

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-32-0001

Obligation Date:**Grantee Name:**

Clark County, NV

Award Date:**Grant Amount:**

\$29,666,798.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Lyndee Lloyd

Disasters:

Declaration Number

NSP

Plan Description:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval.

Recovery Needs:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above.

TARGETED AREAS:

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

Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, and 89081 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in those areas if possible.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$39,537,782.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$1,133,797.47	\$1,227,359.47
Obligated CDBG DR Funds	\$80,505.70	\$5,254,450.70
Expended CDBG DR Funds	\$1,133,797.47	\$1,227,359.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,450,019.70	\$0.00
Limit on Admin/Planning	\$2,966,679.80	\$36,460.35
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Clark County and North Las Vegas have made much progress in implementing the HUD Neighborhood Stabilization Program and have expended funds from both the Federal and State allocations.

This Quarter, Clark County grantees purchased fifteen foreclosed single family homes for the Acquisition/Rehabilitation/Rental (14) and Acquisition/Rehabilitation/Resale Programs (1) and they have an additional thirty four (34) properties under contract for closings scheduled in early 2010. The City of North Las Vegas committed NSP funds for the purchase of eleven (11) foreclosed single family homes for the Acquisition/Rehabilitation/Resale program and one (1) foreclosed single family home for the Acquisition/Rehabilitation/Rental program.

An Implementation workshop with the selected nonprofit developers for the NSP Acquisition/Rehabilitation/Resale program was held by Clark County staff on October 1, 2009 at which time all program procedures and forms were discussed in detail. Clark County staff also conducted an on-site monitoring interview and evaluation of all three nonprofit developers in December 2009 to review progress to date since the approval of Grant Agreements in September 2009. A full on-site monitoring visit will occur in March 2010. The City of North Las Vegas provided a non profit developer's implementation workshop on December 22, 2009. Staff went over the rehabilitation and resale process and introduced all of the forms and reporting requirements. Site visits will begin in January 2010. The Clark County Board of Commissioners approved the four Subrecipients for the NSP Homebuyer Assistance

Program recommended by staff and Resolutions to grant funds were executed on October 6, 2009. An implementation workshop with grantees was held by Clark County staff on October 13, 2009 at which time all program procedures and forms were discussed in detail. Clark County staff will conduct an on-site monitoring interview with all four agencies in January 2010 to discuss progress and challenges associated with this program's implementation.

Clark County and North Las Vegas went "olive" with the National Community Stabilization Trust (NCST) on October 27, 2009. This partnership facilitates the acquisition of REO property through the review of both first-look and bulk/aged inventory property lists. There are currently four Sellers activated through NCST in our market — Bank of America, Chase, Wells Fargo and Citibank. Both Clark County and North Las Vegas anticipate meeting their property acquisition goals for the Acquisition/Rehabilitation programs through this strategy. Clark County initially reviews the list of properties emailed by NCST and filters for target area and property type eligibility before sending to NSP grantees for their inspection. All Clark County grantees for the NSP Acquisition/Rehabilitation/Rental and Acquisition/Rehabilitation/Resale programs are currently reviewing NCST property lists for potential purchase and rehab.

Unlike Clark County, the City of North Las Vegas is directly acquiring foreclosed properties through the National Stabilization Trust (NCST). The City is reviewing both first-look and bulk/aged inventory property lists. Properties emailed by the NCST are filtered for target areas and property eligibility for potential purchase and rehabilitation. Once the property has met the minimum property criteria, building inspectors are deployed to review the properties. Based on this inspection, staff prepares a scope of work and a preliminary rehabilitation estimate. Nonviable properties are immediately communicated to NCST. Upon acquisition, the properties are conveyed to the selected non profit developers.

On September 16, 2009 the North Las Vegas City Council approved an amendment to the NSP Substantial Amendment to reallocate the \$3,000,000 (\$2,000,000 in Federal funds and \$1,000,000 in State funds) for the Home Buyer's Assistance Program to the acquisition of Desert Mesa for the purpose of redeveloping the site for a Public Facilities Campus. Additionally, \$125,000 allocated to homeownership counseling was reallocated to the purchase of Desert Mesa. Program income from the reselling of homes acquired through the Acquisition/Rehab/Resale program will be used for the Home Buyer's Assistance program. The Amendment to the Federal funds Action Plan was submitted to HUD and the Action Plan was approved on December 3, 2009. The Amendment to the State funds Action Plan is currently in process.

