

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

January 1, 2020 thru March 31, 2020 Performance

Grant Number: B-08-UN-32-0001	Obligation Date:	Award Date:
Grantee Name: Clark County, NV	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$29,666,798.00	Grant Status: Active	QPR Contact: Shawna Thompson
LOCCS Authorized Amount: \$29,666,798.00	Estimated PI/RL Funds: \$12,000,000.00	
Total Budget: \$41,666,798.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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 a 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. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Maps identifying these areas are available on Clark County's website: http://www.clarkcountynv.gov/Depts/admin_services/comresgmt/Pages/NSPAmdment.aspx

Distribution and and Uses of Funds:

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, 89081, 89084, 89086, and 89030 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.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property. Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance



Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement. Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website. Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures. 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. Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation. Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves. Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed with

Definitions and Descriptions:

n 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant). Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition. Direct Assistance to the homebuyer. Direct assistance to the homebuyer will be provided in the form of an increment

Low Income Targeting:

Clark County will use \$7,945,997 in Federal NSP1 funds to assist households at or below 50% AMI. North Las Vegas will use \$2,140,356 of Federal NSP1 funds to assist households at or below 50% AMI. The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$10,086,353 or 34% which exceeds HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

This new project will target very low-income (at or below 50% of Area Median Income as annually designated by HUD) adults with TBI/ABI or other neurological impairments. All 10 residential units will meet Section 504 accessibility standards, and 100% of units will be fully wheelchair accessible. Two of the units will be accessible to persons with visual and hearing impairments. All units will be furnished with beds, linens, chairs, desk, television, and will include roll-in showers, and wheel-under kitchen and bathroom counters and sinks.

Common areas will include a full commercial kitchen and accessible dining, a community room and patio, and the Greenhouse/garden/trails. The Project will include a therapeutic greenhouse, gardens and walking trails on the 1.31-acre parcel in support of the 10-unit development. These additions will serve multiple functions for the residents of Stepping Stone and for the larger community.

Therapeutic gardens and walking trails are consistent with community stabilization efforts that bring neighbors together in a cooperative effort that can strengthen the community. In addition, the proposed greenhouse and gardens provide an excellent, research based job and skills training program that will have positive effects on emotional, cognitive and/or sensory motor functional improvement, increased social participation, health, well-being and life satisfaction.

Acquisition and Relocation:

The County and North Las Vegas intends to purchase homes that are not occupied. If a property is occupied, both jurisdictions will follow all requirements of the Uniform Relocation Act as well as the Protecting Tenants at Foreclosure Act for legal residents. Property inspections prior to offer will be performed to confirm vacancy at the time of contract/escrow. Prior to purchase, the buyer will submit a "Notice to Sellers" in order to notify the Seller of the intent to purchase and for the Seller to notify the prospective buyer immediately if the property is occupied. Property vacancy and conformance with the Protecting Tenants at Foreclosure Act will be confirmed by the Seller prior to purchase through a signed addendum attached to the purchase agreement. The majority of properties purchased for acquisition/rehab in Clark County and North Las Vegas were facilitated by the National Community Stabilization Trust (NCST). The "First Look" provided by the NCST is an essential strategy in this market due to high competition from investors as well as the necessity to negotiate a purchase price at a discount from fair market value. The consumer-model Homebuyer Assistance Program will utilize a NSP homebuyer auction of Freddie Mac properties, facilitated by New Vista/REDC. This auction was held on April 24, 2010.

Public Comment:

A Public Notice soliciting comments on the Proposed Amendment to the FY 2008 Annual Action Plan and FY 2005-2009 Consolidated Plan Neighborhood Stabilization Program (NSP) was published in the Las Vegas Review Journal on November 9, 2008 and posted to Clark County's official website on November 10, 2008. The notice was for a 15 day public comment period beginning November 9 and ending November 23, 2008. The final amendment as submitted to HUD was posted on Clark County's website on December 1, 2008. The 15-day public comment period prior to re-submission of the proposed amendment was noticed in the Las Vegas Review Journal on January 16, 2009 with the public comment period ending January 30, 2009. A copy of the public notices are available for review on Clark County's website:http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/NSPAmendment.aspx

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$56,135,109.92

Total Budget	\$0.00	\$41,384,790.41
Total Obligated	\$0.00	\$41,384,790.41
Total Funds Drawdown	\$57,191.17	\$35,966,669.44
Program Funds Drawdown	\$57,191.17	\$25,856,455.56
Program Income Drawdown	\$0.00	\$10,110,213.88
Program Income Received	\$618,625.06	\$12,407,919.43
Total Funds Expended	\$0.00	\$30,850,558.09
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$2,037,582.05
Limit on Admin	\$0.00	\$2,037,582.05
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$10,416,699.50	\$14,295,603.63

