

# Action Plan

**Grantee:** City of Reno Housing Authority

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

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<b>Grant Amount:</b>	\$ 20,995,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL</b>	\$ 4,531,246.00
<b>Total Budget:</b>	\$ 25,526,246.00

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## Funding Sources

### No Funding Sources Found

## Narratives

### Executive Summary:

The Consortium's program calls for a significant reduction in the number of vacant foreclosed properties in six census tracts in Reno, Sparks, and Washoe County. Each of these census tracts is heavily impacted by foreclosures, declining prices and distressed properties. The Consortium is working to help resolve the current vacancy problems and address many of those houses that are likely to be vacated during the grant period by utilizing a combination of federal grant money under NSP2, program income, non-federal Housing Authority investment, and, hopefully, investment from the private sector.

The Housing Authority of the City of Reno (RHA), which is the Consortium's lead agency, and the City of Reno administered a small NSP1 grant from the State of Nevada and an Economic Development Grant that impacted 35 homes in or near the NSP2 areas. Under the NSP2 grant, the Consortium was awarded \$20,995,000 to fund a program under which RHA is purchasing up to 200 vacant foreclosed homes in the six heavily impacted census tracts and doing needed rehabilitation, including energy efficient improvements, over a three year period. Over 25% of the initial total funding and program income is being used to benefit persons who are under 50% of the median income through the use of a long term rental program. The remainder of the funding is providing homeownership opportunities for persons under 120% of the median income.

The Consortium is doing a portion of the homeownership program in a rent to own component for persons between 50% and 120% of the area median income. The majority, however, of the homeownership units are being sold outright to eligible families under 120% of the median income with significant discounts, grants and forgivable loans to ensure successful sales even in a very down economy. The Consortium anticipates a loss of at least \$20,000 to \$40,000 per unit to the program, but the remaining sales returns will be used to purchase additional houses in a roll over pattern. This will enable RHA to ultimately purchase up to 200 vacant foreclosed properties in the six census tracts with grant funds and program income.

In addition to this use of grant funds and program income from the sales, RHA has contributed to the program by providing non-grant funding to expand the impact on vacant foreclosures in the targeted census tracts. RHA has used over \$1 million of its own money to buy additional properties in the NSP2 target areas. This non-federal funding was used to purchase properties when it was not possible to go through the time consuming process that is required when expending federal funds.

RHA has set aside up to 100 Housing Choice Vouchers for investors who purchase vacant foreclosed properties in the target census tracts, make energy saving improvements, and submit them to RHA for designation as Project Based Housing Choice Vouchers. The plan was for investors to buy houses in the target areas which would then obtain a 10 year commitment for financial assistance from RHA. This program has not met with success. RHA has proposed purchasing four sample properties to use as showcases, but HUD has not yet approved this and it may not work out.

The net effect of the combination of the NSP2 grant, program income, and RHA's non-federal money should have an impact on the foreclosure crisis over time. The programs have clearly had a positive effect on the target neighborhoods, but home prices are still dropping due to the continuing financial crisis. The xeriscaping and positive changes to the neighborhood have been appreciated by residents and homeowners associations.

The Action Plan was amended as of December 8, 2010. This amendment was purely administrative. It was advertised both on the Housing



Authority's website and at local government buildings and libraries, and it was advertised in both English and Spanish. The amendment is as follows:

The Housing Authority of the City of Reno initially set up the DRGR Action Plan with the following activities:

- Acquisition of rentals to serve the <50% AMI population
- Acquisition of properties to be sold to the middle income population
- Rehabilitation of rentals to serve the <50% AMI population
- Rehabilitation of properties to be sold to the middle income population
- Homeownership Assistance
- Administration

The amended Action Plan reflected the following activities:

- Acquisition and rehabilitation of rentals to serve the <50% AMI population
- Acquisition and rehabilitation of properties to be sold to the middle income population
- Homeownership
- Administration

The proposed amendment was open for comment for eighteen days and no one submitted any comments.

