

**Grantee: City of Reno Housing Authority**

**Grant: B-09-CN-NV-0055**

**April 1, 2010 thru June 30, 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:**

Submitted - Await for Review

**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

\$1,592,688.00

\$1,698,255.00

\$1,542,263.00

\$0.00

\$0.00

\$0.00

**To Date**

\$20,995,000.00

\$20,995,000.00

\$1,592,688.00

\$1,698,255.00

\$1,542,263.00

\$0.00

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.00%	0.001%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,099,500.00	\$59,640.00
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:

### MAJOR PROGRESS IN QUARTER ENDING JUNE 30, 2010

The Consortium has made significant progress in this quarter in meeting the national objectives of the Neighborhood Stabilization Program 2 (NSP2) program. The Consortium is addressing the foreclosure and vacancy problem in Washoe County by acquiring, rehabilitating, and renting REO properties at a rapid pace. As of June 30, 2010, the Housing Authority of the City of Reno as the lead agency for the Consortium has acquired a grand total of 20 homes and completely rehabilitated three of those homes in this last quarter.

### CONSORTIUM PURCHASED 20 HOMES USING COMBINATION OF NSP2 AND LOCAL FUNDING

Using a mixture of NSP2 funds and local funding, the Housing Authority of the City of Reno purchased 20 REO properties this quarter. Thirteen of the homes were purchased using NSP2 funds and will be rentals for persons below 50% AMI. The other seven homes were purchased with a portion of the \$1 million committed by the Housing Authority of the City of Reno of its own funding. These will also be rented. Currently, there are 11 additional properties under contract.

### REHABILITATION OF HOMES IS UNDER WAY

Of the 20 REO properties purchased, three were fully rehabilitated and ready to rent as of the end of the quarter. Two of these homes were purchased with the Housing Authority of the City of Reno's \$1 million and the third was purchased using the direct NSP2 allocation. The completed properties all underwent significant amounts of rehabilitation and were outfitted with several "green" improvements. In addition, five more properties were very close to being completely rehabilitated by the end of the quarter.

### STAFFING TO INCLUDE SECTION 3 RESIDENTS

During this quarter, the Housing Authority of the City of Reno hired an internal Compliance Auditor to ensure compliance with all of the rules and regulations of the NSP2 program. The Compliance Auditor will be used as a check for all other departments working on the NSP2 program, and will provide key feedback on the overall progress of the program. The Housing Authority of the City of Reno will also be hiring a new part time landscape architect. In addition, the Housing Authority of the City of Reno is actively seeking out Section 3 qualified workers to assist with maintenance in the NSP2 program.

### NSP1 AND OTHER REO EFFORTS SUPPORT AND EXPAND IMPACT OF NSP2

While the Quarterly Performance Report is primarily used to report on the progress of the NSP2 program, the Consortium is also quite pleased with the progress of similar activities that the Housing Authority of the City of Reno has been carrying out in the same general target areas through the Neighborhood Stabilization Program 1, Oliver/Montello EDI, and \$1 Good Neighbor Programs. The Housing Authority of the City of Reno has been able to purchase and rehabilitate additional REO properties in the same target areas as the NSP2 program. As of the end of

this quarter, Housing Authority of the City of Reno has purchased 33 homes through the NSP1 program, eight homes through the Oliver/Montello Revitalization Program (two of which were demolitions), and 12 homes through the \$1 Good Neighbor Program. The Consortium believes that the synergy between these programs and the NSP2 program will greatly assist in addressing the foreclosure and vacancy problem in these census tracts in Washoe County.

**UNR CENTER FOR REGIONAL STUDIES TO MONITOR CONSORTIUM PROGRESS**

The Consortium has worked out an agreement with the UNR Center for Regional Studies to monitor the overall effect of the NSP2 grant by tracking key statistics related to the housing market in the target areas. The Center has agreed to provide various housing market statistics (including the number of foreclosures and vacancies, median home prices, etc.) on a quarterly basis to the Consortium, with the data being received three to four weeks after each Quarterly Performance Report is submitted. For all subsequent Quarterly Performance Reports, the Consortium will be able to report economic data and progress in addition to the data normally required by HUD.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, ACQ/REHAB	\$1,538,554.00	\$18,895,500.00	\$1,538,554.00
099, ADMINISTRATION	\$54,134.00	\$2,099,500.00	\$54,134.00
9999, Restricted Balance	\$0.00	(\$20,995,000.00)	\$0.00
TEST, BUCKET	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 001

