

Grantee: State of Nevada

Grant: B-08-DN-32-0001

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-DN-32-0001

Obligation Date:**Grantee Name:**

State of Nevada

Award Date:**Grant Amount:**

\$24,287,240.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

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

Distribution and and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$706,601.17

Clark County: \$10,277,241

Las Vegas: \$5,594,990

Henderson: \$787,600

Washoe County: \$4,616,642

Nye County: \$805,200.35

Lyon County: \$1,059,423.84

Douglas County: \$289,541.64

Nevada Housing Division: \$150,000

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

Definitions and Descriptions:

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

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

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

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

Low Income Targeting:

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

Acquisition and Relocation:

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

Public Comment:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,287,240.00
Total CDBG Program Funds Budgeted	N/A	\$24,287,240.00
Program Funds Drawdown	\$3,273,538.50	\$19,166,222.18
Obligated CDBG DR Funds	\$0.00	\$24,287,240.00
Expended CDBG DR Funds	\$3,301,000.80	\$19,166,252.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$37,015.90	\$165,342.33
Program Income Drawdown	\$37,015.90	\$165,342.33

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$139,813.01
Limit on State Admin	\$0.00	\$139,813.01

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,071,810.00	\$10,419,439.00

Overall Progress Narrative:

The Nevada Housing Division has drawn down seventy five percent (75%) of all of its NSP funding and feels it all funds will be expended by the NSP I deadline date. The Division has been working closely with its recipients in getting the completion data needed in order to meet the national objectives. All of the jurisdictions have been very responsive and we feel we have a very good tracking system in place to ensure that all completed projects will be reported on. The Division is very pleased with the success of its program and looks forward in working with some of the same recipients in order to continue their programs.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$19,462.07	\$706,601.17	\$139,813.01
NV-0002-CL, CLARK COUNTY	\$830,753.57	\$10,277,241.00	\$6,965,855.23
NV-0003-LV, CITY OF LAS VEGAS	\$1,813,122.19	\$5,594,990.00	\$4,927,990.46
NV-0004-HE, CITY OF HENDERSON	\$17,653.20	\$787,600.00	\$612,063.32
NV-0005-WA, WASHOE COUNTY COUNTIES	\$226,552.00	\$4,616,642.00	\$4,288,586.73
NV-0006-NY, NYE COUNTY PROJECTS	\$87,225.70	\$805,200.35	\$755,854.59
NV-0007-LY, LYON COUNTY	\$90,000.00	\$1,059,423.84	\$1,059,423.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$38,769.77	\$289,541.64	\$266,635.00
NV-0009-NH, NHD Project	\$150,000.00	\$150,000.00	\$150,000.00

Activities

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

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$93,745.00
Total CDBG Program Funds Budgeted	N/A	\$93,745.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$93,745.00
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:

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

Location Description:

Clark County

Activity Progress Narrative:

No administrative funds were drawn this quarter as Clark County is direct recipient and will draw State admin funds at a later date.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2009

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

DOUGLAS COUNTY

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$21,302.00
Total CDBG Program Funds Budgeted	N/A	\$21,302.00
Program Funds Drawdown	\$2,248.00	\$15,426.00
Obligated CDBG DR Funds	\$0.00	\$21,302.00
Expended CDBG DR Funds	\$2,248.00	\$15,426.00
DOUGLAS COUNTY	\$2,248.00	\$15,426.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Douglas County

Activity Progress Narrative:

Administrative funds were drawn this quarter in order to administer the downpayment assistance program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-HE3

Activity Title: ADMINISTRATION-HENDERSON

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

HENDERSON

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$62,918.30
Total CDBG Program Funds Budgeted	N/A	\$62,918.30
Program Funds Drawdown	\$3,098.67	\$3,719.06
Obligated CDBG DR Funds	\$0.00	\$63,219.00
Expended CDBG DR Funds	\$3,098.67	\$3,719.06
HENDERSON	\$3,098.67	\$3,719.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Henderson.

