

Grantee: State of Nevada

Grant: B-08-DN-32-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-DN-32-0001

Grantee Name:

State of Nevada

Grant Amount:

\$24,287,240.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$1,842,017.71

\$3,940,039.50

\$1,768,078.67

\$0.00

\$0.00

\$0.00

To Date

\$24,287,240.00

\$24,287,240.00

\$11,531,822.84

\$19,103,147.82

\$11,762,030.15

\$0.00

\$128,326.43

\$128,326.43

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	39.44%
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	\$50,047.80
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,071,810.00	\$9,210,000.00

Overall Progress Narrative:

The Nevada Housing Division has obligated close to ninety percent (90%) of its NSP funds and are confident that we will have all of the funds obligated by September 11, 2010. The jurisdictions and the Housing Division have allocated most of its "administrative funds" to projects to help with project costs. Instead of the ten percent (10%) allowed we were able to limit the administrative funds to approximately two percent (2%). The main reason we were able to do this is because the majority of the jurisdictions we funded received their own allocation of administrative funds and had the ability to use ours as project funds. All of the jurisdictions have been working very hard in meeting the obligation deadline. All of the jurisdictions are involved in our regularly scheduled conference calls to discuss strategies to ensure that no NSP funds will be returned to Housing and Urban Development.

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	\$30,398.46	\$925,777.00	\$79,677.26
NV-0002-CL, CLARK COUNTY	\$700,053.46	\$10,277,241.00	\$5,043,460.82
NV-0003-LV, CITY OF LAS VEGAS	\$707,361.32	\$5,594,990.00	\$1,498,989.87
NV-0004-HE, CITY OF HENDERSON	\$19,326.78	\$780,208.00	\$86,168.30
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$4,616,642.00	\$3,739,484.34
NV-0006-NY, NYE COUNTY PROJECTS	\$140,795.00	\$816,341.00	\$257,529.72
NV-0007-LY, LYON COUNTY	\$164,997.00	\$921,000.00	\$747,426.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$79,085.69	\$355,041.00	\$79,085.69

Activities

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

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

National Objective:

N/A

Activity Status:

Planned

Project Title:

ADMINISTRATION

Projected End Date:

01/31/2013

Responsible Organization:

CLARK COUNTY

Overall	Apr 1 thru Jun 30, 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	(\$559,439.00)	\$93,745.00
Expended CDBG DR Funds	\$0.00	\$0.00
CLARK COUNTY	\$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:

Clark County did not expend any administrative funds this quarter. They decreased the amount of administrative funds originally allocated to them and turned them into project funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2009

National Objective:

N/A

Responsible Organization:

DOUGLAS COUNTY

Overall	Apr 1 thru Jun 30, 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	\$4,550.00	\$4,550.00
Obligated CDBG DR Funds	\$0.00	\$21,302.00
Expended CDBG DR Funds	\$4,550.00	\$4,550.00
DOUGLAS COUNTY	\$4,550.00	\$4,550.00
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:

Rural Nevada Development Corporation requested \$4,550 in administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-HE3

Activity Title: ADMINISTRATION-HENDERSON

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

HENDERSON

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$70,611.00
Total CDBG Program Funds Budgeted	N/A	\$70,611.00
Program Funds Drawdown	\$0.00	\$620.39
Obligated CDBG DR Funds	\$0.00	\$70,611.00
Expended CDBG DR Funds	\$0.00	\$620.39
HENDERSON	\$0.00	\$620.39
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 has not drawn any administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

CITY OF LAS VEGAS

Overall	Apr 1 thru Jun 30, 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	\$0.00
Obligated CDBG DR Funds	\$0.00	\$325,360.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF LAS VEGAS	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

City of Las Vegas

Activity Progress Narrative:

The City of Las Vegas has not drawn down any administrative funds as of this date.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0001-LY5
Activity Title:	ADMINISTRATION-LYON

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

National Objective:

N/A

Responsible Organization:

LYON COUNTY

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$55,260.00
Total CDBG Program Funds Budgeted	N/A	\$55,260.00
Program Funds Drawdown	\$0.00	\$11,708.49
Obligated CDBG DR Funds	\$0.00	\$55,260.00
Expended CDBG DR Funds	\$0.00	\$11,708.49
LYON COUNTY	\$0.00	\$11,708.49
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 did not spend any administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 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

