

Grantee: Washoe County, NV

Grant: B-11-UN-32-0002

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-11-UN-32-0002

Obligation Date:**Award Date:****Grantee Name:**

Washoe County, NV

Contract End Date:

03/16/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$1,735,918.00

Grant Status:

Active

QPR Contact:

Stephen Shipman

LOCCS Authorized Amount:

\$1,735,918.00

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,735,918.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Revised NSP3 Action Plan

>Summary of February 2013 Amendment:

Washoe County is updating its NSP3 Action plan to better reflect the County plan for NSP3 funding. As project planning and implementation has progressed, the County has determined that several changes are in order. These are primarily necessitated by the actual costs of construction based on bids and updated costs estimates and a thorough underwriting analysis of the primary rental project being developed by the County. As further outlined below, the County is updating its provisions related to Ensuring Continued Affordability and the Definition of Affordable Rents. In both cases, the updates are intended to clarify prior provisions, eliminate minor internal inconsistencies, and provide for operational flexibility in the future.

Based on updated cost estimates and actual bids, the County is also proposing changes to the structure of the anticipated scattered site rental development included in prior versions of this plan. Rather than be entirely restricted to tenants at or below 50% of the area median income (AMI), the project will be adjusted to include some units targeted to households with incomes of up to 120% AMI. Including units at higher rents will improve the overall financial viability of the development over time and provide operational flexibility. Based on available funding, including \$550,000 from the State of Nevada (not including another \$24,000 for administrative costs), the project itself is now projected to consist of up to 10 total units, of which four 1-bedroom units will be 50% AMI units, three 2-bedroom units will be 50% AMI units, and three 2-bedroom units will be 120% AMI units.

Additionally, the County has adjusted its plans relative to the long-term ownership and operations of the anticipated scattered site rental development included in prior versions of this plan. While the County will continue to act as the developer for this project, including building sites on Spokane Avenue in Reno and Zephyr Way in Sparks, it intends to transfer ownership of the project shortly after completion and lease-up to a local nonprofit community development corporation. The County intends to solicit a new owner-operator through an RFP process and will secure the NSP3 investment in the project through both a deed restriction and financing documents.

Finally, based on current cost projections, the County is amending the overall scope of projected activity. Nearly all available NSP3 funding will be used toward the rental project on Spokane and Zephyr. If enough funding is available once final bids for this project are available, the County will seek to acquire additional foreclosed, abandoned, or vacant residential property and build or rehabilitate additional units that would be added to the scattered site rental project or sold to NSP-eligible buyers.

Consistent with HUD requirements, Washoe County provided public notice of this amendment of its NSP Action Plan by publishing a Public Notice on Friday, March 15, 2013 in the Reno Gazette Journal, a publication of general circulation, and by a posting on the County website at www.washoecounty.us. The public comment period ran for 15 days, expiring on March 31, 2013.

>No Public Comments were recieved.

PRIOR ACTION PLAN TEXT:

This action plan is Wash

Summary of Distribution and Uses of NSP Funds:

e County's first substantial amendnt to its NSP3 plan. All previous actions plans will remain available at www.washoecounty.us/comdev. This amendment adds Redevelopment as an eligible use and slightly alters the boundary of the target neighborhood. These changes are necessary in order to acquire property within the NSP3 required timelines. While there appear to be numerous foreclosures in the original target area, current regulations in Nevada regarding the foreclosure process are slowing the movement of these units to market. We continue to believe these units will eventually become available but in the meantime it is necessary for us to find other more readily available opportunities. By expanding the target area and the eligible uses of the funds, Washoe County will be able to move more rapidly to implement the NSP3 grant. In order to ensure adequate funds for the new opportunities, Washoe County is re-evaluating its currently approved activity to rehabilitate a unit it currently owns at 1361 10th street. This approved activity may become an option again in the future should funds allow.



Should it decide to pursue this activity the county will undergo the proper amendment process to re-activate this activity. Washoe County followed the same Citizen Participation Plan it followed for the original submittal for NSP3 funds. This includes conducting a public meeting, publishing notice, posting in numerous locations, and making the plan available in several locations including the county's NSP3 webpage. To date, no members of the public have chosen to comment on Washoe County's NSP3 plan or activities.