Location Description:

City of Henderson

Activity Progress Narrative:

The City of Henderson continues to administer its three activities and draws down State administrative funds when needed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$325,360.00
Total CDBG Program Funds Budgeted	N/A	\$325,360.00
Program Funds Drawdown	\$0.00	\$305.09
Obligated CDBG DR Funds	\$0.00	\$325,360.00
Expended CDBG DR Funds	\$0.00	\$305.90
CITY OF LAS VEGAS	\$0.00	\$305.90
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

City of Las Vegas

Activity Progress Narrative:

No administrative funds were drawn this quarter as the City of Las Vegas is direct recipient and will draw State admin funds at a later date.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-LY5

Activity Title: ADMINISTRATION-LYON

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

LYON COUNTY

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$27,260.00
Total CDBG Program Funds Budgeted	N/A	\$27,260.00
Program Funds Drawdown	\$4,057.40	\$23,478.48
Obligated CDBG DR Funds	\$0.00	\$27,260.00
Expended CDBG DR Funds	\$4,057.40	\$23,478.48
LYON COUNTY	\$4,057.40	\$23,478.48
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Lyon County.

Location Description:

Lyon County

Activity Progress Narrative:

Lyon County has been using its administrative funds to fund a direct down payment assistance program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NH8

Activity Title: ADMINISTRATION-NHD

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

02/28/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

NEVADA HOUSING DIVISION

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$44,833.17
Total CDBG Program Funds Budgeted	N/A	\$44,833.17
Program Funds Drawdown	\$0.00	\$27,477.92
Obligated CDBG DR Funds	\$0.00	\$44,833.17
Expended CDBG DR Funds	\$0.00	\$27,477.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

Nevada Housing Division did not draw any administrative funds this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NY6

Activity Title: ADMINISTRATION-NYE

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

NYE COUNTY

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$49,882.00
Total CDBG Program Funds Budgeted	N/A	\$49,882.00
Program Funds Drawdown	\$5,058.00	\$44,020.00
Obligated CDBG DR Funds	\$0.00	\$49,882.00
Expended CDBG DR Funds	\$5,058.00	\$44,020.00
NYE COUNTY	\$5,058.00	\$44,020.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nye County.

Location Description:

Nye County

Activity Progress Narrative:

Administrative funds have been drawn this quarter so assist with the down payment assistance program in Nye County.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-WA4

Activity Title: ADMINISTRATION-RENO

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF RENO

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$81,000.00
Total CDBG Program Funds Budgeted	N/A	\$81,000.00
Program Funds Drawdown	\$5,000.00	\$25,386.46
Obligated CDBG DR Funds	\$0.00	\$81,000.00
Expended CDBG DR Funds	\$5,000.00	\$25,386.46
CITY OF RENO	\$5,000.00	\$25,386.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Reno.

Location Description:

City of Reno

Activity Progress Narrative:

The City of Reno is continuing to use its administrative funds to support their NSP programs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,187,564.00
Total CDBG Program Funds Budgeted	N/A	\$2,187,564.00
Program Funds Drawdown	\$136,949.04	\$1,803,356.11
Obligated CDBG DR Funds	\$0.00	\$2,187,564.00
Expended CDBG DR Funds	\$136,949.04	\$1,803,356.11
CLARK COUNTY	\$136,949.04	\$1,803,356.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Eligible census tracts outlined within the Clark County NSP plan and identified in the "Areas of Greatest Need".

Activity Progress Narrative:

Subrecipient, HAND Development Group expended \$63,917.80 in NSP funds this quarter on the rehabilitation of properties acquired in previous quarters. All properties have now been acquired for a total of fourteen homes to be rehabbed and sold to an NSP-eligible homebuyer using State funds. An additional nineteen single family homes were purchased and will be rehabbed/resold using Federal NSP funds through Clark County's allocation. All thirty three properties are scattered-site throughout the Clark County NSP1 target area.

Rehabilitation is in various stages of completion and inspection for all properties. Upon completion, properties are made available to potential homebuyers that have been pre-approved for NSP assistance through four local housing counseling agencies. A "First Look" period is provided to those clients through a listing agent hired by HAND Development Group, and homes are also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home. It is anticipated that the full amount of funds for this activity will be expended by August 2011.

Six single family homes were sold to a NSP-eligible homebuyer this quarter. Program income for four of those homes was

recorded prior to 12/31/10, the program income received from the homes closed at the end of December will be reported in the next quarter.