National Objective:

N/A

Responsible Organization:

NEVADA HOUSING DIVISION

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$228,617.00
Total CDBG Program Funds Budgeted	N/A	\$228,617.00
Program Funds Drawdown	\$17,683.46	\$27,477.92
Obligated CDBG DR Funds	(\$500,000.00)	\$228,617.00
Expended CDBG DR Funds	\$0.00	\$9,794.46
NEVADA HOUSING DIVISION	\$0.00	\$9,794.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

Nevada Housing did not draw any administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NY6

Activity Title: ADMINISTRATION-NYE

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

NYE COUNTY

Overall

Apr 1 thru Jun 30, 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	\$8,165.00	\$14,934.00
Obligated CDBG DR Funds	\$0.00	\$49,882.00
Expended CDBG DR Funds	\$0.00	\$2,988.00
NYE COUNTY	\$0.00	\$2,988.00
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:

Rural Nevada Development Corporation drew down \$8,165, in administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY

Overall**Apr 1 thru Jun 30, 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	\$164,936.65	\$1,253,672.12
Obligated CDBG DR Funds	\$196,819.46	\$2,187,564.00
Expended CDBG DR Funds	\$164,936.65	\$1,253,672.12
CLARK COUNTY	\$164,936.65	\$1,253,672.12
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:

This quarter, HAND Development Group acquired 1 new property with State NSP funds to be rehabbed and then sold to households at or below 120% AMI. Rehab is currently in progress on all properties acquired to date and other expenditures reported this Quarter represent Developer fees were paid this quarter on properties acquired in previous quarters. The majority of properties acquired to date are expected to be fully rehabbed by October 2010, and as soon as rehab is complete, will be sold to an NSP-eligible homebuyer through coordination with local housing counseling agencies. Program income generated from the resale proceeds will be reported and drawn down as soon as administratively possible. NSP funds expended for rehab will be reimbursed to the Developer as projects are completed. One additional property is expected to be acquired in August 2010 using State funds.

HUD Technical Assistance providers assisted Clark County and Developer partner staff with the revision and consolidation of previously adopted standards to create more detailed rehab standards and specifications for NSP single family homes for

homeownership. Rehab standards were created with a focus on energy efficiency and home performance. Two additional new properties were acquired this quarter by HAND Development Group using Federal NSP funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	13/12
# of Households benefitting	0	1	1	0/6	13/6	13/12

Activity Locations

Address	City	State	Zip
6445 HAMILTON GROVE	LAS VEGAS	NA	89122

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:
Planned

Project Number:
NV-0002-CL

Project Title:
CLARK COUNTY

Projected Start Date:
03/11/2009

Projected End Date:
09/30/2010

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

Responsible Organization:
CLARK COUNTY

Overall	Apr 1 thru Jun 30, 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	\$269,684.01	\$3,100,107.10
Obligated CDBG DR Funds	\$129,460.38	\$5,245,593.71
Expended CDBG DR Funds	\$269,684.01	\$3,100,107.10
CLARK COUNTY	\$269,684.01	\$3,100,107.10
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 Countys 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 HACCs Board of Directors, the HACC is expected to be the Countys 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:

This quarter, the Southern NV Regional Housing Authority acquired 3 new properties with State NSP funds to be rehabbed and eventually rented to households at or below 50% AMI. Rehab is currently in progress and 100% of budgeted funds have been obligated through rehab to be completed for all properties previously acquired. HUD Technical Assistance providers assisted Clark County and Housing Authority staff with the revision and consolidation of previously adopted standards to create more detailed rehab standards and specifications for NSP single family homes for rental. Rehab standards were created with a focus on energy efficiency and home performance. HUD Technical Assistance providers also assisted the Housing Authority with their asset management budget and proformas to be finalized upon lease-up of their properties when rehab is complete.