Public Outreach

As public inquiries are received by phone, email or in-person, Clark County and North Las Vegas staff directs citizens and other interested parties to approved nonprofit administrators of the NSP programs for more information and potential program participation. All NSP program related forms to be used by our grantees for implementation are posted on Clark County's NSP website:

<http://www.accessclarkcounty.com/depts/Finance/crm/Pages/NSP.aspx>. All program related forms to be used by our grantees are also posted at this same web address.

Clark County staff has made multiple presentations on the NSP program to local coalitions, committees and boards this Quarter. On October 13 2009, Clark County staff presented the NSP program to the Clark County Department of Family Services Housing Coalition. On October 20, 2009, Clark County staff presented the NSP program and current implementation progress to the Clark County Community Development Advisory Committee (CDAC). This advisory group was not asked to provide any input or make program-related decisions at this time, but was informed of current programs as a context for other community development projects the Committee will be asked to review in the near future.

On October 14, 2009, Clark County staff attended the Charles Shaw Forum on Urban Community Issues — Innovative Uses of the NSP — hosted by the Urban Land Institute in Los Angeles, CA. This gathering of researchers and practitioners facilitated the discussion of best practices amongst NSP grantees and how to manage the challenges of implementation amid current market conditions.

On October 15, 2009 Clark County staff hosted a Home Performance/Energy Audit workshop for NSP grantees as well as auditors, analysts and contractors interested in participating in the NSP program. Over 75 attendees learned about Clark County's NSP construction/rehabilitation standards and focus on "performance standards for all NSP assisted properties. As a follow up to that meeting, all attendees were also invited to attend a workshop hosted by Clark County on November 13, 2009 to review Section 3 requirements and compliance.

On October 15, 2009 City of North Las Vegas staff gave an update of the City's NSP program at the Nevada Foreclosure Prevention Workshop. On October 22, 2009 City of North Las Vegas staff presented an update of the NSP program to the HOA Alliance, a coalition of North Las Vegas homeowners associations. Staff also provided an NSP update to the Jim Bridger Middle School Parent/Counselor Association on November 4, 2009. On November 7, 2009, staff coordinated a public education event at the North Las Vegas Alexander Library on "Making Homes Affordable." This event was attended by 300 North Las Vegas residents. Staff also gave an NSP update at the North Valley Leadership Meeting on November 14, 2009.

On December 9, 2009, Clark County staff distributed NSP materials at the Sunrise Manor Land Use Plan update open house. Clark County released a video in December 2009 highlighting the NSP program through the local Clark County Television (CCTV) Channel 4 and also streamed through the Clark County website. This episode of

Clark County "Chronicles" provided an overview of the NSP program and goals as well as video footage of a home performance energy audit conducted on a property purchased with NSP federal funds. Staff anticipates a follow up video highlighting the rehab process as well as the home occupant after completion.

Interlocal Cooperation

Interlocal cooperation has been essential in Southern Nevada’s work on implementing the NSP. The NSP Interjurisdictional Committee (NSP IC) continues to meet on a regular basis. The NSP IC includes Clark County and the cities of Las Vegas, North Las Vegas and Henderson. Working alongside local jurisdictions provides a consistent and unified approach to the implementation of NSP in Southern Nevada which is helpful to our nonprofit partners as well as the public. All jurisdictions have worked together in the formation of grant agreements as well as the required forms and checklists for use by nonprofit grantees in program implementation.

Staff continues to participate in the NSP Housing Task Force, a bi-weekly statewide conference call to discuss issues related to NSP. Kirk Clausen, President of Wells Fargo, Nevada, chairs the State Task Force.

Issues and Concerns

Property acquisition delays and/or complications are largely the result of brokers and banks response times as well as an unwillingness to partner with us. Despite all of the work put in to program design and implementation, if financial institutions will not comply with NSP requirements (specifically around tenant occupancy and purchase discounts), our grantees and consumers cannot purchase REO properties. There is a great deal of competition for affordably priced homes from investors offering cash at prices greater than market value in this market. The NCST has facilitated property acquisition in this Quarter, however the supply of properties provided to us by NCST is unpredictable with a much lower volume of available properties than what was expected. The NCST model only facilitates the purchase of properties by local government entities or nonprofit organizations, but does not extend that strategy to consumers looking to purchase a home. Therefore, the NCST strategy does not assist us with the Homebuyer Assistance Program consumer-driven model and eligible consumers looking to participate in that program are subject to extreme competition as well as a lack of broker and Seller cooperation.

