

# Grantee: Clark County, NV

## Grant: B-11-UN-32-0001

### January 1, 2020 thru March 31, 2020 Performance

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<b>Grant Number:</b> B-11-UN-32-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Clark County, NV	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$20,253,261.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$20,253,261.00	<b>Estimated PI/RL Funds:</b> \$2,500,000.00	
<b>Total Budget:</b> \$22,753,261.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

The following narratives describe each of the three proposed target areas in detail. Clark County and North Las Vegas have proposed eligible NSP3 activities in these areas and NSP3 funds will be distributed by these areas based upon the cost of each activity in order to make the necessary impact to the target area. A summary of all activities by target area, budget and national objective is as follows (updated December 2012): , , Acquisition/Rehab/Rental - Winchester & Walnut Park - \$5,250,000 - Low income housing to meet 25% set aside (LH25) , Acquisition/Rehab/Resale - Winchester - \$6,000,000 - Low Moderate Middle Income Housing (LMMH) - Budget update November 2012 , Acquisition for Rulon Earl Mobile Manor - East Las Vegas - \$625,000 - Low income housing to meet 25% set aside (LH25) , Homebuyer Assistance Program - Southwest Clark County - \$0 (Activities Cancelled August 2012) - Low Moderate Middle Income Housing (LMMH) , Land Bank - Buena Vista Springs, North Las Vegas - \$6,352,432 - Low Moderate Middle Income Area Benefit (LMMA) , Administration - \$2,025,326 , , In order to ensure timely expenditure of the NSP3 funds, Clark County has amended our original plan to acquire vacant single family homes in addition to foreclosed and abandoned single family homes (effective November 2012) for the Acquisition Rehab programs for Rental and Resale. The budgets will be adjusted as needed depending on the qualifying status of the property and corresponding NSP3 eligible use. Therefore the Acquisition/Rehab programs for both the Southern Nevada Regional Housing Authority and Housing for Nevada (HFN) will be split between two activities (and two corresponding NSP3 projects) in order to properly report under activity for each eligible use (Eligible use B & E). TARGET AREA for ACQUISITION/REHABILITATION FOR RENTAL AND HOMEOWNERSHIP: WINCHESTER Clark County, Neighborhood ID #2785827 The Winchester target area has the highest possible HUD need factor score of 20 indicating that this is an area of greatest need for Clark County. With over 300 foreclosure starts in the past year and with the majority of housing constructed more than 25 years ago (84% of the homes were constructed between 1980 and 1984), older housing stock will greatly benefit from a rehabilitation program and older neighborhoods typically experience slower absorption rates than newer communities. In addition, it is estimated that 25% of housing units are 90 days or more delinquent and over 35% of the housing units had a high cost mortgage between 2004 and 2007. Therefore the rate of foreclosures is a continued risk and concern. There were 166 REO units over the past year and an estimated 60 properties must be assisted with NSP3 funds in order to achieve a meaningful impact. This target area is a sub-area of the NSP1 Plan for Clark County. Despite heavy foreclosure inventory and risk, this area has a relatively low vacancy rate of 4.6% (Las Vegas Metropolitan area average vacancy was 6.44% as of September 2010) indicating that efforts to acquire foreclosed properties will provide a relatively greater visible impact on neighborhood stabilization due to the lower likelihood of vacancy contributing to foregone. The Winchester area is currently a mixed-use community comprised of retail centers, community facilities, outdoor recreation,

#### Summary of Distribution and Uses of NSP Funds:

and a variety of housing stock types including single family, multi-family and manufactured housing. Proposed activities to encourage additional affordable options for both rental and homeownership ensure that any one type of housing will not be concentrated, but rather will continue the mixed housing composition of this community. An acquisition/rehabilitation program will meet the goals of NSP3 within this deeply targeted area to acquire foreclosed and vacant property, re