An additional 19 new properties were also acquired this quarter with Federal NSP funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	37/42
# of housing units	0	0	3	0/0	0/0	37/42
# of Households benefitting	3	0	3	37/42	0/0	37/42

Activity Locations

Address	City	State	Zip
3825 PURPLE BLOOM COURT	LAS VEGAS	NA	89122
5210 EMELITA STREET	LAS VEGAS	NA	89122
1898 DRY FALLS STREET	LAS VEGAS	NA	89142

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 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

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY

Overall

Apr 1 thru Jun 30, 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	\$1,059,439.00	\$1,059,439.00
Expended CDBG DR Funds	\$0.00	\$0.00
CLARK COUNTY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

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

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

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

Location Description:

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

Activity Progress Narrative:

The Board of County Commissioners approved the Grant Agreement to St. Jude's Ranch on June 15, 2010 for both State and Federal NSP funds. The project is currently in the design phase and environmental review has been completed. Land acquisition is in escrow and is expected to occur in early August 2010. Construction will begin in October 2010 with an expected seven month build schedule. NSP capital funds will be expended on a reimbursement basis.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/15	0/1	0/16
#Units with bus/rail access	0	0	0	0/0	0/0	0/16

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

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY

Overall	Apr 1 thru Jun 30, 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	\$158,486.40	\$552,497.20
Obligated CDBG DR Funds	\$15,570.00	\$690,093.00
Expended CDBG DR Funds	\$158,486.40	\$552,497.20
CLARK COUNTY	\$158,486.40	\$552,497.20
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 Countys 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 HACCs Board of Directors, the HACC is expected to be the Countys 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:

This quarter, the City of North Las Vegas purchased two single family homes and conveyed title to Community Development Programs Center (CDPCN). An energy audit and asbestos inspections are being conducted at this time on the properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	5/14
# of housing units	0	0	2	0/0	0/0	5/14
# of Households benefitting	2	0	2	5/14	0/0	5/14

Activity Locations

Address	City	State	Zip
5619 DEER RUN COURT	NORTH LAS VEGAS	NA	89031
5913 ROSE CREEK COURT	NORTH LAS VEGAS	NA	89030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0002-NLV2

Activity Title: NSP PURCHASE

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY

Overall

Apr 1 thru Jun 30, 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	\$106,946.40	\$137,184.40
Obligated CDBG DR Funds	\$944,861.40	\$975,099.40
Expended CDBG DR Funds	\$106,946.40	\$137,184.40
CLARK COUNTY	\$106,946.40	\$137,184.40
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 developers 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:

The City of North Las Vegas purchased one single family home and conveyed title to Community Development Programs Center (CDPCN). An energy audit and asbestos inspections are being conducted at this time on the properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1

# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	2/1	2/1

Activity Locations

Address	City	State	Zip
5631 DEER RUN COURT	NORTH LAS VEGAS	NA	89031

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0002-NLV3

Activity Title: NSP Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY

Overall

Apr 1 thru Jun 30, 2010

To Date

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

Activity Description:

Funds reallocated to the North Las Vegas Desert Mesa Redevelopment Project 12/09. Program income from the Acquisition Rehab Resale program will be used to fund the Homebuyer Assistance Program.

The City of North Las Vegas's NSP Home Buyer Assistance Program will address neighborhood stabilization in zip codes 89031, 89032, and 89081. This program will be operated through designated participating non-profits and will provide up to \$25,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-second, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners. Financial assistance to the homebuyer will be in the form of a zero interest, deferred payment loan, secured by a deed of trust. The minimum amount of any loan will be \$1,000 and the maximum amount will not exceed \$25,000. NSP funds will be recaptured upon sale, transfer or change of ownership of the assisted property. Refinancing of the NSP-assisted property is permissible only to refinance the existing mortgage to a lower interest rate thereby reducing the monthly payment on the first mortgage by a minimum of \$100. The homebuyer will be required to:

- Have a total gross income at or below the 120% of the area's median income, adjusted for family size.
- Ascertain the necessary 1% discount below current market value on the selected foreclosed home in North Las Vegas
- Occupy the home as a principal residence
- Qualify for a first mortgage through a pre-approved lender
- Complete a City approved, eight hour homebuyer training program
- Accept specific deed restrictions, including repayment of the loan upon sale, transfer of title, refinancing of the first mortgage, or leasing of the property.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0003-LV1

Activity Title: Homebuyer Assistance-HAP2

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF LAS VEGAS

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,047,496.00
Total CDBG Program Funds Budgeted	N/A	\$3,047,496.00
Program Funds Drawdown	\$707,361.32	\$1,101,910.47
Obligated CDBG DR Funds	\$2,091,840.47	\$2,091,841.47
Expended CDBG DR Funds	\$1,101,910.47	\$1,101,910.47
CITY OF LAS VEGAS	\$1,101,910.47	\$1,101,910.47
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 purchased five homes quarter. Three homebuyers were funded for closing costs, down payment and delivery fees. Approximately eight (8) potential homebuyers are anticipated to register with the program in the upcoming month.