Clark County has been notified that Training and Development Associates will be conducting a technical assistance workshop with staff and grantees in January 2010. Staff from Clark County and North Las Vegas also plan to attend the NSP training clinic in Riverside, CA on February 8, 2010.

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
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$6,800,000.00	\$0.00
NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$1,110,560.64	\$13,251,156.00	\$1,190,899.12
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$0.00	\$3,938,962.00	\$0.00
NSP - D (CC), Demolition (CC)	\$0.00	\$75,000.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$0.00	\$420,000.00	\$0.00
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$90,000.00	\$0.00
NSP - E(2) (NLV), Redevelopment (NLV DM)	\$0.00	\$2,125,000.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$23,236.83	\$2,282,906.00	\$36,460.35
NSP - F (NLV), Administration and Planning Costs (NLV)	\$0.00	\$683,774.00	\$0.00

Activities

Grantee Activity Number:	CC-ARRental-SNRHA
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2010

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$11,090,993.00
Total CDBG Program Funds Budgeted	N/A	\$5,781,266.00
Program Funds Drawdown	\$1,030,054.94	\$1,110,393.42
Obligated CDBG DR Funds	\$0.00	\$2,207,265.00
Expended CDBG DR Funds	\$1,030,054.94	\$1,110,393.42
Clark County, Nevada	\$1,030,054.94	\$1,110,393.42
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 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.

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

Activity Progress Narrative:

The Housing Authority of Clark County (HACC) 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 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). This Quarter, fourteen (14) properties were acquired by the Housing Authority (eleven with Federal funds and three with State funds), and the Housing Authority currently has twenty three (23) additional properties under contract with closings scheduled in early 2010.

The total amount of funds drawn for HACC for property acquisition October 1 - December 31, 2009 is \$1,220,847.31 to purchase single family homes located within the NSP target areas. Of this amount, \$1,030,054.94 was Federal funds and \$190,792.37 was State funds. HACC has not yet requested payment for Administration expenses.

Funds committed for this activity to include acquisition of properties under contract but not yet closed as well as the

rehabilitation to be completed on each property totals an additional \$771,489 in federal funds.

Properties acquired this Quarter (October 1 through December 31, 2009):

1380 Operetta Way
Las Vegas, NV 89119
\$110,097.32 (Federal)

2164 Metalwood Ct
Las Vegas, NV 89142
\$82,334 (Federal)

5917 Halehaven Drive
Las Vegas, NV 89110
\$137,500.15 (Federal)

6844 Frances Celia Ave.
Las Vegas, NV 89122
\$107,535.51 (Federal)

1821 Luna Alegre
Las Vegas, NV 89115
\$75,224.25 (Federal)

5771 Tierra Mesa Ave
Las Vegas, NV 89156
\$57,470 (Federal)

6473 Belgrave Hall Lane
Las Vegas, NV 89122
\$91,077.58 (Federal)

2748 Quaker Ridge
Las Vegas, NV 89142
\$105,568.85 (Federal)

6547 Jordan River
Las Vegas, NV 89156
\$104,051.13 (Federal)

5691 Crowbush Cove Place
Las Vegas, NV 89122
\$121,786.61 (Federal)

4654 Skybolt
Las Vegas, NV 89115
\$37,409.50 (Federal)

Clark County continues to evaluate other options for an additional Acquisition/Rehab/Rental program with a focus on very low income special needs populations. Clark County and HACC staff met on December 7, 2009 to discuss a potential facility to house homeless young adults and vacant land/property search is underway. Clark County is also evaluating the possibility of expanding the Housing Authority's existing scattered site program with the additional federal funds not yet programmed under this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	11	0/0	0/0	12/75

Activity Locations

Address	City	State	Zip
6844 Frances Celia Ave.	Las Vegas	NA	89122
2164 Metalwood Court	Las Vegas	NA	89142
5917 Halehaven Drive	Las Vegas	NA	89110

1821 Luna Alegre	Las Vegas	NA	89115
2748 Quaker Ridge	Las Vegas	NA	89142
5691 Crowbush Cove Place	Las Vegas	NA	89122
6473 Belgrave Hall Lane	Las Vegas	NA	89122
6547 Jordan River	Las Vegas	NA	89156
1380 Operetta Way	Las Vegas	NA	89119
5771 Tierra Mesa	Las Vegas	NA	89156
4654 Skybolt	Las Vegas	NA	89115

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number:	CC-ARResale-CDPCN PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2010

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,085,818.00
Total CDBG Program Funds Budgeted	N/A	\$3,085,818.00
Program Funds Drawdown	\$80,505.70	\$80,505.70
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. 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 while simultaneously repairing damaged property and modernizing older housing stock.