Two additional properties acquired/rehabbed with State funds are currently in escrow to be sold in January. Two other properties are currently available for sale and listed on MLS.

Clark County and HAND Development Group were featured on a video made for public television through Clark County’s Channel 4 “Chronicles” series. This video highlighted two of the properties sold by HAND this quarter and reflected success stories of first time homebuyers as well as the significant rehab with home performance achieved. This video will be shown throughout the month of January and is also available on Clark County’s website: www.ClarkCountyNV.gov.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	-8	-7	1/1	5/5	6/12	100.00
# Owner Households	1	-8	-7	1/1	5/5	6/12	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:	NV-0002-CL2
Activity Title:	NSP ACQ/REHAB FOR RENTAL HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$5,309,727.00
Total CDBG Program Funds Budgeted	N/A	\$5,309,727.00
Program Funds Drawdown	\$684,778.73	\$3,784,885.83
Obligated CDBG DR Funds	\$0.00	\$5,309,727.00
Expended CDBG DR Funds	\$684,778.73	\$3,784,885.83
CLARK COUNTY	\$684,778.73	\$3,784,885.83
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 Housing Authority of Clark County (HACC) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the County's primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the HACC's Board of Directors, the HACC is expected to be the County's primary partner for this activity. HACC and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

Location Description:

Eligible Census Tracts

Activity Progress Narrative:

The Southern Nevada Regional Housing Authority (SNRHA) has completed the acquisition of thirty seven single family homes in previous Quarters. This Quarter, a total expenditure of \$528,013.84 in State funds represented the reimbursement of costs

associated with the rehabilitation of properties acquired previously. An additional forty five properties were acquired and rehabbed using Federal NSP1 funds through Clark County's direct allocation. All eighty two properties are scattered-site throughout the Clark County NSP1 target area.

All rehab contracts on properties acquired with State NSP funds have been executed and rehab is in various stages of completion. Upon completion, properties are made available to potential tenants on a waiting list that have been pre-approved for NSP assistance. Over 200 tenants are currently on the waiting list for SNRHA. Lease terms are for a minimum of twelve months, and the properties will remain affordable to tenants at or below 50% AMI for a minimum of twenty years following initial acquisition secured by a Deed of Trust.

This quarter, ten (10) tenants moved into State funded NSP homes for a cumulative total of twelve (12) so far in the program. Clark County continues to perform desk-monitoring through the request for reimbursement of rehab expenses, as well as on-site inspections of properties throughout different phases of rehab. Staff plans to conduct an on-site monitoring review of the program in March 2011.

We had to adjust our number of households benefitted in order to show the true numbers of actual completed activities. Funds were spent this quarter on rehabilitating homes in order to get them ready to rent.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	37/42

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	37/42

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	-25	0	-25	12/42	0/0	12/42	100.00
# Renter Households	-25	0	-25	12/42	0/0	12/42	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:	NV-0002-CL3
Activity Title:	CLARK COUNTY REDEVELOPMENT

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

07/01/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,059,439.00
Total CDBG Program Funds Budgeted	N/A	\$1,059,439.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,059,439.00
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:

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

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

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

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

Location Description:

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

Activity Progress Narrative:

St Jude's Ranch Crossings has met two significant points in the last quarter — they received full zoning approval on the project and are at 100% design development. They have also completed our HUD Technical Submission for the Supportive Housing Program. They have routinely (monthly) held our development team meetings, in which all vested parties and stakeholders attend and have input on the design development; the architect, developer and general contractor continue to work close together and anticipate having final numbers and plan for an independent third-party cost estimator to do a project "take off" (estimate). They are looking to submit to Clark County Planning and Public Works in early to mid January and anticipate permits some 60/90 days thereafter. A groundbreaking is set for February 18, 2011 with an estimated construction timeline of 7-8 months.