#### How Fund Use Addresses Market Conditions:

Southern Nevada's foreclosure crisis is extensive and widespread throughout all corners of the Valley. Based upon HUD's definition and estimates of need, all but one census tract in Clark County qualified for NSP3 funding with a minimum HUD foreclosure related needs score of 17 out of 20 (17 is the minimum threshold score for the State of Nevada). The Southern Nevada region housing market is arguably the hardest hit metropolitan area in the country and in many ways, the epicenter of the financial and housing crisis. This can be attributed to not only the initial wave of economic distress as experienced in many areas, but also the continued inability to slow and reverse the continued decline across multiple indicators. The



cyclical and volatile nature of the region's two primary industries, gaming and tourism, continue to impact the area's slow recovery as they are dependent upon a national economic recovery and increased consumer confidence. However, recent indicators show that a small economic recovery may have begun in recent months. The Clark County tourism index is now 5.95% higher than a year ago as a result of recent growth in gaming revenue, hotel room occupancy and passenger counts at the airport. Although a long way off from pre-recession levels, this is the highest growth level since 2007 signaling a possible upward trend for this important economic sector. The construction industry also posted a small increase in the number of construction jobs and residential permits in October 2010 which is an encouraging sign, but industry experts cannot yet say if this industry has reached bottom. Since 2007, approximately 70,000 housing units have been foreclosed upon and we continue to experience approximately 6,000 new foreclosures every quarter. Based upon the estimated number of housing units in Clark County for 2010 (814,868), this represents a new foreclosure rate of approximately 3% per year. The actual number of foreclosures is difficult to assess due to the phantom inventory of foreclosures held by banks but not yet made available for sale. We do not know the timing of when financial institutions may release a significant number of REO properties in a particular neighborhood. It is also estimated that 25% of all mortgage holders are experiencing serious delinquency (90 days or more past due) which is the second highest level in the nation and indicates that foreclosure rates will continue to increase throughout 2011. Housing prices in this region have fallen more than 50% since their peak through 2010, the largest decline of any other metropolitan area. Despite some increases in housing prices in other U.S. markets, prices continue to decline in Southern Nevada. However, declines in house prices have been slowing steadily throughout 2010. The high percentage of local homes purchased with cash in 2010 was the highest ever recorded (48%) and likely unmatched anywhere in the nation. It is also expected to increase through 2011. The housing market continues to experience relatively high absorption rates, although micro-markets exist throughout Clark County and older more deteriorated neighborhoods absorb inventory at a much slower pace. At the end of 2009, 71% of all single family homes in the metropolitan area sold within 60 days and by the end of 2010, 60% of all homes sold within 60 days.&nb

### **How Fund Use Addresses Market Conditions:**

sp; These statistics indicate significant investor activity and competition for homeowners at affordable price points. It is estimated that approximately 40% of all home sales are to investors rather than owner occupied buyers. In addition, 2010 experienced a trend in the continued increase in short sales with 25% of all home sales occurring when the bank agrees to sell the home for less than what the borrower owes on the mortgage. The median price of single family homes sold

### **Ensuring Continued Affordability:**

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

### **Definition of Blighted Structure:**

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

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

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

### **Definition of Affordable Rents:**

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

### **Housing Rehabilitation/New Construction Standards:**

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

See website for link to full document: [http://www.clarkcountynv.gov/Depts/admin\\_services/comresmgmt/Pages/nsp.aspx](http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/nsp.aspx)

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

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

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

### **Vicinity Hiring:**

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



**Procedures for Preferences for Affordable Rental Dev.:**

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

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

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

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

**Grantee Contact Information:**

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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$22,277,231.88
<b>Total Budget</b>	\$0.00	\$21,388,329.26
<b>Total Obligated</b>	\$0.00	\$21,388,329.26
<b>Total Funds Drawdown</b>	\$0.00	\$20,737,370.21
<b>Program Funds Drawdown</b>	\$0.00	\$18,359,924.59
<b>Program Income Drawdown</b>	\$0.00	\$2,377,445.62
<b>Program Income Received</b>	\$247,735.00	\$2,625,180.62
<b>Total Funds Expended</b>	\$0.00	\$20,034,034.98
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	\$3,037,989.15	\$0.00
Limit on Admin/Planning	\$2,025,326.10	\$1,278,597.87
Limit on Admin	\$0.00	\$1,278,597.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,688,315.25	\$6,468,900.11