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

Activity Progress Narrative:

Performance Measures

No 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: CC-ARResale-HFN-PROJ**Activity Title: NSP Acquisition and Rehab for Resale****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$3,085,818.00
Total CDBG Program Funds Budgeted	N/A	\$3,085,818.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$80,505.70	\$80,505.70
Expended CDBG DR Funds	\$80,505.70	\$80,505.70
Clark County, Nevada	\$80,505.70	\$80,505.70
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/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. 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 while simultaneously repairing damaged property and modernizing older housing stock.

Location Description:

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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, Housing for Nevada and HAND Development Company.

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.

This Quarter, Community Development Programs Center of Nevada (CDPCN) acquired one property for this program located at:

5774 Typecast Avenue
Las Vegas, NV, 89142

A total of \$80,505.70 in federal NSP funds were drawn for acquisition and the rehabilitation of this property is expected to begin in January 2010. An additional \$41,400 in NSP funds are committed to the rehab and delivery fee of this property.

HAND Development Company currently has eleven (11) properties under contract with closings scheduled in January and February 2010. State NSP funds will be expended for these acquisitions as well as subsequent rehab. After all State funds are committed, HAND will continue to purchase additional properties with Federal funds.

Housing for Nevada currently has two properties under contract with closings scheduled in February 2010 and Federal NSP funds will be expended for these acquisitions. The amount of funds committed to these two properties to cover acquisition costs, delivery fee and rehab totals \$332,000.

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. There are currently eighteen (18) properties in the NCST pricing/inspection pipeline amongst all three grantees.

Additional funds committed for acquisition of properties under contract as well as the rehabilitation of properties purchased totals \$373,400 in Federal funds.

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 all grantees have the capacity to handle a much larger amount of property acquisition if the supply was available.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/18

Activity Locations

Address	City	State	Zip
5774 Typecast	Las Vegas	NA	89142

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:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP - A (CC)

Project Title:

Financing Mechanisms (CC)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,700,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clark County, Nevada	\$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 enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County’s housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income.

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

Activity Progress Narrative:

This program is designed to assist individual homebuyers with downpayment, closing costs, principal buy down and minor rehabilitation to purchase a foreclosed home in an NSP targeted neighborhood. Minor rehab in order to meet code requirements for health and safety is the first priority, additional home performance features particularly as related to energy and water consumption are encouraged (up to \$25,000 in rehab available per home). The Board of County Commissioner’s approved the four recommended Subrecipients at the October 6, 2009 Board meeting: Consumer Credit Counseling Service, Housing for Nevada, Neighborhood Housing Services of Southern Nevada and Nevada Partners, Incorporated. An implementation workshop with the Subrecipients was conducted by County staff on October 13, 2009 to review forms, checklists and other resources needed for program implementation. Grant agreements specify that funds must be obligated within 10 months. A progress interview will be conducted with each Subrecipient in January 2010 and a full monitoring meeting scheduled in April 2010. All Subrecipients are actively processing intake applications and providing housing counseling to consumers interested in participating in the program. Despite obtaining program eligibility and pre-approval for a first-mortgage, consumers have a very difficult time obtaining an accepted offer at the required NSP discount in the current real estate market. To date, no funds have been expended for this program.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Households benefitting	0	0	0	0/0	0/0	0/32
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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: CC-NSP-ADMIN

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

Clark County, Nevada

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,842,345.00
Total CDBG Program Funds Budgeted	N/A	\$2,282,906.00
Program Funds Drawdown	\$23,236.83	\$36,460.35
Obligated CDBG DR Funds	\$0.00	\$2,282,906.00
Expended CDBG DR Funds	\$23,236.83	\$36,460.35
Clark County, Nevada	\$23,236.83	\$36,460.35
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 general administration and planning activities to include: -Contribution to a housing counseling and marketing pool with the other Clark County jurisdictions -General management, oversight and coordination -Professional Services

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Total Clark County NSP Administration funds drawn from October 1 – December 31, 2009 is \$23,236.83 (all Federal funds). This includes funds to cover expenses associated with staff payroll, property code inspections conducted by Development Services staff, and staff travel to NSP-related trainings.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Total Other Funding Sources

\$559,439.00

State of NV NSP

\$559,439.00

Total Other Funding Sources

\$559,439.00

Grantee Activity Number: CC-NSP-Counseling
Activity Title: NSP Housing Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clark County, Nevada	\$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:

Clark County will allocate these funds to qualified, HUD Certified Housing Counseling Agencies based upon a Request for Qualifications. In order to identify households at 120% AMI and below that will qualify for homeownership, on average it is necessary to provide homeownership counseling to approximately 10 people/households in order to identify 1 eligible homebuyer. The households receiving this housing counseling will include homeowners planning on participating in any of the NSP programs for homeownership. These households will receive at least eight hours of counseling.