**Activity Title:** ACQUISITION

**Activity Category:**

Acquisition - general

**Project Number:**

001

**Projected Start Date:**

04/01/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQ/REHAB

**Projected End Date:**

04/01/2012

**Responsible Organization:**

CITY OF RENO HOUSING AUTHORITY

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$7,500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$7,500,000.00
<b>Program Funds Drawdown</b>	\$1,513,578.00	\$1,513,578.00
<b>Obligated CDBG DR Funds</b>	\$1,582,155.00	\$1,582,155.00
<b>Expended CDBG DR Funds</b>	\$1,428,174.00	\$1,428,174.00
CITY OF RENO HOUSING AUTHORITY	\$1,428,174.00	\$1,428,174.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

GOAL IS TO ACQUIRE AT LEAST 60 PROPERTIES IN THE FIRST YEAR

The Consortium's goal in the first year is to purchase 60 REO properties utilizing NSP2 funding and additional properties using the \$1 million committed by the Housing Authority of the City of Reno. The Housing Authority of the City of Reno as the lead agency for the Consortium acquired 13 REO properties over the last quarter at a cost of \$1,494,632.13 through the use of NSP2 funds, with 11 more properties under contract and scheduled to close in the near future. These properties are all being purchased for rental purposes and are all for the benefit of persons below 50% of the AMI. The 13 homes acquired are located as follows throughout the various NSP2 target areas:

1. Sun Valley (Census Tract 27.01) - six homes
2. Sparks (Census Tracts 29.02/ 30.00/ 31.06) - three homes
3. Stead (Census Tract 26.06) - two homes
4. Northeast Reno (Census Tract 17.00) - two homes

ACQUISITION OF NATIONAL COMMUNITY STABILIZATION TRUST, HUD, AND MLS FORECLOSURES

The Housing Authority of the City of Reno has used a variety of different sources in order to locate and acquire REO properties

in the target areas. Three sources have been of particular importance in this process: the Northern Nevada Regional MLS, the National Community Stabilization Trust, and the U.S. Department of Housing and Urban Development's HUD Houses program. Of the 13 NSP2 properties, five were purchased through the NNRMLS, six through the National Community Stabilization Trust, and two were HUD owned houses.

#### INTERNAL IMPROVEMENTS HAVE ASSISTED ORGANIZATION EFFORTS

The Housing Authority of the City of Reno has also made various improvements to its acquisition staffing and the acquisition procedures during the past quarter. Due to the high volume of homes being inspected, appraised, and bought, the Housing Authority of the City of Reno has had to develop new and innovative ways to keep everything in order and organize such large amounts of information. Daily property information status reports have been created to help keep key staff members up to date on the NSP2 purchase and rehabilitation process, along with checklists for property purchases/closings and potential residents who are interested in leasing the NSP2 properties. In addition, an informational binder on all the Homeowner Association rules and guidelines has been created to ensure that any rehabilitation that is done conforms to all local Homeowner Association regulations.

#### CORRECTIONS MADE

1. One property that was purchased from Fannie Mae on June 25, 2010 with NSP2 funds should have received a price reduction from Fannie Mae at the closing to meet NSP2 requirements. Once Housing Authority staff realized that this had not occurred, they contacted HUD to seek guidance on how to correct the error. This property was then shifted to the funding category utilizing local funding by the Housing Authority of the City of Reno. At the same time, a property purchased utilizing local funding but meeting all NSP2 requirements was shifted to the NSP2 category to essentially balance out. The impact of this error was an overstatement of expenses in the DRGR Acquisitions Quarterly Performance Report in the amount of \$18,946. This will be rectified in the next reporting period, and final adjustments will be made on the next voucher draw.
2. During this quarter, the Housing Authority of the City of Reno purchased a condo that staff thought would work well in the NSP2 inventory. After further consideration of the rehabilitation costs, this unit has been pulled from the inventory. The impact of this decision results in grants drawn in excess of grant expenditures. This imbalance will be corrected in the next property purchased in July.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	13	0/0	0/0	13/60
# of housing units	0	0	13	0/0	0/0	13/60
# of Households benefitting	13	0	13	13/60	0/0	13/60
# of Persons benefitting	0	0	0	0/210	0/0	0/210
# of Parcels acquired voluntarily	0	0	13	0/0	0/0	13/60
Total acquisition compensation to	0	0	1428174	0/0	0/0	1428174/75000