Overall Progress Narrative:

Spencer Street and Stepping Stone projects are both ongoing during this quarter and continue to be charged. Stepping Stone construction is wrapping up and will be completed during the spring. While Spencer Street Campus is expected to be completed during mid fall.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
CC-PI, CC Program Income receipted	\$0.00	\$502,127.42	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$254,104.57	\$245,379.46
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$0.00	\$19,955,410.92	\$15,243,084.92
NSP - B (NLV), Acquisition/Purchase and Rehabilitation	\$0.00	\$7,540,893.38	\$5,107,906.07
NSP - D (NLV), Demolition (NLV)	\$0.00	\$1,680,839.89	\$0.00
NSP - E (CC), Redevelopment (CC)	\$50,949.89	\$9,394,048.22	\$4,248,745.21
NSP - F (CC), Administration and Planning Costs (CC)	\$6,241.28	\$1,911,724.94	\$778,420.16
NSP - F (NLV), Administration and Planning Costs (NLV)	\$0.00	\$683,774.00	\$166,183.74
NSP- D (CC), Blight Removal Demolition (CC)	\$0.00	\$66,736.00	\$66,736.00



Activities

Project # / NSP - A (CC) / Financing Mechanisms (CC)

Grantee Activity Number: CC-HAP-NHS

Activity Title: NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of Southern Nevada

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$51,225.11
Total Budget	\$0.00	\$51,225.11
Total Obligated	\$0.00	\$51,225.11
Total Funds Drawdown	\$0.00	\$51,225.11
Program Funds Drawdown	\$0.00	\$50,000.00
Program Income Drawdown	\$0.00	\$1,225.11
Program Income Received	\$4,726.00	\$4,726.00
Total Funds Expended	\$0.00	\$51,225.11
Neighborhood Housing Services of Southern Nevada	\$0.00	\$51,225.11
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Neighborhood Housing Services of Southern Nevada on October 6, 2009 in the amount of \$1,500,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project



for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010. A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Neighborhood Housing Services totaled \$1,442,600. The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$51,225.11 to assist two homebuyers in Clark County. Draws were completed using both program funds and program income funds for this total budget. Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity. Activity complete as of September 30, 2010. All funds expended and all beneficiaries reported.

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

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	2/2	2/2	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

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-HAP-NV Partners
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Nevada Partners, Incorporated

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$171,912.53
Total Budget	\$0.00	\$171,912.53
Total Obligated	\$0.00	\$171,912.53
Total Funds Drawdown	\$0.00	\$171,912.53
Program Funds Drawdown	\$0.00	\$171,912.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$10,000.00	\$58,253.89
Total Funds Expended	\$0.00	\$171,912.53
Nevada Partners, Incorporated	\$0.00	\$171,912.53
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Nevada Partners, Inc on October 6, 2009 in the amount of \$1,460,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Nevada Partners totaled \$1,287,579.97.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$171,912.53 to assist eight homebuyers in Clark County. Draws were completed using all program funds for this total budget (no PI expended under this activity therefore no budget adjustments made prior to the release of the new PI



module in December 2011).

Activity Complete as of September 30, 2010. All funds expended and all beneficiaries reported.

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:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	4/6	8/8	75.00
# Owner Households	0	0	0	2/2	4/6	8/8	75.00

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	

Project # / NSP - B (CC) / Acquisition/Purchase and Rehabilitation (CC)

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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Completed

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
12/31/2012

Completed Activity Actual End Date:

Responsible Organization:
Southern Nevada Regional Housing Authority

Overall Jan 1 thru Mar 31, 2020 To Date

Total Projected Budget from All Sources	N/A	\$6,405,371.73
Total Budget	\$0.00	\$6,405,371.73
Total Obligated	\$0.00	\$6,405,371.73
Total Funds Drawdown	\$0.00	\$6,405,371.73
Program Funds Drawdown	\$0.00	\$4,883,009.36
Program Income Drawdown	\$0.00	\$1,522,362.37
Program Income Received	\$515,252.00	\$515,252.00
Total Funds Expended	\$0.00	\$6,405,371.73
Clark County, Nevada - Community Resources	\$0.00	\$1,110,393.42
Southern Nevada Regional Housing Authority	\$0.00	\$5,294,978.31
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Two properties initially acquired and rehabbed for this activity were prohibited for rental by the homeowners association. Therefore the total amount of properties has been reduced by two units and a new activity created for the resale of those two properties to an NSP-eligible homebuyer. The two properties moved to the new activity are: 6838 Silver Eagle, Las Vegas, NV 89122 and 5451 Raccoon Valley, Las Vegas, NV 89122. This activity budget was therefore reduced by \$247,222.27. In August 2011, SNRHA requested an additional \$570,000 to complete this activity as well as additional time. Additional funds were required due to the need to purchase additional properties than what was initially estimated in order to meet HUD's obligation deadline in September 2010 as well as to cover the costs of rehab to rehabilitation those properties to Clark County NSP rehab standards. An Amendment to the Interlocal Agreement with the SNRHA was approved by the Board of Clark County Commissioners on September 20, 2011 to increase the total budget awarded by \$570,000 as well as to extend the timeframe of the agreement through March 31, 2012. This activity budget was increased due to reallocations from the Third Amendments to the NSP1 Action Plan (approved by the Board of County Commissioners on September 20, 2011). The budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment project, and Clark County Administration. Budgets were then subsequently increased in the Acquisition/Rehab activities including SNRHA, CDPCN, HFN and HAND.

Update April 2012: SNRHA performed a budget reconciliation based on actual rehab contract amounts and other project soft costs for all eighty properties acquired and rehabbed under this activity. Based upon actuals, the Board of County Commissioners approved an additional \$301,328 to be granted to SNRHA for the completion of the NSP1 Acquisition Rehab Rental activity on April 17, 2012. Therefore, the final budget of NSP1 Federal funds for this activity is \$6,405,371.73. These funds are leveraged with an additional \$5,309,727 in State NSP1 funds.

Clark County Community Resources Management Division manager approved the extension of the grant agreement through June 29, 2012 as permitted by the agreement in order to allow time for all projects to be

leased under this activity.

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:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	43/43
#Units exceeding Energy Star	0	38/43
# ELI Households (0-30% AMI)	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	43/43
# of Singlefamily Units	0	43/43

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	43/43	0/0	43/43	100.00
# Renter Households	0	0	0	43/43	0/0	43/43	100.00

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	\$5,303,626.69
Total Other Funding Sources	\$0.00



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
03/31/2020

Completed Activity Actual End Date:

Responsible Organization:
Community Development Programs Center of

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,134,563.77
Total Budget	\$0.00	\$5,134,563.77
Total Obligated	\$0.00	\$5,134,563.77
Total Funds Drawdown	\$0.00	\$5,134,563.77
Program Funds Drawdown	\$0.00	\$3,613,562.30
Program Income Drawdown	\$0.00	\$1,521,001.47
Program Income Received	\$12,157.91	\$3,080,705.92
Total Funds Expended	\$0.00	\$5,134,563.77
Community Development Programs Center of Nevada	\$0.00	\$5,134,563.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, The Board of County Commissioners approved the extension of the grant agreement with CDPCN to September 15, 2012.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were



decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. The final budget for this activity will depend upon a final development budget to be submitted by CDPCN to Clark County and subject to manager approval. Funds not utilized will be reallocated to other NSP-eligible activities. Update August 2012: The budget was increased to \$5,149,181.83 based upon actual expenditures to date and estimated rehab costs in order to complete the activity. An updated budget was submitted by CDPCN and approved by Clark County. Funds reimbursed will be based upon actuals and back-up documentation.

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/38

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/38
# of Singlefamily Units	0	38/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/3	19/25	38/38	73.68
# Owner Households	0	0	0	9/3	19/25	38/38	73.68

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-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
11/29/2011

Completed Activity Actual End Date:

Responsible Organization:
HAND Development Group

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,975,434.83
Total Budget	\$0.00	\$2,975,434.83
Total Obligated	\$0.00	\$2,975,434.83
Total Funds Drawdown	\$0.00	\$2,975,434.83
Program Funds Drawdown	\$0.00	\$2,203,499.61
Program Income Drawdown	\$0.00	\$771,935.22
Program Income Received	\$21,507.20	\$1,495,681.98
Total Funds Expended	\$0.00	\$2,975,434.83
HAND Development Group	\$0.00	\$2,975,434.83
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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.

The Grant agreements was executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund



and program income expenditures by activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HAND submitted a final budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$336,998.53. Any funds not drawn down by HAND by 12/31/2011 will be reallocated to other NSP activities.

Activity complete as of December 31, 2011. All funds drawn and all beneficiaries reported.