Location Description:

Clark County, Nevada

Activity Progress Narrative:

No new activity this Quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/0	0/0	0/4000

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: CC-NSP-Demolition

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

NSP - D (CC)

Project Title:

Demolition (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clark County, Nevada	\$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 properties demolished with these funds will be blighted structures, some of which may be previously foreclosed upon homes. Activities under this part are intended to support and supplement other NSP neighborhood revitalization efforts by allowing the County to demolish individual properties that may be too distressed to make rehabilitation economically feasible. Any blighted properties to be demolished that have not been foreclosed upon will be purchased using non-NSP funds. Prior to approving any property for demolition, the County will identify the specific plan for re-use of the property, indicating whether it will be for residential housing or public facility/improvement, and will identify the source of funds to accomplish the plan. This activity is not intended as Land Banking. Any demolished properties purchased with NSP funds via another NSP activity will meet all of the required provisions of those sections as regards NSP minimum discount requirements and ongoing affordability. While these funds will not provide a direct benefit to households at or below 120% AMI, the blight removal may provide benefits to locations in which the income for the area is at or below 120% AMI.

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

Activity Progress Narrative:

No new activity this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3

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: CC-NSP-REDEVELOPMENT

Activity Title: Redevelopment

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Clark County, Nevada

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$420,000.00
Total CDBG Program Funds Budgeted	N/A	\$420,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Clark County, Nevada	\$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 the 3 properties that were demolished under Activity 5 or as otherwise permissible under NSP. These sites may be redeveloped either as new construction of housing (for rental or homeownership as appropriate for area revitalization) or as public facilities/improvements. This activity is not intended as Land Banking. Activities under this part are intended to support and supplement other NSP neighborhood revitalization efforts by allowing the County to redevelop demolished properties that were not purchased with NSP funds but were demolished with NSP 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:

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

Activity Progress Narrative:

No new activity this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/3

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:	NLV-ARRental-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

North Las Vegas, Nevada

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,399,707.00
Total CDBG Program Funds Budgeted	N/A	\$1,709,434.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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 zip codes 89031, 89032 and 89081, with priority given to 89032, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI. The City of North Las Vegas will select and acquire these properties prior to selecting a non-profit agency to rehab and manage them as affordable rental housing. The City will not retain ownership; through an RFQ process, selected non-profits 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 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

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.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$690,273.00
Total Other Funding Sources	\$690,273.00

Grantee Activity Number:	NLV-ARResale-HFN-PROJ
Activity Title:	NLV Purchase and Rehabilitation for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,043,691.00
Total CDBG Program Funds Budgeted	N/A	\$786,132.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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. Homes may be purchased individually or through a bulk sale. 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:

Eligible Census Tracts in 89031, 89032, and 89081.

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 City of North Las Vegas committed NSP funds for the acquisition of three properties (total \$316,777) this quarter and conveyed them to three non profit developers to be rehabbed and resold. Draws to reimburse these expenditures are expected in early 2010.

Eight properties are in escrow totaling \$851,400 &ndash all closings are scheduled for January 2010. To date committed funds total \$1,168,177 &ndash 49.7% of the \$2,349,766 allocated to acquisition, rehabilitation, resale for the City of North Las Vegas. 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 &ndash Environmental issues (noise corridor, faults/fissures, flood zone)
- 49 &ndash No longer available when the City looked at the property
- 6 &ndash Broker non-responsive
- 24 &ndash 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)

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$257,559.00
Total Other Funding Sources	\$257,559.00

Grantee Activity Number:	NLV-HAP
Activity Title:	NLV Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NSP - A (NLV)

Project Title:

Financing Mechanisms (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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:

Program funds reallocated to redevelopment project 12/09. Will allocate program income resulting from the disposition of properties purchased, rehabbed and sold through the NSP Acquisition/Rehab/Resale program. It is estimated that the resale of these properties will result in program income of \$1,409,860 to be used for the Homebuyer Assistance Program. 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-seconds, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners.

