

Grantee: Henderson, NV

Grant: B-11-MN-32-0001

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-MN-32-0001

Obligation Date:**Award Date:****Grantee Name:**

Henderson, NV

Contract End Date:

03/09/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$3,901,144.00

Grant Status:

Active

QPR Contact:

Doug Kuntz

Estimated P/RL Funds:

\$1,000,000.00

Total Budget:

\$4,901,144.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Henderson will seek partnerships with community based organizations as the primary program delivery method. The City of Henderson will provide NSP3 funds to one or more nonprofit community based organizations that have the experience and capacity to assist the City in delivering the NSP3 funding to the described areas of greatest need. The subsequent Agreements developed with the nonprofit community based organizations concerning the use of NSP3 funds will require utilization of funding within the two neighborhoods identified as the NSP3 areas of greatest need, as described in the Market Conditions section of this Action Plan. The City has identified the following activities to be used in addressing the three categories in the NSP statute within the identified areas of greatest need. The City will institute a Homebuyer Assistance Program (HAP) to be carried-out by the City to assist households with incomes which do not exceed 120% of Area Median Income (AMI). The City will provide funds to one or more nonprofit organizations to purchase and rehabilitate homes and then sell to households with incomes which do not exceed 120% AMI. The City will also provide funds to one or more nonprofit community based organizations to purchase and rehabilitate homes which will be rented to households with incomes which do not exceed 50% AMI.

How Fund Use Addresses Market Conditions:

The City of Henderson prioritized several census tracts for the first cycle of Neighborhood Stabilization funding (NSP1). Market conditions within two of these census tracts resulted in 14 homes purchased within these tracts. The City has prioritized neighborhoods within these two census tracts to receive targeted NSP3 funds. The City trusts targeting investment in these areas can have a positive impact and stabilize the neighborhoods.

Two neighborhoods will be eligible for NSP3 funding.

Neighborhood ID: 2945678 The Valley View neighborhood is bounded by Lake Mead Pkwy., Warm Springs Rd., Pueblo Blvd., and Burkholder Blvd.

Neighborhood ID: 1216705 The Green Valley neighborhood is bounded by Green Valley Pkwy., Sunset Rd., Valle Verde Dr., and the railroad right-of-way on the south.

The HUD Foreclosure Need website at <http://www.huduser.org/portal/datasets/NSP.html> was utilized as the data source in making determination. HUD data has determined that in order to stabilize the described Valley View neighborhood 32 vacant homes must be purchased and occupied and 8 homes in this neighborhood were purchased utilizing NSP1. HUD data determined that in order to stabilize the described Green Valley neighborhood 20 vacant homes must be purchased and occupied and 6 homes in this neighborhood were purchased utilizing NSP1.

Ensuring Continued Affordability:

The City will insure, to the maximum extent practicable and for the longest term feasible, that the sale, rental, or development of abandoned and foreclosed-upon homes and residential properties assisted with NSP3 funds will remain affordable to individuals and families whose incomes do not exceed 120 of area medium income (AMI). The City will protect it's interest in keeping homes affordable through liens on the deeds. The City adopts the HUD HOME program definitions and standards for affordability periods and includes these references in Agreements with nonprofit partners utilizing NSP3 funds. These affordability standards conform to HOME program standards for homeownership housing found in 24CFR92.254 and for rentals in 24CFR92.252 (a), (e), and (f). To insure affordability of units purchased with NSP3 funds the City will monitor each nonprofit on an annual basis to verify compliance for the duration of the required period of affordability.



Definition of Blighted Structure:

A blighted structure exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and/or public welfare. For purposes of the NSP the City of Henderson does not have blighted structures.

Definition of Affordable Rents:

The lower of HUDs published Fair Market Rents (FMR) or the most current Local Housing-Market Conditions rents as published by the UNLV Center for Business & Economic Research will be used by the City to establish affordable rents for the NSP.

