

Action Plan

Grantee: Henderson, NV

Grant: B-11-MN-32-0001

Grant Amount:	\$ 3,901,144.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 901,772.59
Total Budget:	\$ 4,802,916.59

Funding Sources

No Funding Sources 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.

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:

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>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:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSPb	Rehab/Reconstruction of Residential	01_D2029_HAP	Homebuyer Assistance
		02_D2030_HFN	Purchase & Resale - Housing for Nevada
		03_D2028_SNRHA	Purchase & Rent - SNRHA
		03a_D2028_HopeLink	Purchase & Rent - HopeLink
		03c_D2028_Living Grace	Purchase & Rent - Living Grace
NSPc	Land Bank	CANCELLED -05	CANCELLED -Demolition-RDA

NSPf

Administration

CANCELLED_05_D2056_Acq CANCELLED -Acquisition-RDA

04_D2031_Admin

Administration

Activities



Grantee Activity Number: CANCELLED_05_D2056_Acquisition
Activity Title: CANCELLED -Acquisition-RDA

Activity Type:

Acquisition - general

Activity Status:

Cancelled

Project Number:

NSPc

Project Title:

Land Bank

Projected Start Date:

03/01/2012

Projected End Date:

03/01/2014

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

of buildings (non-residential)

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Henderson Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Henderson Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Location Description:

Within the area generally bounded by West Basic Road, West Pacific Ave, West Atlantic Ave, and Nickel Street (target area) in the Redevelopment Area of Henderson, Nevada.

Activity Description:

This project has been cancelled and the budget has been moved to the Housing for Nevada (HFN) activity. To purchase abandoned, foreclosed or blighted properties in the target area which will be demolished.



Grantee Activity Number: 04_D2031_Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSPf

Projected Start Date:

03/10/2011

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/09/2014

Total Budget:

\$ 480,291.66

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 480,291.66

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Henderson, Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Henderson, Neighborhood Services

Organization Type

Local Government

Proposed

\$ 480,291.66

Location Description:

City of Henderson
>240 Water Street
>Henderson, NV 89015

Activity Description:

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



Grantee Activity Number: CANCELLED -05a_D2056_Demo
Activity Title: CANCELLED -Demolition-RDA

Activity Type:

Clearance and Demolition

Activity Status:

Cancelled

Project Number:

NSPc

Project Title:

Land Bank

Projected Start Date:

03/01/2012

Projected End Date:

03/01/2014

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Henderson Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Henderson Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Location Description:

Within the area generally bounded by West Basic Road, West Pacific Avenue, West Atlantin Avenue and Nickel Street (target area) in the Redevelopment area of Henderson, Nevada.

Activity Description:

This project has been cancelled and the budget has been moved to the Housing for Nevada (HFN) activity. To demolish purchased abandone, foreclosed or blighted properties in the target area.



Grantee Activity Number: 03c_D2028_Living Grace
Activity Title: Purchase & Rent - Living Grace

Activity Type:

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

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 260,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 260,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Living Grace Home

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Living Grace Home	Non-Profit	\$ 260,000.00

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 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.





Grantee Activity Number: 01_D2029_HAP
Activity Title: Homebuyer Assistance

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 03/10/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 UNDERWAY

Activity Status:
 Under Way

Project Title:
 Rehab/Reconstruction of Residential Units

Projected End Date:
 02/09/2014

Total Budget: \$ 590,644.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 590,644.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9	1	8	100.00
# of Households	9	1	8	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Housing Units	9

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Henderson, Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Henderson, Neighborhood Services	Local Government	\$ 590,644.00

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.

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>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 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.



Grantee Activity Number: 03a_D2028_HopeLink
Activity Title: Purchase & Rent - HopeLink

Activity Type:

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

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 145,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 145,000.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HopeLink (previously HACA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HopeLink (previously HACA)	Non-Profit	\$ 145,000.00

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.

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>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 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.





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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSPb

Projected Start Date:
 03/10/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 UNDERWAY

Activity Status:
 Under Way

Project Title:
 Rehab/Reconstruction of Residential Units

Projected End Date:
 02/09/2014

Total Budget: \$ 2,345,100.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 2,345,100.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	12			0.00
# of Households	12			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	12
# of Housing Units	12

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Henderson, Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Henderson, Neighborhood Services	Local Government	\$ 0.00
Housing for Nevada	Non-Profit	\$ 2,345,100.00

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.

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>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 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.



Grantee Activity Number: 03_D2028_SNRHA
Activity Title: Purchase & Rent - SNRHA

Activity Type:

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

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 875,286.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 875,286.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Henderson, Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Henderson, Neighborhood Services	Local Government	\$ 0.00
HopeLink (previously HACA)	Non-Profit	\$ 0.00
Living Grace Home	Non-Profit	\$ 0.00
Southern Nevada Regional Housing Authority	Non-Profit	\$ 875,286.00

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.

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>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 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.

Action Plan History

Version	Date
B-11-MN-32-0001 AP#1	07/12/2012
B-11-MN-32-0001 AP#2	04/14/2011
B-11-MN-32-0001 AP#3	05/29/2013
B-11-MN-32-0001 AP#4	10/24/2012
B-11-MN-32-0001 AP#5	03/07/2012