Location Description:

Zip codes 89031, 89032, 89081

Activity Progress Narrative:

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 (\$2,000,000 in Federal funds and \$1,000,000 in State 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 approximately \$1.4 million will be received as program income from the resale of the acquired properties to be used for this program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/30

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: NLV-NSP-ADMIN

Activity Title: NLV Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP - F (NLV)

Project Title:

Administration and Planning Costs (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

North Las Vegas, Nevada

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$777,519.00
Total CDBG Program Funds Budgeted	N/A	\$683,774.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$683,774.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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 general administration and planning activities to include: - Administration of NSP activities - Miscellaneous and Professional Services as needed

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

The City of North Las Vegas has committed \$43,943 in NSP funds (both state and federal) 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.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Total Other Funding Sources

\$93,745.00

State of NV NSP

\$93,745.00

Total Other Funding Sources

\$93,745.00

Grantee Activity Number: NLV-NSP-Counseling

Activity Title: NLV Housing Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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:

Activity cancelled, funds re-allocated to Redevelopment project 12/09. The City of North Las Vegas, along with other Las Vegas Valley jurisdictions, will allocate funds to qualified, HUD Certified Housing Counseling Agencies based upon a Request for Qualifications. In order to identify households at 120% AMI and below that will qualify for homeownership, on average it is necessary to provide homeownership counseling to approximately 10 people/households in order to identify 1 eligible homebuyer. The households receiving this housing counseling will include homeowners planning on participating in any of the NSP programs for homeownership. These households will receive at least eight hours of counseling.

Location Description:

Zip Codes 89031, 89032 and 89081

Activity Progress Narrative:

Re-allocation of \$125,000 for Redevelopment Project (Desert Mesa)

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	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:	NLV-Redev-NewConst
Activity Title:	NLV Single Family Home Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP - E (NLV)

Project Title:

Redevelopment (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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:

Activity cancelled and funds moved to Acquisition Rehab for Rental Housing to households at or below 50% AMI. 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.

Location Description:

Census tract 36.02.

Activity Progress Narrative:

No new activity this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	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: NLV-Redevelopment-Desert Mesa

Activity Title: Redevelopment-NLV-DM

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP - E(2) (NLV)

Project Title:

Redevelopment (NLV DM)

Projected Start Date:

12/01/2009

Projected End Date:

07/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

North Las Vegas, Nevada

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
North Las Vegas, Nevada	\$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:

Acquisition of Desert Mesa and subsequent redevelopment as a public facilities campus. A 27 acre vacant parcel (including 142 total potential parcels and 10, vacant, unfinished, blighted homes), Desert Mesa has never been developed. Several years ago, the Housing Authority of North Las Vegas failed to successfully develop the land and subsequently sold the property. This site is generally a target of vandals and the homeless thereby bringing down property values in the surrounding neighborhoods and increasing crime. NSP dollars will only be used for acquisition of the property. North Las Vegas will allocate \$1,300,000 in federal NSP funds for this acquisition.

Desert Mesa is surrounded by residential neighborhoods that are some of the oldest in North Las Vegas. The redevelopment of Desert Mesa as an urban Public Facilities campus will bring much needed facilities and services to the community. The proposed facilities are the Andre Agassi Early Childhood Education and Teaching Center, a Nevada Health Centers' Medical Clinic, United Way Community Center, and the North Las Vegas Fire Department Northern Stars Safety Village. Funding for the development of each of the facilities will be the responsibility of each of the organizations and a majority of that funding has already been committed.

This campus will anchor the emerging education and service corridor along Carey Avenue. Additionally, it will encourage private investment in the community which has previously been nonexistent. The project will create construction related job opportunities over the next two years and will create permanent long term employment opportunities and training for the community that is currently experiencing 14% unemployment. The redevelopment of this site will help stabilize not only the property values but also the North Valley community.

Location Description:

89030, CT 3700

Activity Progress Narrative:

On September 16, 2009 the North Las Vegas City Council approved an amendment to the NSP Substantial Amendment to reallocate the \$3,000,000 (\$2,000,000 in Federal funds and \$1,000,000 in State funds) for the Home Buyer's Assistance Program to the acquisition of Desert Mesa for the purpose of redeveloping the site for a Public Facilities Campus. Additionally, \$125,000 allocated to homeownership counseling was reallocated to the purchase of Desert Mesa. Program income from the reselling of homes acquired through the Acquisition/Rehab/Resale program will be used for the Home Buyer's Assistance program. The Amendment to the Federal funds Action Plan was submitted to HUD and the Action Plan was approved on December 3, 2009. The Amendment to the State funds Action Plan is currently in process.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/142

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	