Washoe County's NSP3 funds will be supplemented with \$400,000 in State of Nevada NSP3 funds. This will result in a total of \$1,962,327.00 in funds available for program activities. A pro-rated division of these funds results in 80 percent of funds attributed to Washoe County and the remaining 20 percent contributed by the State of Nevada. Washoe County's first NSP3 Action Plan focused on only Eligible Use B, or Acquisition and Rehabilitation of Foreclosed units. This amended Action Plan, in addition to slightly expanding the boundaries of the target neighborhood, also adds Eligible Use E, or Redevelopment of Vacant Parcels. The new map is entitled NSP3 Target Area 2, and is given the HUD Neighborhood ID number 7143829. The Map and the HUD generated data sheet, including the census tract numbers, is an attached document to the specific activities listed later in the action plan.

Washoe County intends to produce a total of 12 units. Washoe County will be credited for 9 units, and the State of Nevada will be credited with funding 3 units. The distribution of funds is as follows.

1. Acquire three vacant parcels in a failed subdivision and subsequently construct a duplex on each parcel for a total of 6 units.
2. Construct a four-plex designed for seniors on a vacant parcel currently owned by Washoe County.
3. Acquire and rehabilitate 2 foreclosed units.

Rehabilitation and new construction (redevelopment) will result in energy efficient units that meet the "Build Green" construction standards of the National Association of Home Builders. All units will be made available to LH-25 qualified families, seniors, aging out foster youth, and other tenants. Ten

Summary of Distribution and Uses of NSP Funds:

ants will generally already be clients of the Washoe County Social Services Department.

How Fund Use Addresses Market Conditions:

Response:

Supply: Washoe County Assessor data indicates that the supply of single family and multi family units in foreclosure is substantial. While the HUD mapping tool has been used extensively in our search for a target neighborhood, the unfortunate truth is that it was not difficult to draw small, medium, and large neighborhoods that easily met the minimum needs score for the state of Nevada (17). In fact only one of the neighborhoods we tested did not meet the minimum score.

In order to have a meaningful impact, this program will attempt to focus the expenditure of funds in micro areas within the identified target area as defined on the NSP3 map provided. Our target area identification process involved reviewing the locations of foreclosures (county assessor data) and matching those areas with other variables (transit, employment, etc.). The acquisition and rehabilitation of targeted properties will help to remove the inherent instability and risk involved with foreclosed properties, and in turn will help to stabilize the local market and encourage further private investment. The redevelopment of vacant properties in the target area will have a similar investment inducing impact.

Demand: The program design is focused on providing homes to families already receiving case management and supportive services from the Washoe County Social Services Department, Children's Services Division. Families will be referred to the program through an existing comprehensive assessment process which will identify housing as a primary risk and safety factor. Housing is a primary risk factor in over 80 percent of all families served by the Department related to reports of neglect. In addition, the identified target neighborhood area represents one of the highest rates of referral and resulting need for services. The demand for housing from these clients far outpaces the supply of available units. Vacancy is not anticipated to be a barrier to the successful implementation of this program.

Ensuring Continued Affordability:

Ensuring Continued Affordability:

>As Revised by February 2013 Amendment: Washoe County will adopt the minimum affordability period requirements of the HOME program found at 24 CFR 92.252(e) for any rental properties developed and the requirements from 24 CFR 92.254 for any units developed for sale to income eligible homebuyers.

PRIOR ACTION PLAN TEXT:

This program will adopt, at a minimum, the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254 for long term affordability, with priority given to properties committed for longer periods. A minimum of 15 years if over \$15K investment.

Definition of Blighted Structure:

A building or structure, used or intended to be used for residential, commercial, industrial or other purposes, or and combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

1. Defective design and character of physical construction.
2. Faulty arrangement of the interior and spacing of building.
3. Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
4. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

Washoe County will not be using federal funds from this grant to purchase and demolish structures. If demolition were necessary, we would use Nevada Revised Statutes, Title 18, Chapter 231 to expand the definition of blighted found above.

Definition of Affordable Rents:

Definition of Affordable Rents:

>As Revised by February 2013 Amendment: The program will adopt, as affordable, maximum rents that do not exceed those established by 24 CFR 92.252(a)(1) (i.e. the calculated 65% Rent as published by the HOME program, unlimited by the Fair Market Rent). Additionally, rents will be calculated consistent with 24 CFR 92.252(c) and adjusted annually per the requirements of 24 CFR 92.252(f).