The city of Las Vegas has been purchasing foreclosed and abandoned properties, rehabilitated them, and are making them available to the city's selected HAP subrecipient agencies who will share them with clients qualified for mortgages and who have received their eight hours of required homebuyer assistance training.

Broker and Appraiser Services

The contracted brokers and appraisers continue to inspect potential homes for purchase.

Performance Measures

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

# of housing units	0	0	5	0/0	0/0	5/103
# of Households benefitting	0	5	5	0/0	5/103	5/103

Activity Locations

Address	City	State	Zip
6560 GATEHOUSE LANE	LAS VEGAS	NA	89108
6816 PALMETTO PINES COURT	LAS VEGAS	NA	89131
10536 PINTO BASIN COURT	LAS VEGAS	NA	89129
4447 PEACEFUL HARBOR	LAS VEGAS	NA	89129
7828 ODYSSEUS AVENUE	LAS VEGAS	NA	89131

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NV-0003-LV2

Activity Title: Lease to Own Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF LAS VEGAS

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,047,494.00
Total CDBG Program Funds Budgeted	N/A	\$1,047,494.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$1.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF LAS VEGAS

Overall

Apr 1 thru Jun 30, 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	\$0.00	\$397,079.40
Obligated CDBG DR Funds	(\$394,549.15)	\$397,079.40
Expended CDBG DR Funds	(\$394,549.15)	\$397,079.40
CITY OF LAS VEGAS	(\$394,549.15)	\$397,079.40
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 did not draw down any funds this quarter in this activity. They have seven homes under contract and will be purchasing the homes next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	6/8
# of housing units	0	0	0	0/0	0/0	6/8
# of Households benefitting	0	0	0	6/8	0/0	6/8

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:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$220,208.00
Total CDBG Program Funds Budgeted	N/A	\$220,208.00
Program Funds Drawdown	\$19,326.78	\$86,168.30
Obligated CDBG DR Funds	\$0.00	\$134,000.00
Expended CDBG DR Funds	\$1,236.20	\$86,168.30
HENDERSON	\$1,236.20	\$86,168.30
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 Hendersons Amendment.

Activity Progress Narrative:

All funds drawn by the City of Henderson were used for rehabilitation of homes previously reported in the QPR's. The City will be reducing the amount of funds to \$137,000.00 in this activity and adding more funds to its purchase/rehab/resale program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	2/7
# of Households benefitting	0	0	0	0/0	2/7	2/7

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:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$136,629.00	\$136,630.00
Expended CDBG DR Funds	\$0.00	\$0.00
HENDERSON	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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 Hendersons Amendment.

Activity Progress Narrative:

Although the City of Henderson has not drawn down any funds, it has been able to obligate all of their funds and they will be drawn next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

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:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

HENDERSON

Overall

Apr 1 thru Jun 30, 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	\$0.00
Obligated CDBG DR Funds	\$309,999.00	\$310,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
HENDERSON	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Activity Progress Narrative:

Although the City has not drawn down any funds for this activity, it has executed contracts to obligate all of the funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0004-HE4

Activity Title: Professional Services

Activity Category:

Planning

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$50,000.00

Total CDBG Program Funds Budgeted

N/A

\$50,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

(\$1.00)

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

HENDERSON

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The City of Henderson has not drawn any of its planning funds and will be moving \$50,000 to its Purchase/Rehab/Resale program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0005-WA2

Activity Title: Washoe County Acq

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,816,642.00
Total CDBG Program Funds Budgeted	N/A	\$2,816,642.00
Program Funds Drawdown	\$0.00	\$2,492,121.41
Obligated CDBG DR Funds	\$0.00	\$2,612,115.66
Expended CDBG DR Funds	\$0.00	\$2,612,115.66
CITY OF RENO	\$0.00	\$2,612,115.66
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.