Housing Rehabilitation/New Construction Standards:

The housing rehabilitation standards that will apply to NSP assisted rehabilitation activities will require that all buildings be brought up to local code, that required building permits be obtained and that appropriate inspections be performed. The City of Henderson Affordable Housing Program has existing established rehabilitation standards for use in existing rehabilitation activities. These locally developed standards meet the requirements of the existing HOME program and will be applied to NSP assisted activities.

Vicinity Hiring:

The City will insure, to the maximum extent feasible, all developers, subrecipients, contractors, and city departments utilizing NSP3 funding will provide for the hiring of employees who reside in the vicinity of the NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects.

Procedures for Preferences for Affordable Rental Dev.:

This activity will allow the City to provide funding to qualified community-based nonprofits to purchase and rehabilitate homes. The activity will include but not be limited to assisting one or more nonprofit organizations to purchase & rehabilitate homes and then rent the properties to households with incomes at or below 50% AMI. The City collaborated with the Southern Nevada Regional Housing Authority (SNRHA) on this activity using NSP1 funding and in addition to SNRHA the City will also partner with two community-based nonprofits in NSP3.

Grantee Contact Information:

Kuntz, Doug
Doug.Kuntz@cityofhenderson.com
702 267-2018
240 Water St., PO Box 95050, Henderson, NV 89009-5050

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,901,144.00
Total Budget	\$0.00	\$3,901,144.00
Total Obligated	\$0.00	\$3,901,144.00
Total Funds Drawdown	\$47,062.08	\$47,062.08
Program Funds Drawdown	\$47,062.08	\$47,062.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$51,538.41	\$68,292.98
Match Contributed	\$0.00	\$0.00



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	\$585,171.60	\$0.00
Limit on Admin/Planning	\$390,114.40	\$47,062.08
Limit on State Admin	\$0.00	\$47,062.08

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$390,114.40	\$390,114.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$975,286.00	\$975,286.00

Overall Progress Narrative:

Home purchasing has been slow as the Trust has not been providing an adequate number of homes. We are finding that investors are purchasing homes as soon as they come on the market thus preventing our buyers from finding a home to purchase.

We currently are rehabbing 4 homes through our in-house Housing Assistance Program and are finalizing agreements with Housing for Nevada and Southern Nevada Housing Authority to purchase homes.

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
NSPb, Rehab/Reconstruction of Residential Units	\$0.00	\$3,511,030.00	\$0.00
NSPc, Land Bank	\$0.00	\$0.00	\$0.00
NSPf, Administration	\$47,062.08	\$390,114.00	\$47,062.08



Activities

Grantee Activity Number: 01_D2029_HAP
Activity Title: Homebuyer Assistance

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPb

Projected Start Date:

03/10/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehab/Reconstruction of Residential Units

Projected End Date:

02/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Henderson, Neighborhood Services

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$590,644.00
Total Budget	\$0.00	\$590,644.00
Total Obligated	\$0.00	\$590,644.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,141.92	\$20,141.92
City of Henderson, Neighborhood Services	\$20,141.92	\$20,141.92
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will allow qualified homebuyers with incomes which do not exceed 120% AMI to purchase homes and rehabilitate the home if necessary. It is not primarily intended that this activity will serve to address those income-qualified persons below 50% AMI; however there may be a small percentage of buyers who fall within this income category.

Location Description:

Although specific units are not known at this time all properties will be located within the two areas of greatest need identified in the Action Plan

Activity Progress Narrative:

Purchased three homes for qualified buyers that are currently under rehab. We currently have 16 qualified applicants seeking homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/15



of Singlefamily Units

3

3/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	1/0	2/7	3/15	100.00
# Owner Households	1	2	3	1/0	2/7	3/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
455 Groft	Henderson		Nevada	89015-	Match / N
417 Monmouth Court	Henderson		Nevada	89015-	Match / N
410 Mackay Street	Henderson		Nevada	89015-	Match / N

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:	02_D2030_HFN
Activity Title:	Purchase & Resale - Housing for Nevada (NSP3)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSPb

Project Title:
Rehab/Reconstruction of Residential Units

Projected Start Date:
03/10/2011

Projected End Date:
02/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Housing for Nevada

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,445,100.00
Total Budget	\$0.00	\$1,445,100.00
Total Obligated	\$0.00	\$1,945,100.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Henderson, Neighborhood Services	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will allow the City to provide funding to qualified community-based nonprofits to purchase and rehabilitate homes. The nonprofits will be selected through an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. This activity will serve to stabilize the priority area. It is not primarily intended that this activity will be used to address income-qualified households below 50% AMI; however some households falling within this category may be assisted.

