

This program will involve the purchase, rehabilitation and resale of foreclosed and abandoned properties in the NSP targeted neighborhoods. Rehabilitation is expected to be extensive (up to \$60,000 per home) and NSP construction and rehabilitation standards have been established with a focus on home performance and energy efficiency. Homebuyers that purchase these properties will also receive direct homebuyer assistance (up to \$25,000 per household is available). The three nonprofit developers approved by the Clark County Board of Commissioners in September 2009 are: Community Development Programs Center of Nevada (September 1, 2009), Housing for Nevada (September 1, 2009) and HAND Development Company (September 15, 2009). HAND Development Company has been allocated a combination of both State and Federal NSP Funds. The other two Developers have been allocated only Federal Funds. An Implementation Workshop was held by Clark County staff on October 1, 2009 to discuss the program procedures, required

forms/checklists as well as other NSP program resources. Grant agreements specify that funds must be obligated within 10 months. Progress monitoring interviews (on-site) were conducted with each developer in December 2009 and a full onsite monitoring visit will occur in March 2010.

HAND Development Company currently has ten properties under contract with closings scheduled in January and February 2010 and State NSP funds will be expended for these acquisitions. Funds committed for these contracts not yet drawn or expended include acquisition and rehab total \$976,000. A total of \$399,071 has been drawn in January 2010 for property acquisition. HAND has an additional nine properties in the inspection/pricing pipeline.

All three Developers are actively inspecting additional REO properties for potential purchase with a pipeline of properties in various stages of review and negotiation. First-look programs and the NCST have facilitated negotiations with Sellers and brokers which have otherwise proved very difficult due to current competitive market conditions.

As of January 27, 2010, Clark County staff have reviewed a total of 350 properties sent by the National Community Stabilization Trust. Of these properties, 274 (78%) were not viable for the NSP program due to property type, vacancy, target area location, appraisal discount requirements, or were sold outside of the Trust to another buyer before we could enter into a contract. We anticipated a much stronger pipeline and supply of available inventory and have the capacity to handle a much larger amount of property acquisition if the supply was available.

As program income is generated from the resale of homes to NSP-eligible homebuyers, the program is expected to expand.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/5	0/12	0
# Owner Households	0	0	0	0/1	0/5	0/12	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0002-CL2

Activity Title: NSP ACQ/REHAB FOR RENTAL HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$5,309,727.00
Total CDBG Program Funds Budgeted	N/A	\$5,309,727.00
Program Funds Drawdown	\$190,792.37	\$190,792.37
Program Funds Obligated	\$0.00	\$5,309,727.00
Program Funds Expended	\$190,792.37	\$190,792.37
CLARK COUNTY-COMMUNITY RESOURCES	\$190,792.37	\$190,792.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority (SNRHA) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the County's primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the SNRHA's Board of Directors, the SNRHA is expected to be the County's primary partner for this activity. SNRHA and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

This information is located at on Clark County's website at:

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

Activity Progress Narrative:

The Southern Nevada Regional Housing Authority (formerly Housing Authority of Clark County) is acting as a subrecipient to Clark County to carry out an Acquisition, Rehab, and Rental Program. These homes, once they are purchased and rehabilitated, will be rented out by the HACC to households at or below 50% of area median income. This will help Clark County meet the requirements of the NSP to target 25% of the total funds to households at or below 50% of area median income. Rehabilitation is expected to be extensive and Clark County has established NSP construction and rehabilitation standards with a focus on home performance and energy efficiency. Rehabilitation on previously acquired properties will begin in January 2010.

With assistance from Clark County staff, HACC has acquired properties through the Fannie Mae and Wells Fargo First-Look REO property acquisition programs as well as through the National Community Stabilization Trust (NCST).

The Clark County Housing Authority completed three purchases this quarter. The programs in Clark County have taken a while to organize but the State feels that they will be spending the funds more quickly. An additional \$3,228,591 in State NSP funds not yet expended or drawn are committed in this activity to cover the costs of acquisition of properties already under contract and in escrow, as well as to fund the rehabilitation of properties purchased and in escrow (maximum of \$60,000 in rehab per property). Twenty four additional properties are currently under contract to close before the end of February 2010 under this activity and there are seven additional properties in the inspection/price negotiation pipeline.