## Overall Progress Narrative:

No new activity completed with this quarter. Only administration.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
CC-NLV-NSP3-C, Demolition	\$0.00	\$6,352,432.00	\$5,475,167.06
CC-NSP3 B, Acquisition and Rehab	\$0.00	\$10,986,000.00	\$8,752,186.87
CC-Redev-E, CC Redev Vacant	\$0.00	\$3,147,116.17	\$2,904,073.64
NSP3 Admin, Admin	\$0.00	\$1,912,000.00	\$1,228,497.02



## Activities

**Project # / CC-NSP3 B / Acquisition and Rehab**

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

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Completed
<b>Project Number:</b> CC-NSP3 B	<b>Project Title:</b> Acquisition and Rehab
<b>Projected Start Date:</b> 10/18/2011	<b>Projected End Date:</b> 03/31/2014
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> Southern Nevada Regional Housing Authority

Overall	Jan 1 thru Mar 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,445,988.72
<b>Total Budget</b>	\$0.00	\$5,445,988.72
<b>Total Obligated</b>	\$0.00	\$5,445,988.72
<b>Total Funds Drawdown</b>	\$0.00	\$5,445,988.72
<b>Program Funds Drawdown</b>	\$0.00	\$4,726,496.77
<b>Program Income Drawdown</b>	\$0.00	\$719,491.95
<b>Program Income Received</b>	\$233,455.00	\$233,455.00
<b>Total Funds Expended</b>	\$0.00	\$5,445,988.72
Southern Nevada Regional Housing Authority	\$0.00	\$5,445,988.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Clark County will partner with the Southern Nevada Regional Housing Authority (SNRHA) to expand its current supply of scattered-site single family rental housing affordable to households at or below 50% AMI. This activity will meet the 25% set aside requirement for low income households as well as the requirement for rental preference established in the Dodd-Frank Act. Affordable rents will follow the HOME program requirements as defined above. SNRHA has significant experience with property development, asset management, and tenant qualification through NSP1 as well as other Federal housing programs. SNRHA will purchase a minimum of 31 foreclosed and or abandoned single family properties at a minimum 1% discount from fair market value within the NSP3 target area, rehab those properties to NSP rehab standards, and maintain the homes as affordable rental housing. The affordability period will be enforced through a subrecipient grant agreement as well as a Deed of Trust recorded upon initial acquisition of the property. The tenure of all beneficiaries will be rental housing with a lease for a minimum of 12 months.

This activity is designed to improve the condition of aging housing stock, provide additional affordable rental housing opportunities for families, decrease vacancy through rental tenure, and ensure responsible and energy efficient property maintenance in the long-run. As of 12/31/10, the SNRHA has a current waiting list of over 200 potential tenants that meet the requirements of NSP. Not all of these tenants will be served by the supply



of housing provided under NSP1 therefore additional housing opportunities are needed to continue to meet the needs of those citizens. This activity will take place in the same target area as the Clark County NSP3 Activity Acquisition and Rehab for Homeownership in order to maintain a mixed-income community. However, of the total amount of funds planned for the Winchester target area, the majority of those funds (57%) will be dedicated to rental housing. This meets the NSP3 low income set aside requirement as well as documents a preference for affordable housing as required by the Dodd-Frank Act. In order to ensure access to properties, Clark County will continue its partnership with the National Community Stabilization Trust (NCST) to facilitate the purchase of foreclosed and vacant single family properties from Sellers at the required discount. The first look opportunity provided by the Sellers working through NCST is essential for program success due to heavy competition from investors.

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

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

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

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

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

### Location Description:

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

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/31
# of Singlefamily Units	0	26/31

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	26/31	0/0	26/31	100.00
# Renter Households	0	0	0	26/31	0/0	26/31	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

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

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
CC-NSP3 B

**Projected Start Date:**  
10/04/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Completed

**Project Title:**  
Acquisition and Rehab

**Projected End Date:**  
03/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Housing for Nevada

Overall	Jan 1 thru Mar 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,434,738.24
<b>Total Budget</b>	\$0.00	\$4,434,738.24
<b>Total Obligated</b>	\$0.00	\$4,434,738.24
<b>Total Funds Drawdown</b>	\$0.00	\$4,434,738.24
<b>Program Funds Drawdown</b>	\$0.00	\$3,879,635.38
<b>Program Income Drawdown</b>	\$0.00	\$555,102.86
<b>Program Income Received</b>	\$11,000.00	\$2,079,360.28
<b>Total Funds Expended</b>	\$0.00	\$4,434,738.24
Housing for Nevada	\$0.00	\$4,434,738.24
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