The Action Plan was amended again as of January 28, 2011. This amendment was purely administrative. It was advertised both on the Housing Authority's website and at local government buildings and libraries, and it was advertised in both English and Spanish. The amendment is as follows:

The Housing Authority of the City of Reno initially set up the DRGR Action Plan with the following activities:

- Acquisition and rehabilitation of rentals to serve the <50% AMI population
- Acquisition and rehabilitation of properties to be sold to the middle income population
- Homeownership
- Administration

The amended Action Plan reflected the following activities:

- Acquisition and rehabilitation of rentals to serve the <50% AMI population
- Acquisition, rehabilitation, and homeownership assistance for properties to be sold to the middle income population
- Administration

The proposed amendment was open for comment for fifteen days and no one submitted any comments.

In preparation for the end of the second year of the NSP2 grant, RHA reviewed the budgeted amounts for all activities and determined that the Administration activity, 099, was overbudgeted. With HUD's concurrence, in February 2012 RHA moved \$450,000 from Activity 099, Administration, to Activity 003, Acquisition and rehab of properties for families under 50% of the Area Median Income. This allows RHA to purchase more houses for this Activity. This accounts for only about 2.14% of the total budget for NSP2, so an amendment was not required.

### **Target Geography:**

The Consortium has identified six census tracts in Washoe County, Nevada. These are census tracts 17.00, 26.06, 27.01, 29.02, 30.00, and 31.06.

### **Program Approach:**

#### 1. The Consortium's overall Neighborhood Stabilization Program 2 approach

The Consortium's program is simple. We plan to significantly reduce the vacancy problem in six census tracts with a combination of public and private investment. We are in the process of buying up to 200 vacant homes with NSP2 funding, doing needed rehabilitation and energy upgrades where applicable, and (1) renting at least 60 of these to persons under 50% of the median income, and (2) entering into rent to own agreements or outright sales of the remaining homes to persons between 50% and 120% of the median income. All purchasers of these homes are receiving counseling by the Consumer Credit Affiliates, and each is receiving significant discounts, including grants and forgivable loans, to expedite these sales. The up to 200 purchases will be carried out both with initial grant funding and with program income from the rentals and sales. We believe that our efforts in buying this many vacant foreclosed properties in the census tracts in the three year grant period should help stabilize the target neighborhoods. This stabilization will be further aided by the following:

- a. The private investment of over \$1 million by RHA from non-federal sources has been used to purchase vacant properties in the designated census tracts which have enabled us to buy properties expeditiously when it was not possible to move quickly with federal funds.
- b. The private investment of \$12 to \$13 million will hopefully be included by providing investors with a financial incentive to purchase and rehabilitate vacant properties in the neighborhoods. The Consortium is attempting to achieve this by utilizing a program currently operated by the Housing Authority of the City of Reno (RHA), the Housing Choice Voucher Program. Under current HUD regulations, RHA can designate up to 15% of its Housing Choice Vouchers as project based if it wishes to do to. To date, RHA has utilized this option only once, for seven houses owned by a nonprofit group in Northeast Reno. RHA, as the lead agency, has set aside up to 100 of its 2,492 Housing Choice Vouchers to be used to project base Housing Choice Voucher assistance to specific properties in the NSP2 target areas. Unfortunately, this



program has not met with success. RHA has since proposed purchasing four sample properties to use as showcases, but HUD has not yet approved this and it may not work out.

## 2. Uses of funds and firm commitments

a. The overriding goal is the purchase and rehabilitation of vacant and foreclosed homes. We are utilizing the National Community Stabilization Trust where possible to carry out the purchases. This worked out well for us in NSP1. In addition, RHA is purchasing FHA properties where possible and is utilizing local real estate firms to identify other properties.

There have been considerable rehabilitation costs as we have carried out both needed repairs and attempted to make the properties more energy efficient. Most of this has been contracted out to local contractors, but some repairs are being done with part or full time maintenance employees working directly for RHA.

