



Department of Neighborhood Services

City of Las Vegas Neighborhood Stabilization Plan Presentation and Update

City Council Presentation

July 15, 2009



(update) NSP-1 Summary

- The Neighborhood Stabilization Program (NSP-1) was funded with \$3.9 billion from the 2008 HERA Act, to address foreclosures.
- City Council approved the plan submitted to HUD on December 1, 2008.
- The City received a total of \$20.6 million.



(update) NSP 1 Funding non competitive

Direct Formula Allocation

\$14,775,270

Portion of State Allocation

\$ 3,930,349

Pilot Project w/ State

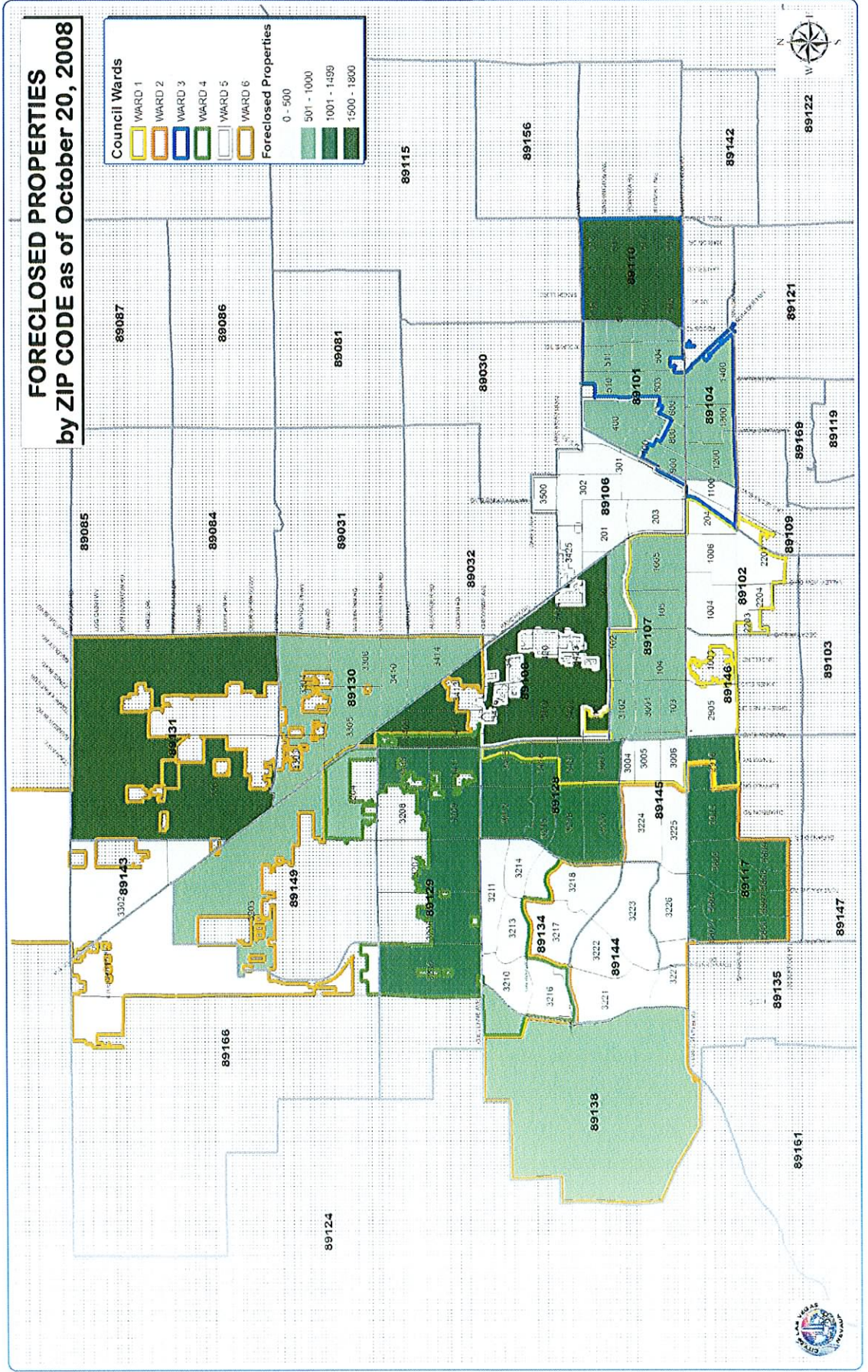
\$ 2,000,000

Total Allocation

\$20,695,619