As of January 27, 2010, Clark County staff have reviewed a total of 350 properties sent by the National Community Stabilization Trust. Of these properties, 274 (78%) were not viable for the NSP program due to property type, vacancy, target area location, appraisal discount requirements, or were sold outside of the Trust to another buyer before we could enter into a contract. We anticipated a much greater supply of available inventory and have the capacity to handle a much larger amount of property acquisition if the supply was available.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/42
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/42
# of Singlefamily Units	0	0/42

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/42	0/0	0/42	0
# Renter Households	0	0	0	0/42	0/0	0/42	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0002-CL3
Activity Title:	CLARK COUNTY REDEVELOPMENT

Activity Category:

Construction of new housing

Project Number:

NV-0002-CL

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,059,439.00
Total CDBG Program Funds Budgeted	N/A	\$1,059,439.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude’s Ranch proposes to construct St. Jude’s Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community.

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

St. Jude’s Ranch is awaiting notification from HUD as to whether they have received an \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1.9 million coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

Location Description:

Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive

Activity Progress Narrative:

The City of North Las Vegas has not expended any State NSP funds, as it is in the process of amending its Plan. The State will amend its plan to coincide with what North Las Vegas has submitted to HUD. This activity will be amended during this quarter with dollar amounts reflected.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Parcels acquired voluntarily	0		0/0	
#Units with bus/rail access	0		0/16	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/16	
# of Multifamily Units	0		0/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/1	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0002-NLV1
Activity Title:	NORTH LAS VEGAS-NSP ACQ/REHAB FOR RENTAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$690,273.00
Total CDBG Program Funds Budgeted	N/A	\$690,273.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$674,523.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Progress Narrative:

On September 2, 2009, the City Council approved Community Development Programs Center of Nevada (CDPCN) as the Developer to carry out the City's Acquisition, Rehab, and Rental Program. These homes, once they are purchased by the City, will be conveyed to CDPCN to be rehabilitated and then rented to households at or below 50% of area median income. This will help the City meet the requirements of the NSP to target 25% of the total funds to households at or below 50% of area median income. A total of \$2,293,957 is dedicated to this program. North Las Vegas has one property costing \$194,900 in escrow and it is due to close in January 2010.

The City is looking at a great number of properties but the majority are not eligible for purchase. As of December 31, 2009, the City reviewed 237 properties. Of those, 217 were not viable for the following reasons:

- 65 - Protecting Tenant at Foreclosure Act or Uniform Relocation Act issues
- 58 - Environmental issues (noise corridor, faults/fissures, flood zone)
- 49 - No longer available when the City looked at the property
- 6 - Broker non-responsive
- 24 - Wrong property type (townhomes, excessive rehab amount, etc.)

- 13 - Not located in Areas of Greatest Need
- 2 &ndash Counteroffer declined by bank (counteroffers required due to discount regulation)

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/7	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/7	
# of Singlefamily Units	0		0/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/7	0/0	0/7	0
# Renter Households	0	0	0	0/7	0/0	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0002-NLV2

Activity Title: NSP PURCHASE

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,030,238.00
Total CDBG Program Funds Budgeted	N/A	\$1,030,238.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$30,238.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. The four nonprofit Developers working with the City for the implementation of this activity are Community Development Programs Center of Nevada, Housing for Nevada, Nevada HAND and Mission Housing. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

Location Description:

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

Activity Progress Narrative:

The City of North Las Vegas acquired three properties (total \$316,777 to be allocated to both Federal and State funds) this quarter and conveyed them to three non profit developers to be rehabbed and resold.

3008 Balcones Fault

North Las Vegas, NV 89081

\$109,491 in total NSP funds were expended which will be allocated to both State and Federal funds. The State allocation of funds on this project total \$30,238 and a draw request is anticipated in the first quarter of 2010.

This property was conveyed to Community Development Programs Center of Nevada at closing for the purposes of rehab and resale.