Location Description:

Although specific units have not been identified at this time, all units will be located within the two neighborhoods of greatest need identified in the Action Plan.

Activity Progress Narrative:

Entered into an agreement with Housing for Nevada to purchase, rehab and resale homes on 1/17/12. They are actively seeking homes to purchase.

Accomplishments Performance Measures

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

of Singlefamily Units

0

0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/15	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:	03_D2028_SNRHA
Activity Title:	Purchase & Rent - SNRHA

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSPb

Project Title:
Rehab/Reconstruction of Residential Units

Projected Start Date:
03/10/2011

Projected End Date:
02/09/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Southern Nevada Regional Housing Authority

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$425,286.00
Total Budget	\$0.00	\$425,286.00
Total Obligated	\$0.00	\$975,286.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Henderson, Neighborhood Services	\$0.00	\$0.00
HopeLink (previously HACA)	\$0.00	\$0.00
Living Grace Home	\$0.00	\$0.00
Southern Nevada Regional Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City has entered into an agreement with the Southern Nevada Regional Housing Authority (SNRHA), a qualified community-based non-profit, to purchase, rehabilitate and rent homes to households with incomes at or below 50% AMI.

Location Description:

Although specific units have not been identified at this time, all units will be located within the areas of greatest need identified in the Action Plan.

Activity Progress Narrative:

Entered into an agreement with the Southern Nevada Regional Housing Authority (SNRHS) on 1/17/12 to purchase, rehab and rent properties. HopeLink and Living Grace Homes, whom we have agreements with, are actively seeking homes to purchase. They are having a difficult time finding them. The Trust has not been providing an adequate number of homes.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of 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: 03a_D2028_HopeLink

Activity Title: Purchase & Rent - HopeLink

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPb

Project Title:

Rehab/Reconstruction of Residential Units

Projected Start Date:

06/14/2011

Projected End Date:

06/14/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

HopeLink (previously HACA)

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City has entered into an agreement with HopeLink, a qualified community-based non-profit, to purchase, rehabilitate and rent homes to households with incomes at or below 50% AMI.

Location Description:

Although specific units have not been identified at this time, all units will be located within the areas of greatest need identified in the Action Plan.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	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: 03c_D2028_Living Grace

Activity Title: Purchase & Rent - Living Grace

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSPb

Project Title:

Rehab/Reconstruction of Residential Units

Projected Start Date:

06/14/2011

Projected End Date:

06/14/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Living Grace Home

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City has entered into an agreement with Living Grace Homes, a qualified community-based non-profit, to purchase, rehabilitate and rent homes to households with incomes at or below 50% AMI.

Location Description:

Although specific units have not been identified at this time, all units will be located within the areas of greatest need identified in the Action Plan.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	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: 04_D2031_Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSPf

Projected Start Date:

03/10/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Henderson, Neighborhood Services

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$390,114.00
Total Budget	\$0.00	\$390,114.00
Total Obligated	\$0.00	\$390,114.00
Total Funds Drawdown	\$47,062.08	\$47,062.08
Program Funds Drawdown	\$47,062.08	\$47,062.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$31,396.49	\$48,151.06
City of Henderson, Neighborhood Services	\$31,396.49	\$48,151.06
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will allow the City to provide planning and general administration support to the NSP3 program.

Location Description:

City of Henderson, 240 Water St., Henderson, NV 89015
Doug Kuntz, 702 267-2018

Activity Progress Narrative:

Staff is currently inspecting homes and processing applications as well as working on agreements. Adjusted funds expended to account for under reporting of amount expended in prior quarters.

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