City of Las Vegas: Zip Codes with Greatest Number and Percentage of Foreclosures





(update) NSP 1 Funding Distribution

• Homebuyer Program	\$ 7,403,684
• Lease to Own	\$ 5,403,684
• Scattered Site Housing	\$ 5,085,364
• Professional Services	\$ 1,000,000
• Administration	<u>\$ 1,802,887</u>
Total	\$20,695,619



(update) NSP 1

- NSP 1 approval - February 2009
- Implementation Phase – 3 months
 - Formal agreements
 - building the programs
 - RFP's and securing services



Competing Priorities

– Simultaneously, staff resources were redirected to apply for other stimulus funded ARRA programs:

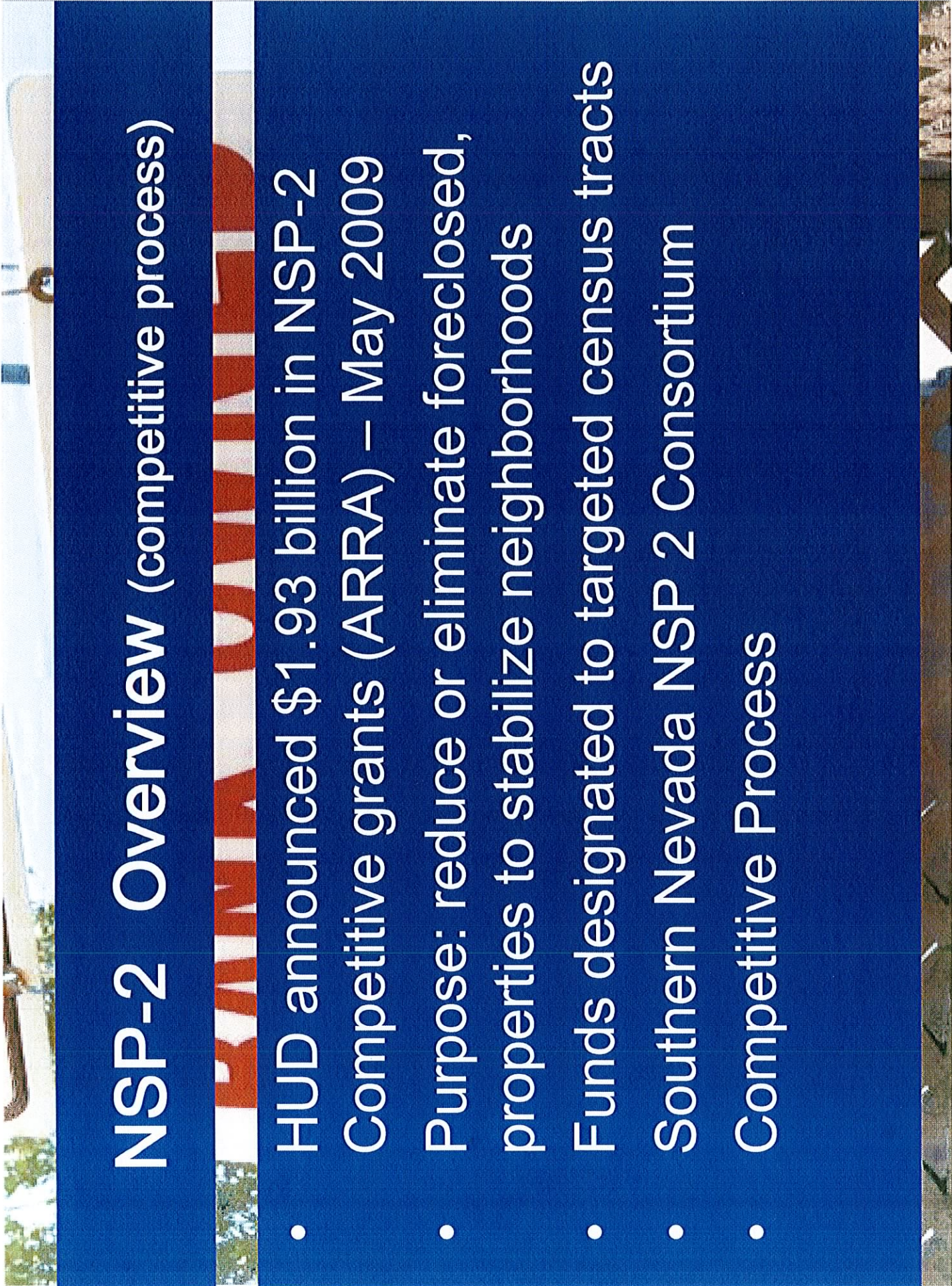
- HPRP May 18, 2009
- CDBG-R June 5, 2009
- NSP-2 July 17, 2009



