

Grantee: Henderson, NV

Grant: B-08-MN-32-0001

October 1, 2016 thru December 31, 2016 Performance



Grant Number:

B-08-MN-32-0001

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

Henderson, NV

Contract End Date:

03/30/2013

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

No Disasters Found

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.

Amendment:

The City of Henderson amended Southern Nevada Regional Housing Authority's Agreement. Their award was increased by \$75,056 of NSP1 federal funds. It was approved by City Council with no comments at the October 21, 2014 Council Meeting. The funds were allocated from the City's internal Housing Assistance Program.

Additionally, \$12,119.48 of Program Income was allocated to the Admin budget.

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 UNVL 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 will meet this requirement by funding 2 non-profits Southern Nevada Regional Housing Authority and Hope Link. The non-profits will purchase rehab and rent single family homes to households below 50% AMI. The City of Henderson will use at least 25% of available NSP funds for the purchase and redevelopment of abandoned or foreclosed homes or residential properties for housing for individuals or families with incomes which do not exceed 50 percent of area median income. We expect this allocation of funding will primarily be utilized in the Purchase and Rehabilitation as Rental activity as described in section G.2 of this Plan, although some households may be qualified under the Purchase and Rehabilitation or Housing Assistance Program activities as well.

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.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,904,672.49
Total Budget	\$0.00	\$3,857,169.59
Total Obligated	\$0.00	\$3,857,169.59
Total Funds Drawdown	\$0.00	\$3,811,721.88
Program Funds Drawdown	\$0.00	\$3,172,025.88
Program Income Drawdown	\$0.00	\$639,696.00
Program Income Received	\$0.00	\$652,125.59
Total Funds Expended	\$0.00	\$3,811,721.88
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	\$1,575,410.14

Overall Progress Narrative:

We are actively looking for an eligible client to utilize the remaining NSP1 funds to purchase and rehab a home through our HAP Program. However, we have found this to be difficult due to increase in home prices and the banks willingness to provide the 1% discount.

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
NSPb, Acquisition and Rehabilitation	\$0.00	\$3,518,234.54	\$2,927,013.37
NSPf, Administration	\$0.00	\$338,935.05	\$245,012.51



Activities

Project # / Title: NSPb / Acquisition and Rehabilitation

Grantee Activity Number: G1_D0250_HAP

Activity Title: Homebuyer Assistance 570.201(n)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSPb

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Henderson, Neighborhood Services

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$655,472.46
Total Budget	\$0.00	\$655,472.46
Total Obligated	\$0.00	\$655,472.46
Total Funds Drawdown	\$0.00	\$655,472.46
Program Funds Drawdown	\$0.00	\$655,472.46
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$12,500.00
Total Funds Expended	\$0.00	\$655,472.46
City of Henderson, Neighborhood Services	\$0.00	\$0.00
City of Henderson, Neighborhood Services Department	\$0.00	\$655,472.46
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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.

**Activity is completed. Moved funds remaining \$13,489.54 in Housing Assistance Program funds (G1) to Purchase, Rehab and Rent (G3) to complete rehab on purchased properties.

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. The City has added contiguous Census Tracts 51.08 and 51.09 to target area. Both tracks have scores over 18, with 51.08 = 19 and 51.09 = 20.

Activity Progress Narrative:

In combination with NSP3, we are actively looking for an eligible client to utilize the remaining NSP1 funds to purchase and rehab a home through our HAP Program. However, we have found this to be difficult due to increase in home prices and the banks willingness to provide the 1% discount.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/11
# of Singlefamily Units	0	14/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/0	3/7	14/11	50.00
# Owner Households	0	0	0	4/0	3/7	14/11	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of Nevada	\$137,900.70
Total Other Funding Sources	\$0.00



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 (HouseHold)

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:

01/19/2017

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,251,223.67
Total Budget	\$0.00	\$1,251,223.67
Total Obligated	\$0.00	\$1,251,223.67
Total Funds Drawdown	\$0.00	\$1,251,223.67
Program Funds Drawdown	\$0.00	\$973,930.84
Program Income Drawdown	\$0.00	\$277,292.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,251,223.67
City of Henderson, Neighborhood Services Department	\$0.00	\$1,157,464.02
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:

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. The City has added contiguous Census Tracts 51.08 and 51.09. Both tracks



have scores over 18, with 51.08 = 19 and 51.09 = 20.

Activity Progress Narrative:

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	\$0.00