No State funds were drawn this Quarter for this project — State funds will be drawn upon the depletion of the Federal NSP budget for Clark County.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Parcels acquired voluntarily	0	0/0
#Units with bus/rail access	0	16/16

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$690,273.00
Total CDBG Program Funds Budgeted	N/A	\$690,273.00
Program Funds Drawdown	\$9,025.80	\$605,273.00
Obligated CDBG DR Funds	\$0.00	\$690,273.00
Expended CDBG DR Funds	\$9,025.80	\$605,273.00
CLARK COUNTY	\$9,025.80	\$605,273.00
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 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 Housing Authority of Clark County (HACC) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the County's primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the HACC's Board of Directors, the HACC is expected to be the County's primary partner for this activity. HACC and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

To date, one (1) of the seven (7) properties acquired for this activity is scheduled to be rehabilitated in the subsequent

quarter. Currently, there is one (1) potential NSP eligible renter that is slated to occupy NSP rental unit in the subsequent quarter. The properties are scattered throughout the City’s NSP target areas. This property was split with Federal NSP funds.

All properties have been acquired to date for this activity for a total of seven single family homes assisted with State NSP funds. Three properties receive a combination of both Federal and State funds. Properties are currently in various stages of rehab & upon completion of rehab properties will be rented to households at or below 50% AMI.

\$9,025.80 in State NSP funds has been expended this quarter for the reimbursement of acquisition costs associated with 6425 Indian Peak Court (partially funded with both Federal and State NSP funds).

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/7	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/7	

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0002-NLV2

Activity Title: NSP PURCHASE

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CLARK COUNTY

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

CLARK COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,030,238.00
Total CDBG Program Funds Budgeted	N/A	\$1,030,238.00
Program Funds Drawdown	\$0.00	\$772,340.29
Obligated CDBG DR Funds	\$0.00	\$1,030,238.00
Expended CDBG DR Funds	\$0.00	\$772,340.29
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. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. The discounted price shall be supported by an appraisal meeting the requirements of the Notice. The City will provide funds for the acquisition, rehabilitation and redevelopment of the homes to include related eligible development and activity delivery costs, sales and closing costs, and reasonable developer's fees. The /nonprofit/developer will then sell each home to an eligible buyer. It is anticipated that the new purchasers will be provided with homebuyer assistance in the form of down payment assistance, closing costs, interest rate buy down, principal reduction or other financing mechanisms as described in Activity 3. As an alternative to sale, the City may authorize the home to be transferred to the rental program described in Activity 1. Funds repaid by the non-profit/developer from sale proceeds will be treated as program income according to the terms of the Notice and used to fund additional NSP activities.

Location Description:

Eligible Census Tracts 89031, 89032, and 89081

Activity Progress Narrative:

Rehabilitation of two (2) properties are currently under way and are scheduled to be completed in the subsequent quarter. Once completed, these properties will be made available to potential homebuyers that have been preapproved for NSP assistance through local housing counseling agencies.

A "first look" period is provided by the developer to those clients and clients may enter into a Letter of Intent with

the developer prior to completion of rehabilitation and execution of a purchase contract.
 No funds were drawn this quarter for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	-2	-2	0/0	0/4	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0003-LV1

Activity Title: Homebuyer Assistance-HAP2

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,094,990.00
Total CDBG Program Funds Budgeted	N/A	\$4,094,990.00
Program Funds Drawdown	\$1,244,451.21	\$3,826,572.36
Obligated CDBG DR Funds	\$0.00	\$4,094,990.00
Expended CDBG DR Funds	\$1,244,451.21	\$3,826,572.36
CITY OF LAS VEGAS	\$1,244,451.21	\$3,826,572.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

Location Description:

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

Activity Progress Narrative:

The City of Las Vegas is working on purchasing and rehabilitating homes. As of this quarter, they have no completed units to report on. They are confident that next quarter they will have beneficiary information.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Housing Units

0

5/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-5	-5	0/0	0/15	0/30	0
# Owner Households	0	-5	-5	0/0	0/15	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF LAS VEGAS