The rental of 56 of these houses is being handled by the Housing Authority of the City of Reno. Five more have been transferred to the Nevada Rural Housing Authority (NRHA) for them to operate, and five more may be transferred at a later date. In both cases, there is a 20 year obligation period for the properties to be occupied by families under 50% of the median income.

The remainder of the properties will either be sold outright or put in a rent to own program. Using the rent to own option will guarantee successful and timely occupancy of all houses, as there are many families who would be eligible to purchase except for credit issues. The rent to own program gives them time to address this. In any event, all of these are ultimately being re-sold to eligible families under 120% of the median income. Each family purchasing a home outright would be eligible for a combination of initial discounts, grants, and a forgivable loan. The \$15,000 forgivable loan will be forgiven at a rate of \$1,000 per year so long as the family does not sell the property, move out, refinance, etc.

Homebuyers can use conventional loan financing so long as it is a fixed rate 15-30 year loan. Charles Schwab Bank, a for profit partner of the Consortium, is expected to finance many of the loans, especially for families under 100% of the median income. Nevada Rural Housing Authority has an impressive first time homebuyer program that can also be utilized by home buyers. Both Charles Schwab Bank and Nevada Rural Housing Authority have grants that may be able to supplement NSP2.

b. The financing available from Charles Schwab Bank and Nevada Rural Housing Authority is obligated for the activity, but is not set aside exclusively for the Consortium. Some of it will be spent on eligible clients outside of the NSP2 census areas. The Reno Housing Authority has utilized over \$1 million of its own non-federal funding for the purchase of additional properties in the NSP2 census tracts.

c. No demolition will be carried out using NSP2 funding. If any demolition does take place it will be done by the Reno Housing Authority utilizing non-federal funds.

## 3. Budgeting and the generation of program income - The budgeted amounts in the DRGR system are representative of both the federal funding received under the NSP2 grant and the expected program income.

Program income comes from the net rental income from properties rented to persons below 50% AMI and the sales proceeds from houses sold to persons below 120% AMI. The Consortium will receive a large amount of program income over the three year grant period and has planned accordingly to dispose of it before drawing down any more federal funds. The turnover and resale of houses is a cornerstone to the Consortium's NSP2 program. Under the projected market conditions, the Consortium plans to address up to 200 homes with the combination of federal funds and program income.

### **Consortium Members:**

#### 1. Non-Profit Members

Housing Authority of the City of Reno  
Name/Title: David Morton, Executive Director  
Address: 1525 E. 9th Street, Reno, Nevada 89512  
Phone: 775-329-3630  
Fax: 775-786-1712

City of Reno:  
Name/Title: Maureen McKissick, Grants and Fund Development Manager  
Address: PO Box 1900, Reno, NV 89505  
Phone: 775-334-2253  
Fax: 775-334-4934

Consumer Credit Affiliates:  
Name/Title: Jill Perry, Director of Northern Nevada  
Address: 3100 Mill Street #111, Reno, NV 89502  
Phone: 775-337-6363  
Fax: 775-337-6348

Nevada Rural Housing Authority:  
Name/Title: Gary Longaker, Executive Director  
Address: 3695 Desatoya Drive, Carson City, NV 89701



Phone: 775-887-1795  
Fax: 775-887-1798

## 2. For-Profit Members

Charles Schwab Bank:  
Name/Title: Nancy E. Brown, Senior Manager Community Development  
Address: 5190 Neil Rd., Ste 300, Reno, NV 89502  
Phone: 775-689-6830

### How to Get Additional Information:

For additional information, please contact David C. Morton, Executive Director of the Housing Authority of the City of Reno.