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 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 has obligated all of its funds in this activity and will now be receiving program income from the sale of these homes to continue the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	21/14
# of housing units	0	0	0	0/0	0/0	21/14
# of Households benefitting	0	0	0	16/8	5/3	21/14

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:

Planned

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF RENO

Overall

Apr 1 thru Jun 30, 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	\$1,207,335.93
Obligated CDBG DR Funds	\$119,994.25	\$1,207,335.93
Expended CDBG DR Funds	\$0.00	\$1,347,178.45
CITY OF RENO	\$0.00	\$1,347,178.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$91,911.32
Program Income Drawdown	\$0.00	\$91,911.32

Activity Description:

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for resale 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 did not draw down any funds this quarter and will be drawing the funds used for rehabilitation by Reno Housing Authority next quarter. The City will be obligating all of its funds and has completed ten homes which have been rented to families at or below 50% of median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	12/7
# of housing units	0	0	0	0/0	0/0	12/7
# of Households benefitting	0	0	0	12/7	0/0	12/7

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

Activity Status:

Planned

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$40,027.00
Obligated CDBG DR Funds	\$0.00	\$40,027.00
Expended CDBG DR Funds	\$0.00	\$40,027.00
CITY OF RENO	\$0.00	\$40,027.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: vii) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet viii) Sun Valley in unincorporated Washoe County ix) Sparks 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 expend any down payment assistance funds this quarter, but has seven homes in escrow and will draw on them next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	2/10
# of Households benefitting	0	0	0	1/4	1/6	2/10

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: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0006-NY

Project Title:

NYE COUNTY PROJECTS

Projected Start Date:

03/31/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

NYE COUNTY

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$816,341.00
Total CDBG Program Funds Budgeted	N/A	\$816,341.00
Program Funds Drawdown	\$140,795.00	\$257,529.72
Obligated CDBG DR Funds	\$145,335.00	\$264,039.72
Expended CDBG DR Funds	\$140,795.00	\$257,529.72
NYE COUNTY	\$140,795.00	\$257,529.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

A 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 sub-recipient will also provide Down Payment Assistance to qualified homebuyers and refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

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

Activity Progress Narrative:

Rural Nevada Development Corporation completed down payment assistance for four homes and is now in the process of rehabilitating them.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	4	0/0	0/0	7/20
# of Households benefitting	2	2	4	3/11	4/9	7/20

Activity Locations

Address	City	State	Zip
2930 N LINDA STREET	PAHRUMP	NA	89048
1980 S IDAHO STREET	PAHRUMP	NA	89048
300 W MESA DRIVE	PAHRUMP	NA	89048
2051 S HIGHLAND AVENUE	PAHRUMP	NA	89048

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0007-LY1

Activity Title: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0007-LY

Project Title:

LYON COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$921,000.00
Total CDBG Program Funds Budgeted	N/A	\$921,000.00
Program Funds Drawdown	\$164,997.00	\$747,426.84
Obligated CDBG DR Funds	\$164,997.00	\$747,426.84
Expended CDBG DR Funds	\$134,997.00	\$747,426.84
LYON COUNTY	\$134,997.00	\$747,426.84
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 assisted seven families with down payment assistance this quarter. Their program continues to be a very strong program in the community.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	7	0/0	0/0	41/26
# of Households benefitting	4	3	7	20/8	21/18	41/26

Activity Locations

Address	City	State	Zip
572 YELLOW JACKET ROAD	DAYTON	NA	89403
129 SAWGRASS LANE	DAYTON	NA	89403
189 RING ROAD	DAYTON	NA	89403
525 V&T WAY	DAYTON	NA	89403

343 MONTE CRISTO	DAYTON	NA	89403
1623 BURGER ROAD	FERNLEY	NA	89408
1291 SHADWOW LANE	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: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0008-DO

Project Title:

DOUGLAS COUNTY PROJECTS

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

DOUGLAS COUNTY

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$355,041.00
Total CDBG Program Funds Budgeted	N/A	\$355,041.00
Program Funds Drawdown	\$79,085.69	\$79,085.69
Obligated CDBG DR Funds	\$79,084.69	\$79,085.69
Expended CDBG DR Funds	\$79,085.69	\$79,085.69
DOUGLAS COUNTY	\$79,085.69	\$79,085.69
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 also provide Down Payment Assistance 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 has assisted two families with down payment assistance in Douglas County and has several more families looking for homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/9
# of Households benefitting	0	2	2	0/5	2/4	2/9

Activity Locations

Address	City	State	Zip
805 HORNET DRIVE	GARDNERVILLE	NA	89410
991 DESERT DRIVE	CARSON CITY	NA	89705

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
