

Grantee: City of Reno Housing Authority

Grant: B-09-CN-NV-0055

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-09-CN-NV-0055

Grantee Name:

City of Reno Housing Authority

Grant Amount:

\$20,995,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:**

02/11/2010

Contract End Date:

02/11/2013

Review by HUD:

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$20,995,000.00

\$20,995,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.00%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,099,500.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,099,500.00	\$2,099,500.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,248,750.00	\$8,123,125.00

Overall Progress Narrative:

After receipt of the award we have been aggressively recruiting for qualified staff and developing our network of sources to provide us with the supply of homes for acquisition and rehabilitation. We have hired an accountant and an REO Administrator to oversee the accounting, reporting and purchase of foreclosed homes. We are in the process of learning the DRGR system as it is new to us and look forward to some technical assistance so that we can fully comply with the reporting requirements of this grant.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, ACQ/REHAB	\$0.00	\$0.00	\$0.00
099, ADMINISTRATION	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
TEST, BUCKET	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 001

Activity Title: ACQUISITION

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

001

Project Title:

ACQ/REHAB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$7,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$7,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The overriding goal will be the purchase and rehabilitation of a minimum of 60 vacant and foreclosed homes within the six census tracts. We will utilize the National Community Stabilization Trust to access bank owned, Fannie Mae, and Freddie Mac properties to carry out these purchases. This has worked out well for us under NSP1. In addition, however, we will purchase FHA properties when possible and may purchase other foreclosed properties on the open market.

Location Description:

Location Description:

Acquisition activities will take place across six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

Activity Progress Narrative:

Some homes have been identified for possible purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/60
# of housing units	0	0	0	0/0	0/0	0/60
# of Households benefitting	0	0	0	0/60	0/0	0/60
# of Persons benefitting	0	0	0	0/210	0/0	0/210

# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/60
Total acquisition compensation to	0	0	0	0/0	0/0	0/7500000

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: 002

Activity Title: ACQUISITION

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

001

Project Title:

ACQ/REHAB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$8,206,250.00
Total CDBG Program Funds Budgeted	N/A	\$8,206,250.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The overriding goal will be the purchase and rehabilitation of a minimum of 63 vacant and foreclosed homes within the six census tracts. We will utilize the National Community Stabilization Trust to access bank owned, Fannie Mae, and Freddie Mac properties to carry out these purchases. This has worked out well for us under NSP1. In addition, however, we will purchase FHA properties when possible and may purchase other foreclosed properties on the open market.

Location Description:

Location Description:

Acquisition activities will take place across six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

Activity Progress Narrative:

No purchases will be carried out this year in this category.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/63
# of housing units	0	0	0	0/0	0/0	0/63
# of Households benefitting	0	0	0	0/0	0/63	0/63
# of Persons benefitting	0	0	0	0/0	0/221	0/221
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/63
Total acquisition compensation to	0	0	0	0/0	0/0	0/8206250

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: 003

Activity Title: REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

001

Project Title:

ACQ/REHAB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$623,125.00
Total CDBG Program Funds Budgeted	N/A	\$623,125.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The proposed performance measures are based on the rehabilitation standards adopted in the application. The numbers are relatively accurate projections of what the Consortium plans to address when rehabilitating the homes, with a base of 60 homes being rehabilitated. Once the program begins, exact numbers will be generated from what rehabilitation is needed in the actual properties, and may deviate from the estimated amounts slightly.

The Consortium's housing rehabilitation standards will as a base adhere to the International Building Codes adopted by Washoe County, the City of Reno, and the City of Sparks, including but not limited to: the International Building Code, International Residential Code, International Existing Building Code, International Energy Conservation Code, International Property Maintenance Code, Uniform Plumbing Code, Uniform Mechanical Code, and the National Electrical Code.

We will not carry out any new construction, but we may have a few situations where gut rehabilitation may be required. In these cases, our rehabilitation will comply with the Energy Star Qualified New Home Standards set forth in the NOFA where applicable.

The vast majority of work being carried out will involve a variety of minor to moderate rehabilitation activities to be carried out on existing homes. Where replacements are needed, we will attempt to replace older obsolete products such as windows, doors, lighting, air conditioning units, and refrigerators with Energy Star labeled products. Low-flow toilets, showerheads, and faucet aerators, such as those with the WaterSense label, will also be installed when replacements are being carried out.

Where properties have large areas of turf, efforts will be made to replace significant portions of this with sustainable and energy efficient landscaping. Any new irrigation systems installed will be low volume, non-spray irrigation systems. Each homeowner or new tenant will receive a walk-through which will include instructions on how to operate the energy and water efficient systems.

Location Description:

Location Description:

Rehabilitation and reconstruction activities will take place across six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

Activity Progress Narrative:

Some homes have been identified for possible purchase. Each of them have been inspected, appraised and environmental reviews are pending.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/60
# of housing units	0	0	0	0/0	0/0	0/60
# of Households benefitting	0	0	0	0/60	0/0	0/60
#Energy Star Replacement Windows	0	0	0	0/24	0/0	0/24
#Additional Attic/Roof Insulation	0	0	0	0/49	0/0	0/49
#Efficient AC added/replaced	0	0	0	0/10	0/0	0/10
#Replaced thermostats	0	0	0	0/14	0/0	0/14
#Replaced hot water heaters	0	0	0	0/30	0/0	0/30
#Light Fixtures (indoors) replaced	0	0	0	0/37	0/0	0/37
#Light fixtures (outdoors) replaced	0	0	0	0/24	0/0	0/24
#Refrigerators replaced	0	0	0	0/24	0/0	0/24
#Dishwashers replaced	0	0	0	0/12	0/0	0/12
#Low flow toilets	0	0	0	0/14	0/0	0/14
#Low flow showerheads	0	0	0	0/32	0/0	0/32
#Units with bus/rail access	0	0	0	0/60	0/0	0/60
#Units other green	0	0	0	0/24	0/0	0/24