Competing Priorities

NSP 1 operational:

- Homebuyer Program – Aug/Sept 2009
- Scattered Site Program - October 2009
- Lease to Own Program – October 2009

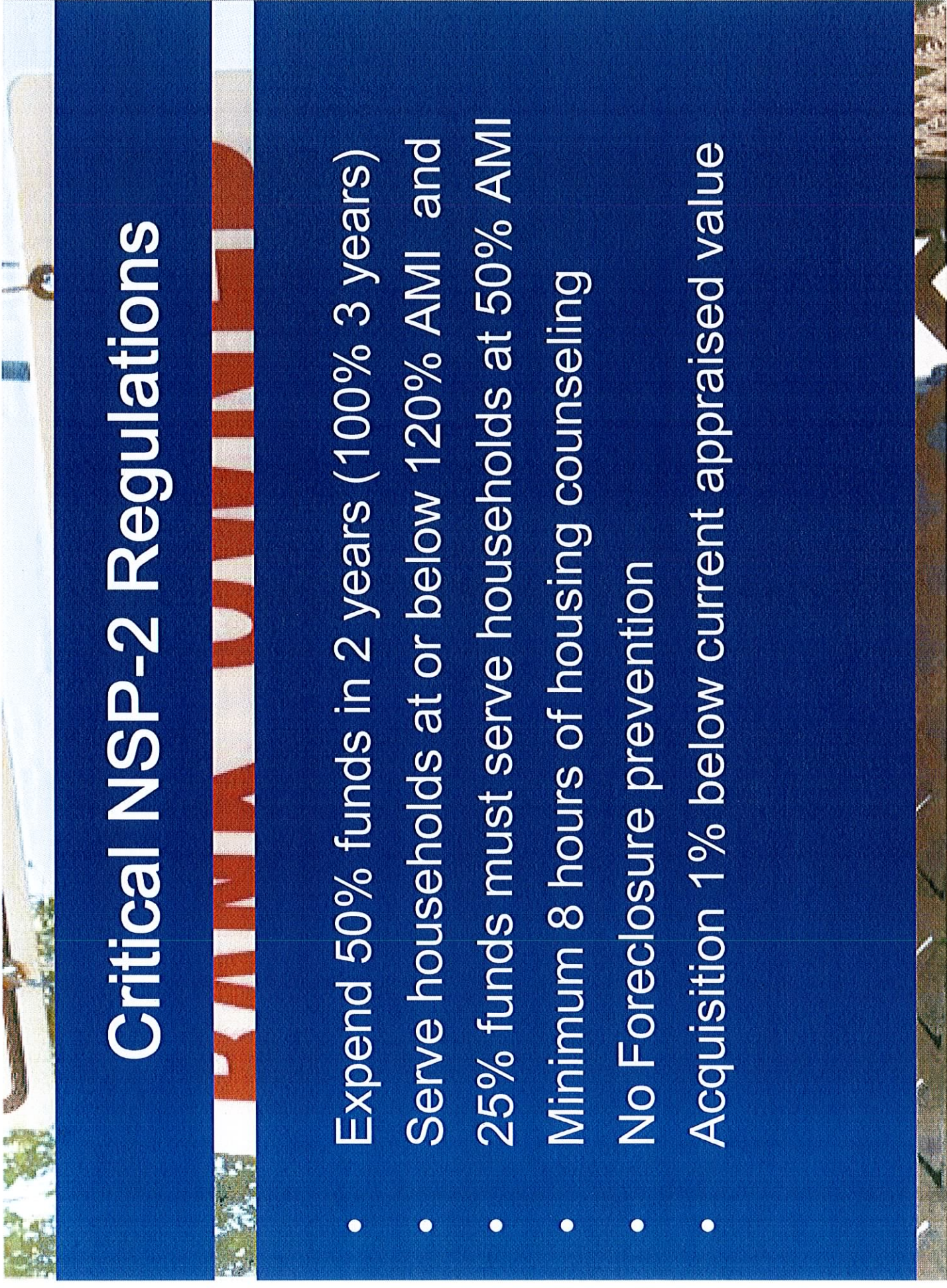


NSP-2 Overview (competitive process)

- HUD announced \$1.93 billion in NSP-2 Competitive grants (ARRA) – May 2009
- Purpose: reduce or eliminate foreclosed, properties to stabilize neighborhoods
- Funds designated to targeted census tracts
- Southern Nevada NSP 2 Consortium
- Competitive Process

NSP-2 Summary

- Southern Nevada NSP2 Consortium
 - City of Las Vegas - \$102,648,000
 - City of North Las Vegas - \$120,015,000
 - City of Henderson - \$44,360,000
 - Clark County - \$100,275,000
- The Consortium is requesting an aggregate total of \$367,298,000



Critical NSP-2 Regulations

- Expend 50% funds in 2 years (100% 3 years)
- Serve households at or below 120% AMI and
- 25% funds must serve households at 50% AMI
- Minimum 8 hours of housing counseling
- No Foreclosure prevention
- Acquisition 1% below current appraised value



Strategies and Activities (NSP-2)

- The NSP-2 Application proposes distribution of \$102,648,000 to operate four stabilization programs within the City of Las Vegas:
 - Homebuyer Assistance
 - Acquisition/Rehabilitation/Resale
 - Acquisition/Rehabilitation/Rental
 - Redevelopment



Strategies and Activities (NSP-2)

- Homebuyer Assistance Program – Up to \$50,000 subsidy and housing rehabilitation to households earning 120% AMI