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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		19/19	
#Units exceeding Energy Star	0		17/19	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		19/19	
# of Singlefamily Units	0		19/19	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	8/8	19/19	63.16
# Owner Households	0	0	0	4/4	8/8	19/19	63.16

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	\$2,188,036.39
Total Other Funding Sources	\$0.00



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
09/30/2012

Completed Activity Actual End Date:

Responsible Organization:
Housing for Nevada

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,061,373.38
Total Budget	\$0.00	\$5,061,373.38
Total Obligated	\$0.00	\$5,061,373.38
Total Funds Drawdown	\$0.00	\$5,061,373.38
Program Funds Drawdown	\$0.00	\$4,285,484.26
Program Income Drawdown	\$0.00	\$775,889.12
Program Income Received	\$49,403.95	\$2,740,036.51
Total Funds Expended	\$0.00	\$5,061,373.38
Clark County, Nevada - Community Resources	\$0.00	\$80,505.70
Housing for Nevada	\$0.00	\$4,980,867.68
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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.

The Grant agreement was executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, the Board of County Commissioners approved HFN's request to extend their current grant agreement to March 31, 2012 in order to complete the activity.



On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HFN submitted a final development budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$251,951.77. Any funds not drawn down by HFN by 3/31/2012 will be reallocated to other NSP activities.

Clark County Community Resources Management Division manager approved HFN's request for extension through June 15, 2012 as permitted by the grant agreement in order to finalize resale closings on all properties acquired and rehabbed under this activity. Final draws are expected to be complete shortly after that extension date.

Activity complete as of September 30, 2012. All beneficiaries reported and all funds expended.

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	31/31
#Units exceeding Energy Star	0	31/31

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/31
# of Singlefamily Units	0	31/31

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/2	22/24	31/31	80.65
# Owner Households	0	0	0	3/2	22/24	31/31	80.65

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	

Project # / NSP - E (CC) / Redevelopment (CC)

Grantee Activity Number: ASI - NCEP Spencer Street
Activity Title: ASI - NCEP Spencer Street

Activity Category: Construction of new housing
Activity Status: Under Way

Project Number:
Project Title:



NSP - E (CC)

Projected Start Date:

05/21/2019

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Redevelopment (CC)

Projected End Date:

12/31/2020

Completed Activity Actual End Date:

Responsible Organization:

Accessible Space, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2020

N/A

To Date

\$5,304,174.38

Total Budget

\$0.00

\$5,304,174.38

Total Obligated

\$0.00

\$5,304,174.38

Total Funds Drawdown

\$50,949.89

\$1,775,120.99

Program Funds Drawdown

\$50,949.89

\$1,775,120.99

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

 Accessible Space, Inc.

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The Project will be for the new construction of a 22-unit residential habilitation/rehabilitation apartment complex for homeless medically fragile individuals and extremely low-income adults with traumatic or acquired brain injury and/or other neurological impairments, located at 4148 Spencer Street, Las Vegas, NV 89169.

Location Description:

4148 Spencer Street, Las Vegas, Nevada, 89169 (In Unincorporated Clark County, Nevada) Assessor's parcel Number 162-23-511-004

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / NSP - F (CC) / Administration and Planning Costs (CC)

Grantee Activity Number: CC-NSP-ADMIN

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

NSP - F (CC)

Projected Start Date:

09/26/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (CC)

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Clark County, Nevada - Community Resources

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2020

To Date

N/A

\$1,911,724.94

Total Budget

\$0.00

\$1,911,724.94

Total Obligated

\$0.00

\$1,911,724.94

Total Funds Drawdown

\$6,241.28

\$1,370,137.04

Program Funds Drawdown

\$6,241.28

\$778,420.16

Program Income Drawdown

\$0.00

\$591,716.88

Program Income Received

\$5,578.00

\$5,578.00

Total Funds Expended

\$0.00

\$1,265,816.33

Clark County, Nevada - Community Resources	\$0.00	\$1,265,816.33
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total initial Admin allocation of \$2,282,906 represented approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined). Following an evaluation of Admin funds expended to date and projected Admin expenses through the end of the grant period, Clark County staff re-allocated funds from this activity. The activity was adjusted following the Third Amendment to the NSP1 Action Plan published on September 2, 2011 and approved by the Board of Clark County Commissioners on September 20, 2011. As of September 27, 2011, the total Admin budget is \$1,256,020. Funds de-obligated from this activity were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HAND and HFN.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Update August 2012: Clark County has allocated an additional \$655,704.94 to the Admin budget based upon the 10% share of program income receipted to date that is eligible for Administration funds. Administration funds are now budgeted for Clark County staff through 2017 during which time it is anticipated the the program income generated under the first allocation of NSP1 funds will be allocated to new NSP1 activities and implemented to result in funds expenditure during that time. The total Admin budget as of August 2012 is \$1,911,724.94.

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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
Total Other Funding Sources	\$0.00



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