## Activity Locations

Address	City	State	Zip
2000 Silverada Blvd. #1022	Reno	NA	89512
670 Lyyski	Sparks	NA	89431
7069 Beethoven	Sun Valley	NA	89433
6464 Eskimo Court	Sun Valley	NA	89433
767 Snowdrop Court	Sun Valley	NA	89433
9385 Stoney Creek	Reno	NA	89506
9970 Sandhaven	Reno	NA	89506
215 E. Lincoln Way	Sparks	NA	89431
1162 Calvados	Sparks	NA	89431
1865 Bishop Street	Reno	NA	89512
6365 Zuni Court	Sun Valley	NA	89433
5848 Magenta Court	Sun Valley	NA	89433
6942 Chorale Court	Sun Valley	NA	89433

## 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:**

Planned

**Project Number:**

001

**Project Title:**

ACQ/REHAB

**Projected Start Date:**

02/28/2011

**Projected End Date:**

09/28/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

CITY OF RENO HOUSING AUTHORITY

**Overall****Apr 1 thru Jun 30, 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:****TARGETING THE 50%-120% INCOME GROUP**

The Consortium committed to purchase properties during the first year that will be owned by the Housing Authority of the City of Reno to serve the population under 50% of the Area Median Income. Accordingly, no purchases or rehabilitation have been made using this portion of the funding. This will begin in 2011. By doing so, the Consortium is able to maximize utilization of NSP2 funds rather than using program income.

## 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

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**Grantee Activity Number: 003**

**Activity Title: REHABILITATION**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**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**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$623,125.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$623,125.00
<b>Program Funds Drawdown</b>	\$24,976.00	\$24,976.00
<b>Obligated CDBG DR Funds</b>	\$42,600.00	\$42,600.00
<b>Expended CDBG DR Funds</b>	\$54,449.00	\$54,449.00
CITY OF RENO HOUSING AUTHORITY	\$54,449.00	\$54,449.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 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:

### REHABILITATION OF PROPERTIES IS UNDERWAY

Rehabilitation of properties is underway or completed on all purchases made to date. The Housing Authority of the City of Reno has three maintenance foremen directly overseeing work write-ups, bid preparation and advertising, and oversight of rehabilitation contracts issued for work on each of the properties. Of the 20 purchased, three were fully rehabilitated by the end of the quarter. Two of these homes were purchased with the Housing Authority of the City of Reno's \$1 million and the third was purchased using the direct NSP2 allocation. The completed properties all underwent significant amounts of rehabilitation and were outfitted with several "green" improvements. In addition, five more properties were very close to being completely rehabilitated by the end of the quarter. Total rehabilitation expenditures for the quarter were \$86,543.22 for the 20 properties, \$42,797.14 for the NSP2 funded properties and \$43,746.08 using the Housing Authority of the City of Reno's \$1 million. Due to timing differences in draws, the expenditures do not match with the draws in the Quarterly Performance Report.

### MANY IMPROVEMENTS ARE BEING MADE

In every case, the Housing Authority of the City of Reno is attempting to do whatever repairs are needed and, in many cases, is making significant improvements. This is true both of the buildings and of the landscaping. Significant efforts are being focused on eliminating or reducing lawns and reducing water consumption while providing very attractive landscaping. The rehabilitation has been praised by neighbors and Homeowners Associations. Most recently, on July 8, 2010, the community manager for the Sky Vista Homeowners Association sent an email to David Morton, Executive Director of the Housing Authority of the City of Reno, expressing appreciation for the improvements that have been made to properties in that large subdivision in the Stead target area. In the email she states that "The landscape and transformation some of these homes have gone through is incredible."