Phone: 775-329-3630 ext. 201  
Fax: 775-786-1712  
Email: Dmorton@renoha.org

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001	ACQ/REHAB	001	CANCELLED - ACQUISITION
		002	CANCELLED - ACQUISITION
		003	ACQUISITION AND REHABILITATION
		004	ACQUISITION, REHAB, AND
099	ADMINISTRATION	99	ADMINISTRATION
9999	Restricted Balance		<i>No activities in this project</i>
TEST	BUCKET		<i>No activities in this project</i>

## Activities



**Grantee Activity Number: 001**  
**Activity Title: CANCELLED - ACQUISITION**

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Cancelled

**Project Number:**  
 001

**Project Title:**  
 ACQ/REHAB

**Projected Start Date:**  
 04/01/2010

**Projected End Date:**  
 04/01/2012

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

**Total Budget:** \$ 0.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
# of Permanent Jobs Created				0.0

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 CITY OF RENO HOUSING AUTHORITY

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
CITY OF RENO HOUSING AUTHORITY	Local Government	\$ 0.00

**Location Description:**

This activity has been combined with Activity 003.

**Activity Description:**

This activity has been combined with Activity 003.



**Grantee Activity Number: 002**  
**Activity Title: CANCELLED - ACQUISITION**

**Activity Type:**

Acquisition - general

**Activity Status:**

Cancelled

**Project Number:**

001

**Project Title:**

ACQ/REHAB

**Projected Start Date:**

02/28/2011

**Projected End Date:**

09/28/2012

**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:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
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# of Households

0.0

# of Permanent Jobs Created

0.0

**Proposed Accomplishments**

**Total**

# of Housing Units

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO HOUSING AUTHORITY

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF RENO HOUSING AUTHORITY

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**

This activity has been combined with Activity 004.

**Activity Description:**

This activity has been combined with Activity 004.





**Grantee Activity Number: 003**  
**Activity Title: ACQUISITION AND REHABILITATION**

**Activity Type:**

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:**

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

**Total Budget:** \$ 9,644,995.11

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 9,644,995.11

**Environmental Assessment:**

UNDERWAY

**Program Income Account:**

RENO HOUSING AUTHORITY

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	64	64		100.00
# of Households	64	64		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	64
# of Housing Units	64
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units $\neq$ other green	24
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	60
#Low flow showerheads	32
#Low flow toilets	14
#Units with solar panels	
#Dishwashers replaced	12
#Clothes washers replaced	
#Refrigerators replaced	24
#Light fixtures (outdoors) replaced	24
#Light Fixtures (indoors) replaced	37
#Replaced hot water heaters	30
#Replaced thermostats	14
#Efficient AC added/replaced	10
#High efficiency heating plants	
#Additional Attic/Roof Insulation	49
#Energy Star Replacement Windows	24



**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

CITY OF RENO HOUSING AUTHORITY

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
CITY OF RENO HOUSING AUTHORITY	Local Government	\$ 9,547,928.00

**Location Description:**

Acquisition, 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 Description:**

The overriding goal was the purchase and rehabilitation of a minimum of 60 vacant and foreclosed homes within the six census tracts. We utilized the National Community Stabilization Trust to access bank owned, Fannie Mae, and Freddie Mac properties to carry out these purchases. In addition, however, we purchased FHA properties when possible and purchased other foreclosed properties on the open market.

The rehabilitation performance measures were based on the rehabilitation standards adopted in the application.

The Consortium's housing rehabilitation standards as a base adhered 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 did not carry out any new construction, but we had a few situations where gut rehabilitation was required. In these cases, our rehabilitation complied with the Energy Star Qualified New Home Standards set forth in the NOFA where applicable.

The vast majority of work being carried out involved a variety of minor to moderate rehabilitation activities on existing homes. Where replacements were needed, we attempted 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, were also installed when replacements were carried out.

Where properties had large areas of turf, efforts were made to replace significant portions of this with sustainable and energy efficient landscaping. Any new irrigation systems installed were low volume, non-spray irrigation systems. Each new tenant received a walk-through which included instructions on how to operate the energy and water efficient systems.