PRIOR ACTION PLAN TEXT:

The program will utilize the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) and 92.254. The program will utilize low HOME rents as determined by HUD.

Housing Rehabilitation/New Construction Standards:

Housing rehabilitation standards will generally seek to 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, Mechanical Code, and the National Electrical Code.

An energy and water efficiency plan will be required for all properties acquired and rehabilitated or newly constructed with NSP3 funds. At a minimum, the standards for rehabilitation will be the Energy Star standards identified in the NSP3 guidelines. We have adopted the "Build Green" program of the National Association of Home Builders for new construction and rehabilitation. In all instances, we will seek to implement these standards.

The vast majority of rehabilitation work being carried out will involve a variety of minor to moderate activities to be carried out in existing structures. Where replacements are needed, we will seek to replace older obsolete products and appliances such as windows, doors, lighting, air conditioning units, and refrigerators with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will also be installed when replacements are being carried out.

Washoe County anticipates all acquired units will be vacant. However, should the need arise, Washoe county will adhere to its relocation and anti-displacement policies, which reflect all current Federal standards.

Vicinity Hiring:

The Washoe County NSP3 program will, to the maximum extent possible provide for the hiring of individuals who reside in the vicinity of the NSP3 projects (in the target neighborhood area). This will include requiring all contractors and sub-contractors that work on these projects to provide notice of all hiring be posted at a minimum of three public locations within the neighborhood, in both English and Spanish.

Additionally in order to further the vicinity hiring requirement all contractors and sub-contractors will be required to provide preference in hiring to applicants living in the target neighborhood area, when all other qualifications are equal.

Procedures for Preferences for Affordable Rental Dev.:

Procedures for Preferences for Affordable Rental Dev:

The Housing Element of the Washoe County Master Plan contains numerous policies and action programs to support, promote, and incentivize the development of affordable housing. These policies and programs include the removal of regulatory barriers, providing for increased density, and providing incentives (including density incentives) to develop affordable housing. The Washoe County Housing Element can be accessed at the following link:

http://www/comdev/publications_maps_products/comdevplan/comdevplan_index.htm

Grantee Contact Information:

Eric Young
eyoung@washoecounty.us
775-328-3613
PO box 11130
Reno NV 89520.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,735,918.00
Total Budget	\$0.00	\$1,735,918.00
Total Obligated	\$0.00	\$1,735,918.00
Total Funds Drawdown	\$0.00	\$1,735,918.00
Program Funds Drawdown	\$0.00	\$1,735,918.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,735,918.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$260,387.70	\$0.00
Limit on Admin/Planning	\$173,591.80	\$44,289.00
Limit on State Admin	\$0.00	\$44,289.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$173,591.80	\$44,289.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$433,979.50	\$917,685.00

Overall Progress Narrative:

Over the course of the last three months, the NSP3 program has continued to market the remaining units on Spokane Street, working to fill the four units with tenants. The original marketing plan was adjusted (reducing the rent) based on the inability to fill the units. This change was the reduction of the rent by \$8. Originally the rent was set at \$603, and in discussion with the property manager, it was suggested that housing availability search engines sorting mechanisms are often set at even dollar increments. By dropping the rent from \$603 to \$595, it was thought that the program would be able to capture those tenants looking for a unit under the \$600 threshold. This change did not increase the number of applicants. As a result, another push was done to resend the availability of the units through case managers and social workers in Senior Services and partner agencies. Unfortunately, the client base in these programs generally do not meet the lower income threshold for the units. During the early part of the quarter a single tenant was identified through a local veterans resources organization, and the first Spokane tenant started occupancy in mid July. Efforts to fill the units continue.

The Zephyr units were rented out almost as soon as they were put on the market. Several of the tenants were recipients of Reno Housing Authority (RHA) housing vouchers, which reinforced that the marketing plan was reaching the appropriate tenant base.

