

**Grantee: Henderson, NV**

**Grant: B-08-MN-32-0001**

**April 1, 2015 thru June 30, 2015 Performance Report**

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**Grant Number:**

B-08-MN-32-0001

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

Henderson, NV

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$3,205,044.00

**Grant Status:**

Active

**QPR Contact:**

Tyler Garland

**LOCCS Authorized Amount:**

\$3,205,044.00

**Estimated PI/RL Funds:**

\$652,125.59

**Total Budget:**

\$3,857,169.59

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

The City of Henderson has been one of the fastest growing Cities in the nation over the past decade. The City experienced rapid land and housing price appreciation associated with this rapid growth. Within the past two years the so-called housing bubble has burst and statistics indicate Southern Nevada as a whole has been one of the most negatively impacted areas in the country. To some extent the City has experienced the same toxic combination of predatory and subprime lending practices coupled with low teaser rates on Adjustable Rate Mortgages (ARM) which have received recent national attention. These problems were magnified in Southern Nevada due to extreme real estate investor speculation associated with the rapid growth of the area. The resulting loss of owner equity has resulted in several neighborhoods within the City at risk of deterioration.

### Distribution and and Uses of Funds:

The City of Henderson will seek partnerships with community based organizations as the preferred program delivery method. The City of Henderson will provide NSP funds to one or more nonprofit community based organizations that have the experience and capacity to assist the City in delivering the NSP funding to the described areas of greatest need. Partnerships will be established through a Request for Qualification (RFQ) or a Request for Proposal system (RFP). The RFQ or RFP and subsequent Agreements concerning the use of NSP funds will require utilization of funding within the areas of greatest need, as identified in section A. The City has identified the following tools 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 assist households with incomes which do not exceed 120% of Area Median Income (AMI). The City will also provide funds to one or more nonprofit organizations through an RFQ or RFP process to purchase and rehabilitate homes and then sell to households with incomes which do not exceed 120% AMI. The City will provide funds through an RFQ or RFP process to one or more nonprofits to provide the required educational components in utilization of the NSP funds in purchasing properties.

#### Substantial Amendment #1:

The City of Henderson's initial Neighborhood Stabilization Program Amendment was approved by City Council on November 18, 2008 and subsequently accepted and approved by the U.S. Department of Housing & Urban Development (HUD). The approved NSP plan included \$3,205,044 of federal and \$850,819 of State of Nevada NSP funding.

#### Substantial Amendment #2:

The Second Substantial Amendment adjusted budgeted line items to reallocate proposed funding within the existing approved NSP plan. The amendment was available for public review and comment from June 18th to July 5th and was subsequently approved by City Council with no comment on July 8, 2010.

#### Agreement Amendments:

On November 17, 2009, City Council approved an agreement to award \$266,667 of NSP1 funds to Community Development Programs Center of Nevada (CDPCN), \$266,667 to Housing for Nevada (HFN), and \$801,261 to Southern Nevada Regional Housing Authority (SNRHA).

On July 8, 2010, City Council approved an agreement to award \$300,000 to HopeLink and increase the existing agreement with HFN by \$423,667.

On September 7, 2010, City Council approved an amendment to increase the existing agreement with HFN by \$260,000.



On September 21, 2010, City Council approved an amendment to increase the existing agreement with CDPCN by \$45,000.

On June 14, 2011, City Council approved an amendment to increase the existing agreement with HopeLink by \$30,000.

On November 1, 2011, City Council approved an amendment to increase the existing agreement with SNRHA by \$175,000.

On October 21, 2014, City Council approved an amendment to increase the existing agreement with SNRHA by \$75,056.

### **Definitions and Descriptions:**

(1) Definition of blighted structure in context of state or local law.

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

(2) Definition of affordable rents. The City of Henderson will use 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 and Economic Research to establish affordable rents for the NSP program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

The City of Henderson will ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or development of abandoned and foreclosed-upon homes and residential properties assisted with NSP funds will remain affordable to individuals and families whose incomes do not exceed 120 percent of area median income. The City will adopt the HOME Program definitions and standards for affordability periods. These standards will conform to HOME program standards for homeownership housing found in 24 CFR 92.254 and for rentals found in 24 CFR 92.252 (a), (c), (e), and (f). To ensure affordability of rental units the City will monitor each nonprofit utilizing NSP funds on a yearly basis to verify compliance.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

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.

### **Low Income Targeting:**

The City exceeded its 25% set aside low income targeting requirement by funding 2 non-profits, Southern Nevada Regional Housing Authority and HopeLink. The non-profits purchased, rehabbed, and rented 12 single family homes to households below 50% AMI.

### **Acquisition and Relocation:**

The City's policy will be not to acquire occupied properties. However if we do assist with the acquisition of an occupied property the City will follow URA Regulations.

### **Public Comment:**

The Draft NSP Substantial Amendment document was made available for public review and comment in written form at City Hall and two public libraries, and electronically posted on the City of Henderson website at [http://www.cityofhenderson.com/neighborhood\\_services/index.php](http://www.cityofhenderson.com/neighborhood_services/index.php).

Notice of the public review & comment period was posted in both English and Spanish in the local Review Journal newspaper on November 8, 2008. The comment period was open from November 8 through November 24, 2008. A public hearing to receive additional comments from the public was held during the City Council meeting on November 18, 2008, during which City Council approved submission of this Substantial Amendment.

The City received two comments during the public comment period and both concerned the Professional Services activity proposing Housing Counseling. The comments are as follows:

A) Participation with any agency or community partner to provide homebuyer education programs through the Neighborhood Stabilization Program should ensure the agency or community partner is:

1) HUD approved as a comprehensive housing counseling agency, preferably as a Local Housing Counseling Agency, as criteria and oversight is much stricter than for organizations approved through a national HUD intermediary.