**Grantee Activity Number: 004**  
**Activity Title: ACQUISITION, REHAB, AND HOMEOWNERSHIP ASSISTANCE**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 001

**Projected Start Date:**  
 02/28/2011

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

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 ACQ/REHAB

**Projected End Date:**  
 12/31/2012

**Total Budget:** \$ 14,149,201.51

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 14,149,201.51

**Program Income Account:**  
 RENO HOUSING AUTHORITY

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	140		25	17.86
# of Households	140		25	17.86

Proposed Accomplishments	Total
# of Singlefamily Units	140
# of Housing Units	140
Activity funds eligible for DREF (Ike Only)	
#Units & other green	59
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	140
#Low flow showerheads	75
#Low flow toilets	36
#Units with solar panels	
#Dishwashers replaced	29
#Clothes washers replaced	
#Refrigerators replaced	59
#Light fixtures (outdoors) replaced	59
#Light Fixtures (indoors) replaced	86
#Replaced hot water heaters	18
#Replaced thermostats	36
#Efficient AC added/replaced	22
#High efficiency heating plants	15
#Additional Attic/Roof Insulation	92
#Energy Star Replacement Windows	59



**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

CITY OF RENO HOUSING AUTHORITY

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
CITY OF RENO HOUSING AUTHORITY	Local Government	\$ 9,867,375.00

**Location Description:**

Rehabilitation, reconstruction, and homeownership assistance 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 Description:**

The overriding goal is the purchase and rehabilitation of up to 63 vacant and foreclosed homes within the six census tracts with NSP2 funds and up to an additional 77 vacant and foreclosed homes within the six census tracts with program income from NSP2 activities. We are utilizing the National Community Stabilization Trust to access bank owned, Fannie Mae, and Freddie Mac properties to carry out these purchases. In addition, however, we are purchasing FHA properties when possible and have purchased other foreclosed properties on the open market.

The rehabilitation performance measures are based on the rehabilitation standards adopted in the application. The numbers are projections of what the Consortium plans to address when rehabilitating the homes, with a base of up to 63 homes being rehabilitated. Exact numbers are being generated from what rehabilitation is needed in the actual properties.

The Consortium's housing rehabilitation standards 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 have a few situations where gut rehabilitation is required. In these cases, our rehabilitation complies with the Energy Star Qualified New Home Standards set forth in the NOFA where applicable.

The vast majority of work being carried out involves a variety of minor to moderate rehabilitation activities on existing homes. Where replacements are needed, we are attempting 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, are also being installed when replacements are carried out.

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

In addition to acquisition and rehabilitation activities, homeownership assistance is included in this Activity. Homeownership assistance is available to eligible families under 120% of the median income that choose to purchase an NSP2 home. Significant discounts, grants, and forgivable loans are being given to aid the homeowner in purchasing the property, and all purchasers of these homes are provided counseling by the Consumer Credit Affiliates.

a. Initial Discounts - The sales price is set at the lower of the current appraised value or the cost of purchasing and rehabilitating the property. In virtually every case, this has resulted in extremely attractive pricing. To date, there have been no difficulties in selling these properties.

b. Grants - \$5,000 in grants are being given to families purchasing NSP2 properties. The grants are used to increase the affordability of the properties and ensure successful sales even in a down economy.



c. Forgivable Loans - \$15,000 forgivable loans are being 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 is providing 36 credit counseling classes over the grant period to educate homebuyers in financial literacy, budget issues, and housing issues.

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**Grantee Activity Number:** 99  
**Activity Title:** ADMINISTRATION

**Activity Type:**

Administration

**Project Number:**

099

**Projected Start Date:**

01/14/2010

**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:**

02/11/2013

**Total Budget:**

\$ 1,732,049.38

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 1,732,049.38

**Program Income Account:**

RENO HOUSING AUTHORITY

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CITY OF RENO HOUSING AUTHORITY

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

CITY OF RENO HOUSING AUTHORITY

**Organization Type**

Local Government

**Proposed**

\$ 2,099,500.00

**Location Description:**

**Activity Description:**



## Action Plan History

Version	Date
B-09-CN-NV-0055 AP#1	02/28/2012
B-09-CN-NV-0055 AP#2	02/15/2012
B-09-CN-NV-0055 AP#3	12/09/2010
B-09-CN-NV-0055 AP#4	03/29/2011
B-09-CN-NV-0055 AP#5	01/30/2012