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: 004

Activity Title: REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

001

Project Title:

ACQ/REHAB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$653,125.00
Total CDBG Program Funds Budgeted	N/A	\$653,125.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

The proposed performance measures are based on the rehabilitation standards adopted in the application. The numbers are relatively accurate projections of what the Consortium plans to address when rehabilitating the homes, with a base of 63 homes being rehabilitated. Once the program begins, exact numbers will be generated from what rehabilitation is needed in the actual properties, and may deviate from the estimated amounts slightly.

The Consortium's housing rehabilitation standards will as a base adhere to the International Building Codes adopted by Washoe County, the City of Reno, and the City of Sparks, including but not limited to: the International Building Code, International Residential Code, International Existing Building Code, International Energy Conservation Code, International Property Maintenance Code, Uniform Plumbing Code, Uniform Mechanical Code, and the National Electrical Code.

We will not carry out any new construction, but we may have a few situations where gut rehabilitation may be required. In these cases, our rehabilitation will comply with the Energy Star Qualified New Home Standards set forth in the NOFA where applicable.

The vast majority of work being carried out will involve a variety of minor to moderate rehabilitation activities to be carried out on existing homes. Where replacements are needed, we will attempt to replace older obsolete products such as windows, doors, lighting, air conditioning units, and refrigerators with Energy Star labeled products. Low-flow toilets, showerheads, and faucet aerators, such as those with the WaterSense label, will also be installed when replacements are being carried out.

Where properties have large areas of turf, efforts will be made to replace significant portions of this with sustainable and energy efficient landscaping. Any new irrigation systems installed will be low volume, non-spray irrigation systems. Each homeowner or new tenant will receive a walk-through which will include instructions on how to operate the energy and water efficient systems.

Location Description:

Location Description:

Rehabilitation and reconstruction activities will take place across six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

Activity Progress Narrative:

No purchases will be carried out this year so there will be no activity in this category for the first year per our application.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/63
# of housing units	0	0	0	0/0	0/0	0/63
# of Households benefitting	0	0	0	0/0	0/63	0/63
#Energy Star Replacement Windows	0	0	0	0/0	0/26	0/26
#Additional Attic/Roof Insulation	0	0	0	0/0	0/51	0/51
#Efficient AC added/replaced	0	0	0	0/0	0/10	0/10
#Replaced thermostats	0	0	0	0/0	0/16	0/16
#Replaced hot water heaters	0	0	0	0/0	0/32	0/32
#Light Fixtures (indoors) replaced	0	0	0	0/0	0/38	0/38
#Light fixtures (outdoors) replaced	0	0	0	0/0	0/26	0/26
#Refrigerators replaced	0	0	0	0/0	0/26	0/26
#Dishwashers replaced	0	0	0	0/0	0/13	0/13
#Low flow toilets	0	0	0	0/0	0/16	0/16
#Low flow showerheads	0	0	0	0/0	0/33	0/33
#Units with bus/rail access	0	0	0	0/0	0/63	0/63
#Units other green	0	0	0	0/0	0/26	0/26

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: 005

Activity Title: HOMEOWNERSHIP ASSISTANCE

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

001

Project Title:

ACQ/REHAB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,913,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,913,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity Description:

Homeownership assistance will be available to eligible families under 120% of the median income that choose to purchase an NSP2 home. Significant discounts, grants, and forgivable loans will be given to aid the homeowner in purchasing the property and all purchasers of these homes will be provided counseling by the Consumer Credit Affiliates.

a. Initial Discounts - Initial discounts will be given to eligible families under 120% of the median income that wish to acquire an NSP2 property that the Consortium has put up for sale. Discounts are predicted to be approximately \$10,000 off of the face value of the home.

b. Grants - \$10,000 grants will be given to families purchasing NSP2 properties. The grants will be used to increase the affordability of the properties and ensure successful sales even in a down economy.

c. Forgivable Loans - \$15,000 forgivable loans will be given to families purchasing NSP2 properties and families that are placed in the Consortium's rent-to-own program. The \$15,000 forgivable loan will be forgiven at a rate of \$1,000 per year as long as the family does not sell the property, move out, refinance, etc.

d. Credit Counseling - Consumer Credit Affiliates will provide 36 credit counseling classes over the grant period to educate homebuyers in financial literacy, budget issues, and housing issues.

Location Description:

Location Description:

Homeownership assistance to low and moderate incomes will take place across six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

Activity Progress Narrative:

No sales will be carried out this year so there will be no activity in this category for the first year per our application.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/63
# of Households benefitting	0	0	0	0/0	0/0	0/63

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: 99

Activity Title: ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

099

Project Title:

ADMINISTRATION

Projected Start Date:

01/14/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

CITY OF RENO HOUSING AUTHORITY

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$2,099,500.00

Total CDBG Program Funds Budgeted

N/A

\$2,099,500.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

CITY OF RENO HOUSING AUTHORITY

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Recruitment efforts are underway for additional positions and office space and related equipment have been acquired and are in place.

Performance Measures

No 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