2) Ensure any nonprofit agency or community partner providing service of any type through the Neighborhood Stabilization Program be financially solvent, as all services will be provided on a reimbursable basis. An agency or community partner not in the position to provide services from reserves while awaiting reimbursement may jeopardize the Neighborhood Stabilization Program. This is easily accomplished through accessing a nonprofit agency or community partner's 990 tax return (a public document) or by requesting audited financials, which all nonprofit or community partners should have to ensure adequate financial oversight.

B) To ensure that there is quality delivery of counseling and education services to the residents of Clark County by unbiased neutral housing counselors and educators, all such personnel shall obtain and maintain a Certified Housing Counselor designation, with such certification obtained by an accredited independent third party.

RESPONSE TO COMMENTS: The City intends to include these recommendations in developing the Professional Services Housing Counseling criteria.

A Second Substantial Amendment reallocated proposed funding within the existing approved NSP Plan. Homebuyer Assistance Program decreased from \$1,183,279 to \$901,989. Purchase & Rehabilitation increased from \$800,000 to \$957,000. Purchase & Rehab as Rental increased from \$801,261 to \$1,101,261.

Professional Services decreased from \$100,000 to \$0. Administration decreased from \$320,504 to \$244,794. This proposed Amendment was made available for public review and comment from June 18, 2010 through July 5, 2010. A complete copy of the original approved Neighborhood Stabilization Plan is available on the Neighborhood Services webpage at the City of Henderson's site, [www.cityofhenderson.com](http://www.cityofhenderson.com).



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,899,472.49
Total Budget	\$0.00	\$3,857,169.59
Total Obligated	\$0.00	\$3,844,669.55
Total Funds Drawdown	\$0.00	\$3,736,665.88
Program Funds Drawdown	\$0.00	\$3,172,025.88
Program Income Drawdown	\$0.00	\$564,640.00
Program Income Received	\$0.00	\$639,625.59
Total Funds Expended	\$0.00	\$3,736,665.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$480,756.60	\$0.00
Limit on Admin/Planning	\$320,504.40	\$293,487.34
Limit on Admin	\$0.00	\$293,487.34
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$964,292.40	\$1,500,354.14

## Overall Progress Narrative:

With the remaining NSP1 funds Southern Nevada Regional Housing Authority (SNRHA) is in the process of acquiring a home which will then be rehabbed and rented.

Total Homes Acquired: 34

>Total Homes Sold: 22

>Total Homes Rented: 12

>Total Multi-Family Properties Acquired: 0

>Total Multi-Family Units Rented: 0

## 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
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
NSPa, Funding Mechanism	\$0.00	\$0.00	\$0.00
NSPb, Acquisition and Rehabilitation	\$0.00	\$3,518,234.50	\$2,927,013.37
NSPf, Administration	\$0.00	\$326,435.05	\$245,012.51



## Activities

**Project # / Title:** NSPb / Acquisition and Rehabilitation

**Grantee Activity Number:** G3\_D0249\_SNRHA

**Activity Title:** Purchase & Rent - SNRHA

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSPb

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

06/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Southern Nevada Regional Housing Authority

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2015**

N/A

**To Date**

\$1,251,223.67

**Total Budget**

\$0.00

\$1,251,223.67

**Total Obligated**

\$0.00

\$1,251,223.63

**Total Funds Drawdown**

\$0.00

\$1,176,167.67

**Program Funds Drawdown**

\$0.00

\$973,930.84

**Program Income Drawdown**

\$0.00

\$202,236.83

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,176,167.67

City of Henderson, Neighborhood Services Department

\$0.00

\$1,082,408.02

Southern Nevada Regional Housing Authority

\$0.00

\$93,759.65

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

For this activity the City of Henderson selected qualified community based nonprofits, HopeLink (formerly HACA) and the Southern Nevada Regional Housing Authority (SNRHA), to purchase and rehabilitate homes that have been abandoned or foreclosed upon. These houses will then be owned & operated by the nonprofit through the affordability period 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. Homes acquired must be located within the areas of greatest need as identified in section A of this Amendment. This activity will, thereby stabilize a neighborhood in one of the areas of greatest need identified in Section A of this 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% AMI.

\*\*Moved \$13,489.54 from the Housing Assistance Program (G1) and \$153,296.69 from the Purchase, Rehab and Resale (G2) into Purchase, Rehab and Rental (G3) to cover the cost of rehab of homes.



\*\*\*This activity is being carried out by the Southern Nevada Regional Housing Authority. Due to issues with DRGR, in the pdf version of the Action Plan it says that the organization carrying out activity is City of Henderson. This is incorrect.

### Location Description:

All properties assisted with NSP funds were located within the geographic areas of greatest need. The City added contiguous Census Tracts 51.08 and 51.09. Both tracks have scores over 18, with 51.08 = 19 and 51.09 = 20.

- 2245 Marlboro
- 1832 Mazzanti
- 225 Meyers
- 933 Palo Verde
- 520 Brownlee
- 202 Fullerton
- 920 North Major
- 1840 Margarita
- 2211 Marlboro

### Activity Progress Narrative:

With the remaining NSP1 funds Southern Nevada Regional Housing Authority (SNRHA) is in the process of acquiring a home which will then be rehabbed and rented.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/10
# of Singlefamily Units	0	9/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/10	0/0	9/10	100.00
# Renter Households	0	0	0	9/10	0/0	9/10	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of Nevada	\$365,915.12
Total Other Funding Sources	\$365,915.12