The City is looking at a great number of properties but the majority are not eligible for purchase. As of December 31, 2009, the City reviewed 237 properties. Of those, 217 were not viable for the following reasons:

- 65 - Protecting Tenant at Foreclosure Act or Uniform Relocation Act issues
- 58 - Environmental issues (noise corridor, faults/fissures, flood zone)
- 49 - No longer available when the City looked at the property

- 6 – Broker non-responsive
- 24 – Wrong property type (townhomes, excessive rehab amount, etc.)
- 13 - Not located in Areas of Greatest Need
- 2 – Counteroffer declined by bank (counteroffers required due to discount regulation)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/4	0/9	0
# Owner Households	0	0	0	0/0	0/4	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0002-NLV3
Activity Title:	Cancelled - NSP Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$1,000,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds reallocated to the North Las Vegas Desert Mesa Redevelopment Project 12/09. Program income from the Acquisition Rehab Resale program will be used to fund the Homebuyer Assistance Program. The City of North Las Vegas's NSP Home Buyer Assistance Program will address neighborhood stabilization in zip codes 89031, 89032, and 89081. This program will be operated through designated participating non-profits and will provide up to \$25,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-second, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners. Financial assistance to the homebuyer will be in the form of a zero interest, deferred payment loan, secured by a deed of trust. The minimum amount of any loan will be \$1,000 and the maximum amount will not exceed \$25,000. NSP funds will be recaptured upon sale, transfer or change of ownership of the assisted property. Refinancing of the NSP-assisted property is permissible only to refinance the existing mortgage to a lower interest rate thereby reducing the monthly payment on the first mortgage by a minimum of \$100. The homebuyer will be required to: • Have a total gross income at or below the 120% of the area's median income, adjusted for family size. • Ascertain the necessary 1% discount below current market value on the selected foreclosed home in North Las Vegas • Occupy the home as a principal residence • Qualify for a first mortgage through a pre-approved lender • Complete a City approved, eight hour homebuyer training program • Accept specific deed restrictions, including repayment of the loan upon sale, transfer of title, refinancing of the first mortgage, or leasing of the property.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

The City of North Las Vegas has not expended any State NSP funds, as it is in the process of amending its Plan. The State will amend its plan to coincide with what North Las Vegas has submitted to HUD. City of North Las Vegas staff met with the recommended HAP agencies on October 7, 2009 to discuss the Amendment to the Substantial Amendment that reallocated the \$3,000,000 originally dedicated to the HAP program (\$1,000,000 in State funds

and \$2,000,000 in Federal funds) and the use of the program income from the Acquisition, Rehab, Resale program. The four agencies recommended by staff were approved by City Council on November 4, 2009: Consumer Credit Counseling Service, Housing for Nevada, Neighborhood Housing Services of Southern Nevada, and Nevada Partners, Incorporated. The City estimates that a total of approximately \$1.4 million will be received as program income from the resale of the acquired properties to be used for this program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0002-NLV4
Activity Title:	Cancelled-Habitat For Humanity-Single Family Homes

Activity Category:

Construction of new housing

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

CLARK COUNTY

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY-COMMUNITY RESOURCES

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$15,750.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in census tract 3602, within two neighborhoods in the North Valley Community. The City of North Las Vegas will purchase three vacant lots with current CDBG dollars and then convey the properties to a local non-profit to redevelop for single-family housing. The City's use of NSP funds will be for remediation of the problematic soils, thereby allowing construction of the homes, and NSP funds will also be used for the construction of the foundation slabs. The tenure of the beneficiaries will be homeownership and the properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

Location Description:

1929 Hart & North Las Vegas NV 89032 1717 Bluff & North Las Vegas, NV 89032 1729 Bluff & North Las Vegas, NV 89032

Activity Progress Narrative:

The City of North Las Vegas has not expended any State NSP funds, as it is in the process of amending its Plan. The State will amend its plan to coincide with what North Las Vegas has submitted to HUD.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0003-LV1

Activity Title: Homebuyer Assistance-HAP2

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,265,056.90
Total CDBG Program Funds Budgeted	N/A	\$4,265,056.90
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$3,047,496.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

On August 5, 2009 the Request For Proposal (RFP) for the Homeownership Assistance Program (HAP) process closed. A total of six (6) agencies submitted RFP's with four (4) agencies selected to administer the HAP for the city of Las Vegas. The selected agencies are: Consumer Credit Counseling Services of Southern Nevada; Housing of Nevada, Inc.; Neighborhood Housing Services of Southern Nevada; and Nevada Partners, Inc. One agency has decided to withdraw from providing services.

The revised budgets have been received from the three remaining subrecipients and staff is in the process of implementing them into the agreements.