Direct homebuyer assistance as well as Seller closing costs will be deducted from the resale proceeds, and all remaining proceeds will be considered program income to be returned to Clark County for use on NSP3 eligible activities. Resale proceeds are estimated to generate approximately 40% of the activity budget. With an estimated resale price of \$100,000 per home, this activity will also leverage over \$3 million in private mortgage financing. This activity is designed to improve the condition of aging housing stock, provide affordable housing for new homebuyers and stabilize median market values in the long run. Homebuyers are required to occupy the property as their principal residence in order to provide stability to the neighborhood as well as ongoing



property maintenance. In order not to concentrate any one type of housing within a small area, this activity will take place in the same target area as the NSP3 Acquisition Rehab Rental program.

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

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

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

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

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

### Location Description:

Winchester - Clark County - Neighborhood ID 2785827  
 See Action Plan Amendment November 2012 for target area boundaries  
 Neighborhood ID 2929748  
 Map of the target area available on Clark County's NSP website:  
[http://www.clarkcountynv.gov/depts/admin\\_services/comresmgmt/Pages/nsp.aspx](http://www.clarkcountynv.gov/depts/admin_services/comresmgmt/Pages/nsp.aspx)

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

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/21
# of Singlefamily Units	0	18/21

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	11/18	18/20	66.67
# Owner Households	0	0	0	1/0	11/18	18/20	66.67

### 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 # / NSP3 Admin / Admin**

<b>Grantee Activity Number:</b>	<b>NLV-Admin-NSP3</b>
<b>Activity Title:</b>	<b>NLV - Administration for NSP3</b>

**Activity Category:**

Administration

**Activity Status:**

Completed

**Project Number:**

NSP3 Admin

**Project Title:**

Admin

**Projected Start Date:**

03/10/2011

**Projected End Date:**

05/23/2018

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of North Las Vegas - Housing and Neighborhood

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$443,717.03
<b>Total Budget</b>	\$0.00	\$443,717.03
<b>Total Obligated</b>	\$0.00	\$443,717.03
<b>Total Funds Drawdown</b>	\$0.00	\$443,717.03
<b>Program Funds Drawdown</b>	\$0.00	\$436,240.28
<b>Program Income Drawdown</b>	\$0.00	\$7,476.75
<b>Program Income Received</b>	\$3,280.00	\$3,280.00
<b>Total Funds Expended</b>	\$0.00	\$411,372.16
City of North Las Vegas - Housing and Neighborhood	\$0.00	\$411,372.16
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

Administrative activities are expected to include:

- General management, oversight, and coordination
- Program reporting in compliance with all Federal and local requirements to ensure a high degree of program transparency and public information
- Program outreach
- Procurement of nonprofit subgrantees, professional services and other program partners
- Environmental Review of target areas and individual property sites



- Labor compliance (Section 3, Davis Bacon, vicinity hiring)
- Grants accounting to ensure accurate documentation and allocation of NSP3 costs as well as coordination of financing, reporting, and compliance functions
- Timely disbursement of program funds as well as coordination of participating vendors and subgrantees
- Property inspections for quality control as well as compliance with local codes and NSP rehab standards
- NSP Lender/Realtor trainings
- Technical assistance with rehab policies, standards, procedures, specifications and scopes of work
- Technical assistance with relocation of tenants for North Las Vegas in compliance with the requirements of the Uniform Relocation Act (Buena Vista Springs)
- Technical Assistance with the development of a Land Bank Plan for Re-use in North Las Vegas (Buena Vista Springs)
- Professional services to track economic data within NSP3 target areas to provide trend analysis and performance measurement
- Professional services to provide energy consumption and efficiency data within the Winchester target area in order to evaluate the effectiveness of energy efficient rehabilitation efforts
- Program evaluation and close-out

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

### Location Description:

N/A

### 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