- Acquisition/Rehab/Resale Program – Acquire, rehabilitate if needed and resale to households earning 120% AMI at an affordable price not exceeding 30% of the household's annual income

Strategies and Activities (NSP-2)

- Acquisition/Rehabilitation/Rental Program:

Acquire, rehabilitate if needed and rent to households earning between 80% and 120% AMI and households earning 50% AMI at a rate not to exceed 30% of their annual income

*(25% of funds must serve households at 50% AMI)



Strategies and Activities (NSP-2)

- **Redevelopment Program** – The City will acquire previously developed or foreclosed upon property for the purpose of constructing new affordable rental housing for households earning between 80% and 120% AMI
- **Administration** – Up to 10% of NSP-2 funds may be used for administration and planning costs associated with the neighborhood stabilization activities over the 3 year program period to include staff salaries, training, professional services.

*(city has limited its request to 5%)



NSP-2 Timeframes

- The NSP-2 application must be submitted to HUD by July 17, 2009
- The Southern Nevada NSP2 Consortium provided a 10 day public comment period, which began on July 1, 2009
- The application must score at least 115 points out of a possible 150 points to be eligible for award
- Successful Consortium applicants must submit approved funding agreements to HUD by December 1, 2009



City of Las Vegas Neighborhood Stabilization Plan

Contact Neighborhood Services
at 229-2330

Foreclosure Information and Intervention Services
Helpline
229-HOME (4663)

www.lasvegasnevada.gov/foreclosure

