



City of Henderson - Neighborhood Services Division

NEIGHBORHOOD STABILIZATION PROGRAM

Who is eligible?

As part of the Housing and Economic Recovery Act (HERA), passed by Congress in July 2008, \$3.92 billion was provided to communities hardest hit by residential foreclosures and mortgage delinquencies. The City of Henderson is a recipient of the Neighborhood Stabilization Program (NSP) funds and will utilize them to assist families (under 120% of median income) purchase foreclosed homes at a discount within designated zip codes through out the City. The NSP funds can be used for down payment, closing cost and home repairs. The Program may be utilized by families who meet the following requirements:

- Residing or currently employed within Clark County.
- Must make a minimum investment of \$1500 (or 50% of required down payment) towards the purchase of the foreclosed property.
- Must complete a HUD approved 8 hour Education Program. (To find a class go to www.hud.gov)
- All proposed properties must be within designated census tracts 51.03, 52.00, 54.12, 54.22, 54.23, 51.06, 53.36, 51.04, & 51.07 located within zip codes 89015 and 89014 in the City of Henderson.
- Foreclosed property must be at or below the FHA maximum mortgage limit of \$287,500.00 purchase price (including home repairs). Homes can be single family detached or attached.
- Applicants' home must be their primary residence.
- Income below 120% of median, adjusted for family size (see table below).

Number of persons in Household and Income Limit (As of March 2009)

1	2	3	4	5	6	7	8
53,700	61,350	69,000	76,700	82,800	88,950	95,100	101,200

How does the grant decline?

The City's Neighborhood Stabilization Program provides a prorated self-declining grant which starts after the client has lived in the property Five (5) years. The grant will decline a 50% percentage in year six (6) through seven (7); 40% year eight (8) through nine (9); 30% year ten (10) through eleven (11); 20% year twelve (12) through thirteen (13); and 10% year fourteen (14) through fifteen (15). The grant will reach full forgiveness after year Fifteen (15). The grant will be due and payable in full if the subject property is sold, the title transfers to another person, applicant refinances and receives cash-out, or the unit ceases to be the primary residence of the applicant within the first Five (5) years. There are no interest charges or monthly payments. The grant is not assumable. If property is sold anytime before the affordability period ALL or a portion of loan/grant must be paid in full.

What do I need to do?

All applicants interested in participating in the City's Neighborhood Stabilization Program must **first** complete a HUD **approved Home Buyer Education Program**. Upon completion of the education program, the counseling entity will provide the client with a certificate. Once the client has the certificate **and** \$1,500 in a verifiable bank account, they may call (702) 267-2010 to start the application process.

For further information concerning the City's Program, please contact the City of Henderson Neighborhood Services Division at 267-2010.

EQUAL HOUSING OPPORTUNITY

Neighborhood Services • P.O. Box 95050, Henderson, NV 89015 • (702) 267-2000 • fax (702) 267-2001 • www.cityofhenderson.com