Once the final units at Spokane are filled, the team plans to proceed to close out the grant.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
One, administration	\$0.00	\$44,289.00	\$44,289.00
Three, Redevelopment of Vacant parcels.	\$0.00	\$1,691,629.00	\$1,691,629.00



Activities

Project # / Title: One / administration

Grantee Activity Number: 2

Activity Title: Administration

Activity Category:

Administration

Project Number:

One

Projected Start Date:

06/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

administration

Projected End Date:

03/16/2014

Completed Activity Actual End Date:

Responsible Organization:

Washoe County

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$44,289.00
Total Budget	\$0.00	\$44,289.00
Total Obligated	\$0.00	\$44,289.00
Total Funds Drawdown	\$0.00	\$44,289.00
Program Funds Drawdown	\$0.00	\$44,289.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$44,289.00
Washoe County	\$0.00	\$44,289.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Note: The County will also receive \$24,000 in NSP3 administrative funding from the Nevada State Housing Division, however, due to DRGR issues, we have been advised not to include that funding in the budget until a system update has been completed.

General Administration and planning activities associated with implementation of NSP3.

Location Description:

N/A

Activity Progress Narrative:

The primary activities for this quarter has been coordinating the financial reports between the property manager and the comptrollers. The focus has been breaking out costs between the two properties in order to facilitate effective cost accounting.



addition, as the operation of housing is a new business line for Washoe County, staff has been navigating the accounting rules in order to make sure the County is following all applicable federal and state rules governing the affordable housing.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Project # / Title: Three / Redevelopment of Vacant parcels.

Grantee Activity Number: 3

Activity Title: Zephyr Way LH25

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

Three

Project Title:

Redevelopment of Vacant parcels.

Projected Start Date:

07/15/2012

Projected End Date:

03/16/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Washoe County

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$219,921.00

Total Budget

\$0.00

\$219,921.00



Total Obligated	\$0.00	\$219,921.00
Total Funds Drawdown	\$0.00	\$219,921.00
Program Funds Drawdown	\$0.00	\$219,921.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$219,921.00
Washoe County	\$0.00	\$219,921.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Update as of February 2014: County is continuing with the original project plan whereby the County will own and operate the units. The County may still consider transferring project, subject to the assumption of all applicable NSP compliance obligations, to a local owner/operator.

Note: This project will also be supported by \$550,000 in NSP3 funding from the State of Nevada. However, due to DRGR issues, we have been advised not to include that funding in the budget until a system update has been completed.

With changes outlined in the 2013 action plan amendment, the County now expects to identify a local entity to become the owner/operator during the affordability term.

PRIOR ACTION PLAN TEXT:

After acquiring three parcels with NSP3 funds, Washoe County will construct an energy efficient duplex on each parcel. Washoe County will maintain ownership of these units and will operate the rental project. The affordability period will be a minimum of 15 years, or the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f), and 92.254 for long term affordability, whichever is greater. The units will be made available to low income families. The tenant pool is expected to largely be drawn from existing programs being implemented concurrently by the Washoe County Social Services Department. By maintaining ownership, Washoe County can ensure the affordability period and tenant eligibility.

Location Description:

The vacant parcels are on Zephyr Way in the City of Sparks in the northeast corner of the target neighborhood. They are located directly adjacent to and north of Oppio Park, Sparks Middle School and Risley Elementary School. Within 1 mile of the area is a broad variety of services. Transit is available within a half mile.

Activity Progress Narrative:

By the first two weeks of this quarter, all of the Zephyr units were occupied by eligible tenants. With full occupancy the focus of the program has shifted to monitoring the ongoing costs of maintenance on the units, as well as reviewing the utility costs. There were some initial move in issues that were resolved rapidly (broken fence board, leaky faucet etc), but otherwise there have been few issues.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	6/6
#Low flow showerheads	0	6/6
#Units with bus/rail access	0	3/3
#Units exceeding Energy Star	0	3/3
#Units \geq other green	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

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:	4
Activity Title:	Spokane Redevelopment

Activity Category:

Construction of new housing

Project Number:

Three

Projected Start Date:

07/15/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment of Vacant parcels.

Projected End Date:

03/16/2014

Completed Activity Actual End Date:

Responsible Organization:

Washoe County

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$697,764.00
Total Budget	\$0.00	\$697,764.00
Total Obligated	\$0.00	\$697,764.00
Total Funds Drawdown	\$0.00	\$697,764.00
Program Funds Drawdown	\$0.00	\$697,764.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$697,764.00
Washoe County	\$0.00	\$697,764.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Update as of February 2014: County is continuing with the original project plan whereby the County will own and operate the units. The County may still consider transferring project, subject to the assumption of all applicable NSP compliance obligations, to a local owner/operator.

With changes outlined in the 2013 action plan amendment, the County now expects to identify a local entity to become the owner/operator during the affordability term.

