

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Kuntz, Doug
Email Address	Doug.Kuntz@cityodhenderson.com
Phone Number	702 267-2018
Mailing Address	240 Water St., PO Box 95050, Henderson, NV 89009-5050

2. Areas of Greatest Need

Map Submission

Two neighborhoods will be eligible for NSP3 funding.

Neighborhood ID: 2945678 The Valley View neighborhood is bounded by Lake Mead Pkwy., Warm Springs Rd., Pueblo Blvd., and Burkholder Blvd.

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

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

The HUD Foreclosure Need website at <http://www.huduser.org/portal/datasets/NSP.html> was utilized as the data source in making determination.

Data descriptions are available. 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.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

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 has prioritized neighborhoods within these two census tracts to receive targeted NSP3 funds. The City trusts targeting investment in these areas can have a positive impact and stabilize the neighborhoods.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	A blighted structure exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and/or public welfare. For purposes of the NSP the City of Henderson does not have blighted structures.
Affordable Rents	The lower of HUD's 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.

Descriptions

Term	Definition
Long-Term 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 NSP funds will remain affordable to individuals and families whose incomes do not exceed 120 of area medium income (AMI). The City will adopt the HUD HOME program definitions and standards for affordability periods. These standards will 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 rental units the City will monitor each nonprofit utilizing NSP funds on an annual basis to verify compliance.
Housing Rehabilitation Standards	The housing rehabilitation standards that will apply to NSP assisted rehabilitation activities will require that all building 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.

1. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent):

Total funds set aside for low-income individuals = **\$975,286.00**

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

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 on this activity using NSP1 funding and expects to replicate this successful collaboration in NSP3.

2. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	NO
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	None
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	Incomes ≤ 120% 15 units Activity 1 15 units Activity 2
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	10 units Activity 3

3. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The City posted this draft NSP3 Action Plan Substantial Amendment on the City's website as the document was developed. In addition to posting on the website, the draft NSP3 Substantial Amendment was made available for public review and comment at City Hall and two public libraries from January 14, 2011 through January 31, 2011. Notice of the public review and comment period as well as the public hearing was published in both the local English and Spanish newspapers. A public hearing to receive additional comments from the public was held during the City Council meeting on February 1, 2011, during which City Council approved submission of this Substantial Amendment.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment. ATTACHMENT, IF ANY

1. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions [above](#).

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1		
Activity Name	Homebuyer Assistance	
Uses	Select all that apply:	
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
<input type="checkbox"/> Eligible Use E: Redevelopment		
CDBG Activity or Activities	24CFR570.201(a) Acquisition	
National Objective	24CFR570.208(a)(2) Improving residential structures that will be occupied by households at or below 120% AMI	
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.	
Location Description	NSP3 funds will be restricted to use in identified priority "greatest need" areas as identified in Section 2 (above).	
Budget	Source of Funding	Dollar Amount
	NSP3	\$590,644.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$590,644.00	
Performance Measures	15 homebuyers assisted in purchasing home	
Projected Start Date	5/1/2011	
Projected End Date	4/30/2014	
Responsible Organization	Name	City of Henderson, Neighborhood Services Division
	Location	240 Water St., PO Box 95050,

	Henderson, NV 89009-5050
Administrator Contact Info	Doug Kuntz 702 267-2018 Doug.Kuntz@cityofhenderson.com

Activity Number 2		
Activity Name	Acquisition & Rehabilitation	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.201(a) Acquisition	
National Objective	24CFR570.208(a)(2) Improving residential structures that will be occupied by households at or below 50% AMI	
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	NSP3 funds will be restricted to use in identified priority "greatest need" areas as identified in Section 2 (above).	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,945,100.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity		\$1,945,100.00
Performance Measures	15 Housing units acquired, rehabilitated and sold	
Projected Start Date	5/1/2011	
Projected End Date	4/30/2014	
Responsible Organization	Name	City of Henderson, Neighborhood Services Division
	Location	240 Water St., PO Box 95050, Henderson, NV 89009-5050
	Administrator Contact Info	Doug Kuntz 702 267-2018 Doug.Kuntz@cityofhenderson.com

Activity Number 3	
Activity Name	Acquisition & Rehabilitation to Rent
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms

	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
	<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.201(a) Acquisition	
National Objective	24CFR570.208(a)(2) Improving residential structures that will be occupied by households at or below 120% AMI	
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 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.	
Location Description	NSP3 funds will be restricted to use in identified priority "greatest need" areas as identified in Section 2 (above).	
Budget	Source of Funding	Dollar Amount
	NSP3	\$975,286.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$975,286.00	
Performance Measures	10 housing units acquired to rent	
Projected Start Date	5/1/2011	
Projected End Date	4/30/2014	
Responsible Organization	Name	City of Henderson, Neighborhood Services Division
	Location	240 Water St., PO Box 95050, Henderson, NV 89009-5050
	Administrator Contact Info	Doug Kuntz 702 267-2018 Doug.Kuntz@cityofhenderson.com