The performance measures being reported this quarter significantly understate the amount of rehabilitation actually done on the 13 properties because rehabilitation is only reported as it is completed rather than while in process. Some significant energy improvements, for instance, will not be reported until next quarter due to the timing of the rehabilitation work.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/60
# of housing units	0	0	1	0/0	0/0	1/60
# of Households benefitting	1	0	1	1/60	0/0	1/60
#Energy Star Replacement Windows	0	0	0	0/0	0/0	0/24
#Additional Attic/Roof Insulation	0	0	0	0/0	0/0	0/49
#Efficient AC added/replaced	0	0	0	0/0	0/0	0/10
#Replaced thermostats	0	0	0	0/0	0/0	0/14
#Replaced hot water heaters	0	0	0	0/0	0/0	0/30
#Light Fixtures (indoors) replaced	0	0	0	0/0	0/0	0/37
#Light fixtures (outdoors) replaced	0	0	0	0/0	0/0	0/24
#Refrigerators replaced	0	0	1	0/0	0/0	1/24
#Dishwashers replaced	0	0	0	0/0	0/0	0/12
#Low flow toilets	0	0	0	0/0	0/0	0/14
#Low flow showerheads	0	0	2	0/0	0/0	2/32
#Units with bus/rail access	0	0	1	0/0	0/0	1/60
#Units other green	0	0	19	0/0	0/0	19/24

## Activity Locations

Address	City	State	Zip
6942 Chorale Court	Sun Valley	NA	89433

## 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:**

02/28/2011

**Projected End Date:**

12/31/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

CITY OF RENO HOUSING AUTHORITY

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$653,125.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$653,125.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:

TARGETING THE 50%-120% INCOME GROUP

The Consortium committed to purchase properties during the first year that will be owned by the Housing Authority of the City of Reno to serve the population under 50% of the Area Median Income. Accordingly, no purchases or rehabilitation have been made using this portion of the funding. This will begin in 2011. By doing so, the Consortium is able to maximize utilization of NSP2 funds rather than using program income.

## 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	0/0	0/26
#Additional Attic/Roof Insulation	0	0	0	0/0	0/0	0/51
#Efficient AC added/replaced	0	0	0	0/0	0/0	0/10
#Replaced thermostats	0	0	0	0/0	0/0	0/16
#Replaced hot water heaters	0	0	0	0/0	0/0	0/32
#Light Fixtures (indoors) replaced	0	0	0	0/0	0/0	0/38
#Light fixtures (outdoors) replaced	0	0	0	0/0	0/0	0/26
#Refrigerators replaced	0	0	0	0/0	0/0	0/26
#Dishwashers replaced	0	0	0	0/0	0/0	0/13
#Low flow toilets	0	0	0	0/0	0/0	0/16
#Low flow showerheads	0	0	0	0/0	0/0	0/33
#Units with bus/rail access	0	0	0	0/0	0/0	0/63
#Units other green	0	0	0	0/0	0/0	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

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**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:**

02/28/2011

**Projected End Date:**

12/31/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

CITY OF RENO HOUSING AUTHORITY

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,913,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,913,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
CITY OF RENO HOUSING AUTHORITY	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 up to \$10,000 off of the face value of the home.
- b. Grants - up to \$10,000 in 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:**

The Consortium committed to purchase properties during the first year that will be owned by the Housing Authority of the City of Reno to serve the population under 50% of the Area Median Income. Because of this, no properties for resale purposes to persons between 50% and 120% of the Area Median Income will be acquired during the first year. Accordingly, no required

Homeownership Assistance will occur during the first year.

## 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

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**Grantee Activity Number:** 99

**Activity Title:** ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

099

**Projected Start Date:**

01/14/2010

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Responsible Organization:**

CITY OF RENO HOUSING AUTHORITY

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,099,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,099,500.00
<b>Program Funds Drawdown</b>	\$54,134.00	\$54,134.00
<b>Obligated CDBG DR Funds</b>	\$73,500.00	\$73,500.00
<b>Expended CDBG DR Funds</b>	\$59,640.00	\$59,640.00
CITY OF RENO HOUSING AUTHORITY	\$59,640.00	\$59,640.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**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