PRIOR ACTION PLAN TEXT:

Washoe County is currently in possession of this vacant parcel. The county acquired this parcel 10-21-1996. Since that time, the county has not developed any plans for its eventual development and as a consequence, the parcel has remained vacant. Together with the investments other property owners are making nearby, NSP3 funds will represent a significant investment that will provide an incentive for further reinvestment by yet other property owners in the area. Stabilization and eventual improvement of this entire micro-area is a likely result.

The County will maintain ownership of this property and will operate the rental program. Washoe County will redevelop this vacant lot with 4 efficiency style units designed for senior occupancy, however, they will remain available for a variety of low income tenants. The units will be energy efficient and offer long term sustainability. Washoe County will ensure an affordability period of at least 15 years, or the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254 for long term affordability, whichever is greater.

Location Description:

842 Spokane Ave is directly across from the Washoe County Administrative complex at the corner of 9th St. and Wells Avenue. The Washoe County Senior Center, bus stops, and a broad range of services are directly accessible from this location.



Activity Progress Narrative:

During this quarter, the first tenant moved into these units. As has been noted, filling the units has been very slow and the NSP3 team is working on identifying prospective tenants through direct advertising, and outreach through a variety of internal processes. It has become clear that a rent reduction or a subsidy mechanism needs to be put into effect in order to complete filling these units.

The NSP3 team is reviewing options on the next step.

During this quarter, a single tenant occupied one of the units. In attempting to enter the data into DRGR, it was discovered that there was some missing data in the action plan specific to the number of households in the low and moderate income categories.

It was decided to proceed with approving the QPR, and then fixing the Action plan and then reporting the data.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	4	4/4
#Low flow showerheads	4	4/4
#Units with bus/rail access	4	4/4
#Units exceeding Energy Star	4	4/4
#Units & other green	4	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/4
# of Singlefamily Units	4	4/4

Beneficiaries Performance Measures

No Beneficiaries 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	

Grantee Activity Number:	5
Activity Title:	Zephyr Way LMMI

Activity Category:

Construction of new housing

Project Number:

Three

Projected Start Date:

03/16/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment of Vacant parcels.

Projected End Date:

03/16/2014

Completed Activity Actual End Date:

Responsible Organization:

Washoe County

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$773,944.00
Total Budget	\$0.00	\$773,944.00
Total Obligated	\$0.00	\$773,944.00
Total Funds Drawdown	\$0.00	\$773,944.00
Program Funds Drawdown	\$0.00	\$773,944.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$773,944.00
Washoe County	\$0.00	\$773,944.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Update as of February 2014: County is continuing with the original project plan whereby the County will own and operate the units. The County may still consider transferring project, subject to the assumption of all applicable NSP compliance obligations, to a local owner/operator.

With changes outlined in the 2013 action plan amendment, the County now expects to identify a local entity to become the owner/operator during the affordability term.

PRIOR ACTION PLAN TEXT:

After acquiring three parcels with NSP3 funds, Washoe County will construct an energy efficient duplex on each parcel. Washoe County will maintain ownership of these units and will operate the rental project. The affordability period will be a minimum of 15 years, or the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f), and 92.254 for long term affordability, whichever is greater. The units will be made available to low income families. The tenant pool is expected to largely be drawn from existing programs being implemented concurrently by the Washoe County Social Services Department. By maintaining ownership, Washoe County can ensure the affordability period and tenant eligibility.

Location Description:

The vacant parcels are on Zephyr Way in the City of Sparks in the northeast corner of the target neighborhood. They are located directly adjacent to and north of Oppio Park, Sparks Middle School and Risley Elementary School. Within 1 mile of the area is a broad variety of services. Transit is available within a half mile.

Activity Progress Narrative:



By the first two weeks of this quarter, all of the Zephyr units were occupied by eligible tenants. With full occupancy the focus of the program has shifted to monitoring the ongoing costs of maintenance on the units, as well as reviewing the utility costs. There were some initial move in issues that were resolved rapidly (broken fence board, leaky faucet etc), but otherwise there have been few issues.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	6/6
#Low flow showerheads	0	6/6
#Units with bus/rail access	0	3/3
#Units exceeding Energy Star	0	3/3
#Units & other green	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	3/3	3/3	100.00
# Renter Households	0	0	0	0/0	3/3	3/3	100.00

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	