Broker and Appraiser Services

The broker and appraiser contracts are fully executed for the following agencies:

Broker Services

Taylor Prince
Windermere Prestige Properties

Appraiser Services

A.S.A.P. Appraisals
Silver State Appraisers

Since November 2009, Neighborhood Services has looked at 243 foreclosed homes as part of the Neighborhood Stabilization Program (NSP1). The following is the breakdown of activity:

- Number of homes acquired/purchased:
29
- Number of homes with funds wired/obligated:
3
- Number of homes currently in escrow:
12
- Number of homes under review (pre-escrow):
76
- Number of homes review and subsequently rejected:
123

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/15	0/30	0
# Owner Households	0	0	0	0/0	0/15	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0003-LV2

Activity Title: Cancelled-Lease to Own Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0003-LV

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

CITY OF LAS VEGAS

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$1,047,494.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will purchase and rehabilitate, if necessary, abandoned or foreclosed homes and select non-profit agencies through a RFP process to operate and manage the Lease to Own program. Program participants would be required to enroll in a HUD-certified credit counseling program and complete a minimum 8 hours of housing counseling. After 48 months, participants must exercise their option to purchase the home by assuming the mortgage. Should the homeowner be unwilling or unable to purchase the home at that time, the property will remain under city ownership and offered to another qualified homebuyer. The lease agreement shall clearly state that the Lessee must either purchase the home at the end of the Lease to Own period, renew the lease, or be terminated from the program.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The city of Las Vegas Lease to Own (LTO) and Scattered Site (SS) RFQ contracts are complete and are in possession of the following agencies:

Lease To Own Property Managers
Mission Housing Development Corporation
Triumph Property Management Corporation

Scattered Site Property Managers
Affordable Housing Program, Inc.
Community Development Programs Center of Nevada
Currently, three contracts are under review by the agencies and one is fully executed.

Expenditures
There were no State funds expended this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0003-LV3
Activity Title:	Scattered Site Housing for Low-Income below 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,654,988.01
Total CDBG Program Funds Budgeted	N/A	\$1,654,988.01
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$1,500,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City will partner with a non-profit and/or public agency to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self-sufficiency.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The city of Las Vegas has purchased several homes with its Federal NSP 1 allocation to be utilized in its Scattered Site Housing Program. Once the homes have been rehabilitated and brought to code (if necessary) they will be turned over to contracted property managers who will screen potential residents for occupancy

1. It is anticipated that families will move into the homes in March 2010

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/8
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0004-HE1

Activity Title: Homebuyer Assistance Program (HAP)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0004-HE

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CITY OF HENDERSON

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CITY OF HENDERSON

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$137,900.70
Total CDBG Program Funds Budgeted	N/A	\$137,900.70
Program Funds Drawdown	\$25,000.00	\$25,000.00
Program Funds Obligated	\$0.00	\$220,208.00
Program Funds Expended	\$25,000.00	\$25,000.00
CITY OF HENDERSON	\$25,000.00	\$25,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf

Activity Progress Narrative:

The City of Henderson has gotten their down payment assistance program started. They have just started using State funding and we hope to see more activity next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3
# of Singlefamily Units	1	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/2	1/3	100.00
# Owner Households	0	1	1	0/0	1/2	1/3	100.00

Activity Locations

Address	City	State	Zip
284 VERBENA	HENDERSON	NA	89015

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0004-HE2

Activity Title: Purchase and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF HENDERSON

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$340,000.00
Total CDBG Program Funds Budgeted	N/A	\$340,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$200,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. The nonprofit would be selected as a result of an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority "greatest need" census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

Location Description:

Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf

Activity Progress Narrative:

The City of Henderson has selected 3 nonprofits through an RFP process to administer an Acquisition, Rehab and Resale program. The Agreements for these nonprofits will be before our Mayor and Council 11/3/09. The selected nonprofits are Housing for Nevada, Nevada Hand and Community Development Programs Center of NV. The City was unable to expend any funds in this activity this quarter, but hopes to next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/6	0
# Owner Households	0	0	0	0/0	0/1	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0004-HE3
Activity Title:	Purchase and Rehabilitation as Rental Property

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF HENDERSON

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$310,000.00
Total CDBG Program Funds Budgeted	N/A	\$310,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$310,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Zip codes 89011, 89014 89015

.City of Henderson's NSP Website:

http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf

Activity Progress Narrative:

The City of Henderson has entered into an Agreement on 11/17/09, with the Housing Authority of Clark County (HACC) to meet the 25% requirement. HACC will purchase foreclosed homes and rent them to individuals below 50% AMI. The City was unable to expend any funds this quarter.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	0/3
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0004-HE4

Activity Title: Professional Services

Activity Category:

Planning

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF HENDERSON

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Henderson's Amendment.

