

Grantee: Henderson, NV

Grant: B-11-MN-32-0001

July 1, 2015 thru September 30, 2015 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:

Reviewed and Approved

Grant Award Amount:

\$3,901,144.00

Grant Status:

Active

QPR Contact:

Tyler Garland

LOCCS Authorized Amount:

\$3,901,144.00

Estimated PI/RL Funds:

\$1,415,462.38

Total Budget:

\$5,316,606.38

Disasters:

Declaration Number

No Disasters Found

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.

Substantial Amendment #1:

The City of Henderson's NSP3 Substantial Amendment went for public comment during the period: September 14 through October 15, 2012. There were no public comments. It was approved by City Council with no comments at the October 16, 2012 Public Hearing. As outlined in the "How Fund Use Addresses Market Conditions" section, the City of Henderson expanded both of their NSP3 target areas. Additionally, the amendment cancels the previously approved Land Bank Project/Land Bank & Acquisition Activities and reallocates \$500,000 of NSP3 funds from the NSP3 Land Bank Project to the Rehab/Reconstruction of Residential Units Project. Finally, this amendment allocated \$850,000 in anticipated program income.

Action Plan Revision 5/29/13:

Revised Estimated PI from \$850,000 to amount we have received to date: \$901,772.59. Decreased HopeLink and Living Grace's budgets while increasing Admin, HFN and SNRHA. All amendments to agreements were approved by City Council on 12/4/12 except SNRHA which was approved on 12/18/12. Revised Proposed Units to match increase and decrease in budget.

Substantial Amendment #2:

The City of Henderson's NSP3 Substantial Amendment went for public comment during the period: August 16 through September 16, 2013. There were no public comments. It was approved by City Council with no comments at the September 17, 2013 Public Hearing. This Amendment allocated \$585,000 of anticipated program income. We allocated \$58,068.88 of this anticipated PI to the Administration activity while the remainder went to SNRHA. This Amendment also served to close out our internal HAP program. The remaining funds of \$251,642.89 were allocated to SNRHA. Our HopeLink Activity was completed and the \$1,331.06 of funds remaining were also allocated to SNRHA. Overall, with the completion of HAP and HopeLink as well as anticipated & previously col

Summary of Distribution and Uses of NSP Funds:

lected Program Income, the SNRHA activity was increased by a total of \$886,500. The Amendment to SNRHA's Agreement was approved by Council on 10/01/13. Action Plan Change:



An Amendment to SNRHA's Agreement was approved by Council on 10/22/14. It allocated funds that were not expended by Housing for Nevada.

Admin budget was increased to continue monitoring, purchase a home with SNRHA and close-out of the grant.

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 prioritized neighborhoods within these two census tracts to receive targeted NSP3 funds. These two neighborhoods were as follows:

Neighborhood ID: 2945678 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Lake Mead Pkwy., Warm Springs Rd., Pueblo Blvd., and Burkholder Blvd.

Neighborhood ID: 1216705 (Census Tracts 51.03 & 51.06) The Green Valley neighborhood is bounded by Green Valley Pkwy., Sunset Rd., Valle Verde Dr., and the railroad right-of-way on the south.

By October 2012 it became apparent that the original two target areas had limited foreclosed single family home inventory. Based upon a neighborhood analysis, current foreclosure data and the risk of future foreclosures in the areas immediately adjacent to the target area, the City has expanded the original target areas to include:

Neighborhood ID: 3167327 (Census Tracts 51.07 & 51.08) The Green Valley neighborhood is bounded by Valle Verde Drive, Sunset Road, Arroyo Grande and the Union Pacific Railroad.

Neighborhood ID: 9448486 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Burkholder Blvd, Pueblo Blvd, Boulder Highway and Lake Mead Parkway.

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.

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:

Michael Husted
michael.husted@cityofhenderson.com
702 267-2021



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,316,606.38
Total Budget	\$0.00	\$5,316,606.38
Total Obligated	(\$273,017.58)	\$5,043,588.80
Total Funds Drawdown	\$0.00	\$4,975,383.54
Program Funds Drawdown	\$0.00	\$3,559,921.16
Program Income Drawdown	\$0.00	\$1,415,462.38
Program Income Received	\$0.00	\$1,415,462.38
Total Funds Expended	\$158,199.12	\$5,124,932.19
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	\$585,171.60	\$0.00
Limit on Admin/Planning	\$390,114.40	\$454,012.07
Limit on Admin	\$0.00	\$454,012.07
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,329,151.60	\$2,110,287.94

Overall Progress Narrative:

In conjunction with NSP1, the remaining NSP3 funds have been used by SNRHA to purchase one additional home which is currently being rehabbed.