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$568,670.98	\$1,101,418.10
Obligated CDBG DR Funds	\$0.00	\$1,500,000.00
Expended CDBG DR Funds	\$568,670.98	\$1,101,418.10
CITY OF LAS VEGAS	\$568,670.98	\$1,101,418.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Las Vegas is working on rehabilitating the ten homes that were purchased and will be used for rental housing for low-income families. At this time, there are no complete activities. We had a negative on households served in order to adjust the DRGR household beneficiary data. We will continue to update the QPRs as the individual homes are completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/8
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	-6	0	-6	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0004-HE1
Activity Title:	Homebuyer Assistance Program (HAP)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$137,900.70
Total CDBG Program Funds Budgeted	N/A	\$137,900.70
Program Funds Drawdown	\$17,653.20	\$131,253.80
Obligated CDBG DR Funds	\$0.00	\$137,600.00
Expended CDBG DR Funds	\$45,085.50	\$131,253.80
HENDERSON	\$45,085.50	\$131,253.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Henderson has three homeowner/rehab projects in this activity. They are very close to reporting on the national objectives and we should have all the information by next quarter. They plan on using program income to assist future homeowners. In order to correct DRGR we have put minused two households as they were not complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NV-0004-HE2
Activity Title:	Purchase and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$340,000.00
Total CDBG Program Funds Budgeted	N/A	\$340,000.00
Program Funds Drawdown	\$0.00	\$256,137.90
Obligated CDBG DR Funds	\$0.00	\$340,000.00
Expended CDBG DR Funds	\$0.00	\$256,137.90
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The Cit of Henderson did not receive any invoices from their non-profit this quarter. They homes are in the process of being rehabilitated and marketed to sell.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

HENDERSON

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$310,000.00
Total CDBG Program Funds Budgeted	N/A	\$310,000.00
Program Funds Drawdown	\$0.00	\$224,671.62
Obligated CDBG DR Funds	\$0.00	\$310,000.00
Expended CDBG DR Funds	\$0.00	\$224,671.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Henderson did not spend any NSP funds this quarter, as they have not received any request for payments from their non-profit.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0005-WA2

Activity Title: Washoe County Acq

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,058,627.00
Total CDBG Program Funds Budgeted	N/A	\$3,058,627.00
Program Funds Drawdown	\$226,552.00	\$2,962,041.64
Obligated CDBG DR Funds	\$0.00	\$3,058,627.00
Expended CDBG DR Funds	\$226,552.00	\$2,962,041.64
CITY OF RENO	\$226,552.00	\$2,962,041.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$36,415.11
Program Income Drawdown	\$0.00	\$36,415.11

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Reno Housing Authority, who contracts with the City of Reno, continues to work on rehabilitating their properties and marketing them to sell. As of this date, they have sold ten homes. We have adjusted our DRGR figures in order to make sure that only activities which are completed are reported on.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	21/20
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	21/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	-16	5	-11	0/3	10/14	10/20	100.00
# Owner Households	0	10	10	0/3	10/14	10/20	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: NV-0005-WA3

Activity Title: ACQ REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF RENO

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,400,000.00
Program Funds Drawdown	\$0.00	\$1,286,518.09
Obligated CDBG DR Funds	\$0.00	\$1,400,000.00
Expended CDBG DR Funds	\$0.00	\$1,286,518.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$91,911.32
Program Income Drawdown	\$0.00	\$91,911.32

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Reno did not receive any requests for payment this quarter from Reno Housing Authority. The Housing Authority works diligently on getting their properties ready for rent. At this time, they have ten houses rented to low income families.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	12/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	-2	0	-2	10/7	0/0	10/7	100.00
# Renter Households	10	0	10	10/7	0/0	10/7	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: NV-0005-WA4

Activity Title: DPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0005-WA

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

WASHOE COUNTY COUNTIES

Projected End Date:

06/30/2010

Completed Activity Actual End Date:

Responsible Organization:

CITY OF RENO

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$158,015.00
Total CDBG Program Funds Budgeted	N/A	\$158,015.00
Program Funds Drawdown	\$0.00	\$40,027.00
Obligated CDBG DR Funds	\$0.00	\$158,015.00
Expended CDBG DR Funds	\$0.00	\$40,027.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$37,015.90	\$37,015.90
Program Income Drawdown	\$37,015.90	\$37,015.90

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Reno will be closing several homes next quarter. This quarter because of the problems in DRGR we were not able receipt program income and show the draws, but we will do this immediately this quarter to show additional properties which have been purchased.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

of Housing Units

0

8/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/5	1/5	2/10	100.00
# Owner Households	0	0	0	1/5	1/5	2/10	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: NV-0006-NY1

Activity Title: Homeownership Assistnace

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0006-NY

Project Title:

NYE COUNTY PROJECTS

Projected Start Date:

03/31/2009

Projected End Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

NYE COUNTY

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$805,200.35
Total CDBG Program Funds Budgeted	N/A	\$805,200.35
Program Funds Drawdown	\$87,225.70	\$755,854.59
Obligated CDBG DR Funds	\$0.00	\$805,200.35
Expended CDBG DR Funds	\$87,255.70	\$755,884.59
NYE COUNTY	\$87,255.70	\$755,884.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Rural Nevada Development Company administers the homeowner programs for Nye County. They are in the processing of rehabilitating some of the homes for the homeowners and they have two homes which they will be selling to eligible homebuyers. They are looking to hopefully sell the two homes that they have in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	6	4/3	4/4	13/15	61.54
# Owner Households	1	0	6	4/3	4/4	13/15	61.54

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0007-LY1

Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0007-LY

Project Title:

LYON COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,059,423.84
Total CDBG Program Funds Budgeted	N/A	\$1,059,423.84
Program Funds Drawdown	\$90,000.00	\$1,059,423.84
Obligated CDBG DR Funds	\$0.00	\$1,059,423.84
Expended CDBG DR Funds	\$90,000.00	\$1,059,423.84
LYON COUNTY	\$90,000.00	\$1,059,423.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Lyon County completed its NSP grant completing 51 homes. This Quarter they completed three down payment assistances activities and they plan on continuing the program with an allocation of NSP 3 funds from the State.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	41/40

Beneficiaries Performance Measures

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

# of Total Households	7	3	10	27/15	24/15	51/40	100.00
# Owner Households	7	3	10	27/15	24/15	51/40	100.00

Activity Locations

Address	City	State	Zip
385 Shadow Lane	Fernley	NA	89408
364 Ben's Way	Fernley	NA	89408
463 Grandby Way	Fernley	NA	89408

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0008-DO1

Activity Title: Homeownership Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NV-0008-DO

Project Title:

DOUGLAS COUNTY PROJECTS

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

DOUGLAS COUNTY

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$289,541.64
Total CDBG Program Funds Budgeted	N/A	\$289,541.64
Program Funds Drawdown	\$38,769.77	\$266,635.00
Obligated CDBG DR Funds	\$0.00	\$289,541.64
Expended CDBG DR Funds	\$38,769.77	\$266,635.00
DOUGLAS COUNTY	\$38,769.77	\$266,635.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Rural Nevada Development Corporation was selected by Douglas County to administer the NSP program in Douglas County. This quarter the NSP funds were used to rehabiliy some of the properties. RNDC should complete this grant by the end of next quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	1	4	1/1	3/1	6/6	66.67
# Owner Households	1	1	4	1/1	3/1	6/6	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

Grantee Activity Number:	NV-0009-NH1
Activity Title:	SKY VIEW APARTMENTS

Activity Category:

Construction of new housing

Project Number:

NV-0009-NH

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NHD Project

Projected End Date:

07/31/2011

Completed Activity Actual End Date:

Responsible Organization:

NEVADA HOUSING DIVISION

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$150,000.00	\$150,000.00
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$150,000.00	\$150,000.00
NEVADA HOUSING DIVISION	\$150,000.00	\$150,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This development will provide affordable housing solutions to individuals, families, and children and is conveniently located near downtown Las Vegas, and within walking distance to ample services that are compatible with family living.

The development entails the new construction of 144 one- and two-bedroom, garden style apartments. There will be on recreational building where residents may access services that will cater to low-income individuals, families, and senior citizens. Common area space will include; pool, patios / balconies, mail room, social / community room with kitchen, computer room, exercise / fitness area, children’s activity center, media lounge, and assessment office.

Location Description:

Sky View Pines Family Apartments will be an affordable multi-family rental housing community located near the corner of Owens Avenue and Army Street, Las Vegas, Nevada (APN’s: 139-27-52-003).

Activity Progress Narrative:

Sky View Pines is well underway. They have framed all apartment buildings, and believe have started to stucco the recreation building. The completion date for this project is projected to be by May 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	10/0
#Low flow toilets	0	10/10
#Low flow showerheads	0	10/10

#Units with bus/rail access	0	10/10
#Units exceeding Energy Star	0	10/10
#Sites re-used	0	0/0
#Units ζ other green	0	0/10
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	10/10
# of Singlefamily Units	0	0/0

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	