Activity Progress Narrative:

Henderson plans on expending these funds when the programs are implemented.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0005-WA2

Activity Title: Washoe County Acq

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,058,627.00
Total CDBG Program Funds Budgeted	N/A	\$3,058,627.00
Program Funds Drawdown	\$328,816.08	\$1,803,081.13
Program Funds Obligated	\$0.00	\$2,816,642.00
Program Funds Expended	\$217,483.65	\$1,548,701.45
CITY OF RENO	\$217,483.65	\$1,548,701.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for resale to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices. Approximately six homes in this activity will be leased with options to buy.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: i) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet ii) Sun Valley in unincorporated Washoe County iii) Sparks's urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

Activity Progress Narrative:

The Reno Housing Authority continues to purchase foreclosed homes for resale. Two homes were purchased this quarter with rehabilitation taking place on the homes purchased last quarter. The Housing Authority has been working diligently to rehab and resale the homes purchased.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	1	2/24
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/24
# of Singlefamily Units	1	2/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/3	2/13	2/24	100.00
# Owner Households	0	1	1	0/3	2/10	2/13	100.00
# Renter Households	0	0	0	0/0	0/3	0/11	0

Activity Locations

Address	City	State	Zip
1524 IRENE WAY	SPARKS	NA	89431

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0005-WA3

Activity Title: Rental IH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0005-WA

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

WASHOE COUNTY COUNTIES

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

CITY OF RENO

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,400,000.00
Program Funds Drawdown	\$247,051.28	\$1,092,798.77
Program Funds Obligated	\$0.00	\$1,400,000.00
Program Funds Expended	\$358,383.71	\$1,347,178.45
CITY OF RENO	\$358,383.71	\$1,347,178.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$91,911.32
Program Income Drawdown	\$0.00	\$91,911.32

Activity Description:

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for rent to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000, making them affordable to the target populations. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program targets assistance to those households at or below 50 percent of AMI by adding to the inventory of affordable housing that will be available for this population.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: iv) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet v) Sun Valley in unincorporated Washoe County vi) Sparks urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

Activity Progress Narrative:

The Reno Housing Authority purchased two more homes to use as rental housing for low-income housing. They rented five homes that were previously purchased. This program has also been very successful and the Authority will soon have completed spending their NSP 1 allocation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	9/7

ELI Households (0-30% AMI)

0

0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		9/7	
# of Singlefamily Units	5		9/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	9/7	0/0	9/7	100.00
# Renter Households	5	0	5	9/7	0/0	9/7	100.00

Activity Locations

Address	City	State	Zip
57884 APRICOT CT	SUN VALLEY	NA	89433
5651 CRANBERRY	SUN VALLEY	NA	89433
9557 BLACK CANYON	RENO	NA	89502
2055 OPPIO	SPARKS	NA	89431
1980 18TH STREET	SPARKS	NA	89431

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0005-WA4

Activity Title: DPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0005-WA

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

WASHOE COUNTY COUNTIES

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

CITY OF RENO

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$158,015.00
Total CDBG Program Funds Budgeted	N/A	\$158,015.00
Program Funds Drawdown	\$40,027.00	\$40,027.00
Program Funds Obligated	\$0.00	\$400,000.00
Program Funds Expended	\$40,027.00	\$40,027.00
CITY OF RENO	\$40,027.00	\$40,027.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will assist qualified households (those with incomes between 60 and 120% of AMI and able to secure a standard mortgage) to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 45 percent of the homes in these areas currently owned by banks. Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined areas of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: vii) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet viii) Sun Valley in unincorporated Washoe County ix) Sparks's urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

Activity Progress Narrative:

The City of Reno is administering a homebuyer program using NSP funds. They have completed two homes this quarter and are hoping they will be able to assist more homebuyers next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/5	1/5	2/10	50.00
# Owner Households	0	1	2	0/5	1/5	2/10	50.00