Total Homes Acquired: 30
 >Total Homes Sold: 19
 >Total Homes Rented: 10
 >Total Homes Being Rehabbed: 0
 >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, Rehab/Reconstruction of Residential Units	\$0.00	\$4,849,044.29	\$3,226,035.80
NSPc, Land Bank	\$0.00	\$0.00	\$0.00
NSPf, Administration	\$0.00	\$467,562.09	\$333,885.36



Activities

Project # / Title: NSPb / Rehab/Reconstruction of Residential Units

Grantee Activity Number: 02_D2030_HFN

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSPb

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Rehab/Reconstruction of Residential Units

Projected End Date:

02/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing for Nevada

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$2,072,082.42

Total Budget

\$0.00

\$2,072,082.42

Total Obligated

(\$273,017.58)

\$2,072,082.42

Total Funds Drawdown

\$0.00

\$2,072,082.42

Program Funds Drawdown

\$0.00

\$1,469,550.46

Program Income Drawdown

\$0.00

\$602,531.96

Program Income Received

\$0.00

\$1,407,321.38

Total Funds Expended

\$0.00

\$2,072,082.42

City of Henderson, Neighborhood Services

\$0.00

\$0.00

Housing for Nevada

\$0.00

\$2,072,082.42

Most Impacted and Distressed Expended

\$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:

Neighborhood ID: 2945678 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Lake Mead Pkwy., Warm Springs Rd., Pueblo Blvd., and Burkholder Blvd.

Neighborhood ID: 1216705 (Census Tracts 51.03 & 51.06) The Green Valley neighborhood is bounded by Green



Valley Pkwy., Sunset Rd., Valle Verde Dr., and the railroad right-of-way on the south.

Neighborhood ID: 3167327 (Census Tracts 51.07 & 51.08) The Green Valley neighborhood is bounded by Valle Verde Drive, Sunset Road, Arroyo Grande and the Union Pacific Railroad.
 Neighborhood ID: 9448486 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Burkholder Blvd, Pueblo Blvd, Boulder Highway and Lake Mead Parkway.

Activity Progress Narrative:

This activity is complete. HFN purchased, rehabbed and resold 12 homes utilizing NSP3 funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/12
# of Singlefamily Units	0	12/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	10/0	12/12	100.00
# Owner Households	0	0	0	2/0	10/0	12/12	100.00

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

Project Number:

NSPb

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehab/Reconstruction of Residential Units

Projected End Date:

02/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,970,706.00
Total Budget	\$0.00	\$1,970,706.00
Total Obligated	\$0.00	\$1,761,786.00
Total Funds Drawdown	\$0.00	\$1,707,130.76
Program Funds Drawdown	\$0.00	\$1,186,123.77
Program Income Drawdown	\$0.00	\$521,006.99
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,705.09	\$1,765,835.85
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	\$58,705.09	\$1,765,835.85
Most Impacted and Distressed Expended	\$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:

Neighborhood ID: 2945678 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Lake Mead Pkwy., Warm Springs Rd., Pueblo Blvd., and Burkholder Blvd.

Neighborhood ID: 1216705 (Census Tracts 51.03 & 51.06) The Green Valley neighborhood is bounded by Green Valley Pkwy., Sunset Rd., Valle Verde Dr., and the railroad right-of-way on the south.

Neighborhood ID: 3167327 (Census Tracts 51.07 & 51.08) The Green Valley neighborhood is bounded by Valle Verde Drive, Sunset Road, Arroyo Grande and the Union Pacific Railroad.

Neighborhood ID: 9448486 (Census Tracts 54.22 & 54.23) The Valley View neighborhood is bounded by Burkholder Blvd, Pueblo Blvd, Boulder Highway and Lake Mead Parkway.



Activity Progress Narrative:

Utilizing both NSP1 and NSP3 funds, SNRHA has purchased and is in the process of rehabbing their final home.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/9	
# of Singlefamily Units	0		8/9	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	8/9	0/0	8/9	100.00
# Renter Households	0	0	0	8/9	0/0	8/9	100.00

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	

Project # / Title: NSPf / Administration

Grantee Activity Number: 04_D2031_Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSPf

Projected Start Date:

03/10/2011

Benefit Type:

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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	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$531,659.67
Total Budget	\$0.00	\$531,659.67
Total Obligated	\$0.00	\$467,562.09
Total Funds Drawdown	\$0.00	\$454,012.07
Program Funds Drawdown	\$0.00	\$333,885.36
Program Income Drawdown	\$0.00	\$120,126.71
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$99,494.03	\$544,855.63
City of Henderson, Neighborhood Services	\$99,494.03	\$544,855.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
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 Street
Henderson, NV 89015

Activity Progress Narrative:

Staff continues to monitor sub-recipients, work with SNRHA to rehab a home and perform other administrative duties.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