Activity Number 4	
Activity Name	Administration
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24CFR570.205 and 206(a) General Administration and Planning
National Objective	24CFR570.208(a)(2) Improving residential structures that will be occupied by households at or below 120% AMI
Activity Description	This activity allows the City to provide general planning and administrative support for the NSP3 program.
Location Description	240 Water St., Henderson, NV

Budget	Source of Funding	Dollar Amount
	NSP3	\$390,114.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity		\$390,114.00
Performance Measures	N/A	
Projected Start Date	5/1/2011	
Projected End Date	open	
Responsible Organization	Name	City of Henderson, Neighborhood Services Division
	Location	240 Water St., PO Box 95050, Henderson, NV 89009-5050
	Administrator Contact Info	Doug Kuntz 702 267-2018 Doug.Kuntz@cityofhenderson.com

1. Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the

legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

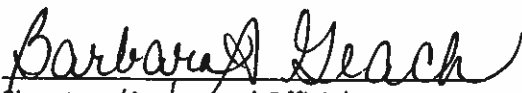
(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

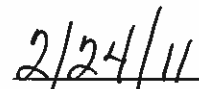
(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.


Signature/Authorized Official


Date


Title

Neighborhood ID: 1216705

NSP3 Planning Data

Grantee ID: 3200960E

Grantee State: NV

Grantee Name: HENDERSON

Grantee Address: 240 Water St. Henderson NV 89015

Grantee Email: doug.kuntz@cityofhenderson.com

Neighborhood Name: green valley small

Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.35

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 3660

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 54.3

Percent Persons Less than 80% AMI: 32.94

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 4099

Residential Addresses Vacant 90 or more days (USPS, March 2010): 148

Residential Addresses NoStat (USPS, March 2010): 21

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1212

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 19.7

Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.75

Number of Foreclosure Starts in past year: 152

Number of Housing Units Real Estate Owned July 2009 to June 2010: 83

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 30

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -50.7

Place (if place over 20,000) or county unemployment rate June 2005: 3.2

Place (if place over 20,000) or county unemployment rate June 2010: 13.1

Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-115.082302 36.071025 -115.083504 36.064226 -115.084362 36.056177 -115.082130 36.051875
-115.069256 36.049099 -115.068569 36.050764 -115.068569 36.056177 -115.071144 36.063393
-115.070457 36.066446 -115.068226 36.067695 -115.071487 36.071302

Blocks Comprising Target Neighborhood

320030051021007, 320030051031000, 320030051031003, 320030051031004, 320030051031006,
320030051031008, 320030051031009, 320030051031007, 320030051031005, 320030051031001,
320030051031002, 320030051032000, 320030051032004, 320030051032006, 320030051032005,
320030051032001, 320030051032002, 320030051033000, 320030051033003, 320030051033005,
320030051033007, 320030051033009, 320030051033010, 320030051033008, 320030051033006,
320030051033004, 320030051033001, 320030051033002, 320030051061000, 320030051061003,
320030051061004, 320030051061006, 320030051061008, 320030051061009, 320030051061007,
320030051061005, 320030051061001, 320030051061002, 320030051062000, 320030051062004,
320030051062006, 320030051062008, 320030051062009, 320030051062007, 320030051062005,
320030051062003, 320030051062001, 320030051062002,

Neighborhood ID: 2945678

NSP3 Planning Data

Grantee ID: 3200960E

Grantee State: NV

Grantee Name: HENDERSON

Grantee Address: 240 Water St. Henderson NV 89015

Grantee Email: doug.kuntz@cityofhenderson.com

Neighborhood Name: Valley View small

Date:2011-01-10 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1080

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 70.47

Percent Persons Less than 80% AMI: 39.27

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1063

Residential Addresses Vacant 90 or more days (USPS, March 2010): 75

Residential Addresses NoStat (USPS, March 2010): 55

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1193

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 24.22

Percent of Housing Units 90 or more days delinquent or in foreclosure: 20.39

Number of Foreclosure Starts in past year: 161

Number of Housing Units Real Estate Owned July 2009 to June 2010: 88

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 32

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -50.7

Place (if place over 20,000) or county unemployment rate June 2005': 3.2

Place (if place over 20,000) or county unemployment rate June 2010': 13.1

'Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-114.976773 36.043755 -114.971366 36.038932 -114.966559 36.037787 -114.960122 36.048995
-114.962225 36.050140 -114.967461 36.050279 -114.969907 36.050140 -114.971066 36.050626

Blocks Comprising Target Neighborhood

320030054123002, 320030054123004, 320030054123003, 320030054123001, 320030054221000,
320030054221005, 320030054221004, 320030054221001, 320030054221002, 320030054222000,
320030054222007, 320030054222009, 320030054222018, 320030054222017, 320030054222016,
320030054222015, 320030054222014, 320030054222013, 320030054222012, 320030054222011,
320030054222010, 320030054222008, 320030054222006, 320030054222002, 320030054222003,
320030054222005, 320030054222004, 320030054222001, 320030054223012, 320030054223011,
320030054223010, 320030054223003, 320030054223004, 320030054223005, 320030054223002,
320030054223001, 320030054231002, 320030054231004, 320030054231003,