Activity Locations

Address	City	State	Zip
9296 Running Dog	Reno	NA	89506
1950 F Street	Sparks	NA	89431

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0006-NY1

Activity Title: Homeownership Assistnace

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0006-NY

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NYE COUNTY PROJECTS

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$805,200.35
Total CDBG Program Funds Budgeted	N/A	\$805,200.35
Program Funds Drawdown	\$65,206.00	\$65,206.00
Program Funds Obligated	\$0.00	\$816,341.00
Program Funds Expended	\$65,206.00	\$65,206.00
RURAL NEVADA DEVELOPMENT CORPORATION	\$65,206.00	\$65,206.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The subrecipient will administer a down payment assistance program for qualified buyers. In addition the sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory and resale them to qualified buyers.. Rehabilitation and energy conservation measures will be performed as needed. The sub-recipient will also refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

This program will serve neighborhoods within the Town of Pahrump Nevada in Nye County. More, specifically the funds will target neighborhoods west of Highway 160 which are centered north and south of Highway 372. This area has the highest concentration of foreclosures.

Activity Progress Narrative:

Rural Nevada Development Corporation is administering the down payment assistance program using NSP funds in Pahrump. They completed two homes this quarter and feel they will be completing more next quarter. They started marketing the program last quarter and feel they will be able to spend their funds by the deadline.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/15
# of Singlefamily Units	2	2/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/3	1/4	2/15	50.00
# Owner Households	0	1	2	0/3	1/4	2/15	50.00

Activity Locations

Address	City	State	Zip
421 E CHEVRON	PAHRUMP	NA	89048
981 W CALVADA BLVD	PAHRUMP	NA	89048

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0007-LY1

Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0007-LY

Project Title:

LYON COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,059,423.84
Total CDBG Program Funds Budgeted	N/A	\$1,059,423.84
Program Funds Drawdown	\$222,716.00	\$327,716.00
Program Funds Obligated	\$0.00	\$921,000.00
Program Funds Expended	\$222,716.00	\$327,716.00
LYON COUNTY	\$222,716.00	\$327,716.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will assist qualified households to purchase and to provide rehabilitation if necessary to homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

Location Description:

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes .

Activity Progress Narrative:

Lyon County has been actively marketing their program and were able to close on fourteen homes this quarter. The Division feels that Lyon County will meet their goals and be able to spend their funds by the deadline date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	14	19/40
# of Singlefamily Units	14	19/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	5	14	3/15	7/15	19/40	52.63
# Owner Households	1	5	14	3/15	7/15	19/40	52.63

Activity Locations

Address	City	State	Zip
579 Spur Way	Fernley	NA	89408
567 Spur Way	Fernley	NA	89408
331 Emigrant Way	Fernley	NA	89408
272 Emigrant Trail	Fernley	NA	89408
951 Iris Lane	Fernley	NA	89408
1133 Dixie Lane	Fernley	NA	89408
1060 Rimfield Drive	Fernley	NA	89408
416 Fort Sutter Blvd	Fernley	NA	89408
211 Jimmy's Peak	Fernley	NA	89408
1312 Turf Court	Fernley	NA	89408
625 Winter Place	Fernley	NA	89408
147 River Village Circle	Dayton	NA	89403
2181 Snow Drift Road	Fernley	NA	89408
1506 Crestview Road	Fernley	NA	89408

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0008-DO1

Activity Title: Homeownership Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0008-DO

Project Title:

DOUGLAS COUNTY PROJECTS

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

RURAL NEVADA DEVELOPMENT CORPORATION

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$289,541.64
Total CDBG Program Funds Budgeted	N/A	\$289,541.64
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$355,041.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The selected sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory. Rehabilitation and energy conservation measures will be performed as needed. The subrecipient will provide Down Payment Assistance and homeowner rehabilitation to qualified homebuyers and refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

This program will assist neighborhoods within the Minden/Gardnerville area of Douglas County including the area known as the Gardnerville Ranchos. This area has the highest concentration of foreclosures.

Activity Progress Narrative:

Rural Nevada Development Corporation is the non-profit administering a homebuyer program in Douglas County. They have started receiving applications from homebuyers and hope to complete some purchases by the end of the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/1	0/1	0/6	0
# Owner Households	0	0	0	0/1	0/1	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
