

Grantee: State of California

Grant: B-11-DN-06-0001

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-11-DN-06-0001

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

State of California

Contract End Date:

03/24/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$11,872,089.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$11,872,089.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

To determine the Areas of Greatest Need, HCD began with HUD's Foreclosure Need list provided to grantees, accessed HUD.gov/HUD Homes website (HUDHomestore.com), NSP Resource.com, and the HUD Foreclosure Need website (www.huduser.org/portal/datasets/nsp.html).

Due to the size of California's State program award, HCD began narrowing the eligible applicants by eliminating from the HUD Foreclosure Need list any jurisdictions that were announced to receive NSP funding directly from HUD. From this list, the following filters applied used to establish a pool of potential applicants:

- NSP3 Needs Scores of 18 or higher
- Unemployment numbers at or above 15%
- Number of units required to be impacted at or above 4 units

From this list of jurisdictions, capacity was evaluated, using NSP experience as the standard. Three jurisdictions were identified as having NSP3 Need scores at or above 18, unemployment at or above 15%, minimum number of units to be impacted at or above 4 and NSP experience.

How Fund Use Addresses Market Conditions:

The purchase and rehabilitation of foreclosed single family residential (SFR) units for homeownership or rental housing for income qualified households will eliminate vacancies within the identified areas of greatest need, while providing affordable housing to low and moderate income households, an often underserved population. The rehabilitation work will be targeted to local workers within the defined area. This 3-pronged approach will help remove vacancies, provide affordable housing and provide employment opportunities within the neighborhood.

Ensuring Continued Affordability:

Each unit will have a minimum affordability period, based on activity (sale or rental).

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This definition is consistent with California Health & Safety Code definition of a substandard structure under Section 17920.

Definition of Affordable Rents:

At minimum, all properties assisted with NSP funds will be subject to the HOME requirements of continued affordability as outlined in the regulations for the HOME Investment Partnership Program, Final Rule, 24 CFR Part 92. These regulations are available at the following sites: HOME affordability rental housing 92.242: http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.252.pdf and HOME affordability periods-Homeownership 92.254: http://edocket.access.gpo.gov/cfr_2004/aprqr/pdf/24cfr92.254.pdf.



Housing Rehabilitation/New Construction Standards:

All grantees will be required to submit their local Rehabilitation Standards for Department review prior to activity work. Each project work write up must be developed as outlined by the Rehabilitation Standards and must be submitted to the Department. At completion, all properties must meet local and state building codes, be free of all health and safety hazards and include energy efficient system if remaining economic life is less than 20 years.

Vicinity Hiring:

Each grantee will be required to provide hiring of employees who reside within the vicinity defined, and contract with small businesses that are owned and operated by persons residing within the vicinity of the projects to the maximum extent feasible. Each jurisdiction must provide their outreach plan for contacting eligible residences for Department review. The "Vicinity Hiring" requirement is in addition to all responsibilities and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and 24 CFR Part 135, as long as no obligation is in direct conflict.

Procedures for Preferences for Affordable Rental Dev.:

All NSP3 funds will be used to acquire and rehabilitate foreclosed single family residential units (1-4) to be rented to income eligible households.

Grantee Contact Information:

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tbrandeb@hcd.ca.gov
916-327-3613
State of California
Department of Housing & Community Development
Division of Financial Assistance
1800 Third Street, Room 330
P. O. Box 952054
Sacramento, CA 94252-2054

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,872,088.00
Total Budget	\$0.00	\$11,872,088.00
Total Obligated	\$0.00	\$11,872,088.00
Total Funds Drawdown	\$41,121.10	\$191,532.48
Program Funds Drawdown	\$41,121.10	\$191,532.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,068,463.48	\$3,533,113.48
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	\$1,780,813.35	\$0.00
Limit on Admin/Planning	\$1,187,208.90	\$191,532.48
Limit on State Admin	\$0.00	\$191,532.48

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,187,208.90	\$1,175,602.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,968,022.25	\$2,968,024.00

Overall Progress Narrative:

During the quarter ending March 31, 2013, the three NSP3 grantees expended \$2,068,463, bringing the total of all NSP3 funds expended to \$3,533,113. The City of West Sacramento cleared their special conditions and began expending funds on the Acquisition/Rehab/Resale activity. All the jurisdictions worked hard to meet the State's 50% expenditure deadline which was at the end of the quarter. The total amount did not quite meet the 50% threshold, and HCD will work with HUD to improve the expenditure rate over the balance of the grant term.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP3-001, Admin	\$41,121.10	\$1,175,602.00	\$191,532.48
11-NSP3-002, Acq/Rehab/Disposition =<50%	\$0.00	\$2,968,025.00	\$0.00
11-NSP3-003, Acq/Rehab/Disposition >50%-<80%AMI	\$0.00	\$7,728,462.00	\$0.00



Activities

Grantee Activity Number: 8111-GR
Activity Title: Aquisition/Rehab/Rental

Activitiy Category:

Acquisition - general

Project Number:

11-NSP3-003

Projected Start Date:

04/17/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition >50%-<80%AMI

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Yuba City

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,029,024.00
Total Budget	\$0.00	\$3,029,024.00
Total Obligated	\$0.00	\$3,029,024.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehab/Rental-Single Family Housing of foreclosed Homes over 50% AMI.

Location Description:

Yuba City

Activity Progress Narrative:

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



Grantee Activity Number:	8111-SA
Activity Title:	Acquisition/Rehab/Rental 25% Set Aside

Activity Category:

Acquisition - general

Project Number:

11-NSP3-002

Projected Start Date:

04/17/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition =<50%

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Yuba City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,160,547.00
Total Budget	\$0.00	\$1,160,547.00
Total Obligated	\$0.00	\$1,160,547.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$771,299.00	\$771,299.00
City of Yuba City	\$771,299.00	\$771,299.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehab/Rental-Single Family Housing of foreclosed homes for 50% or less AMI.

Location Description:

Yuba City

Activity Progress Narrative:

\$771,299 was expended on 1803 Redhaven Avenue, 954 Bridge Street, 911 Bridge Street, 1243 Yolanda Drive and 200 Jessica Drive when escrow closed on these properties.

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



Grantee Activity Number: 8112-GS

Activity Title: Acquisition/Rehab/Resale

Activity Category:

Acquisition - general

Project Number:

11-NSP3-003

Projected Start Date:

04/23/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition >50%-<80%AMI

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Yuba

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,918,644.00
Total Budget	\$0.00	\$2,918,644.00
Total Obligated	\$0.00	\$2,918,644.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$849,371.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Aquisition/Rehab/Resale-Single Family Housing of foreclosed homes over 50% AMI.

Location Description:

County of Yuba

Activity Progress Narrative:

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



Grantee Activity Number: 8112-SA
Activity Title: Acquisition/Rehab/Resale 25% Set Aside

Activity Category:

Acquisition - general

Project Number:

11-NSP3-002

Projected Start Date:

04/23/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition =<50%

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Yuba

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,122,556.00
Total Budget	\$0.00	\$1,122,556.00
Total Obligated	\$0.00	\$1,122,556.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,269,817.00	\$1,269,817.00
County of Yuba	\$1,269,817.00	\$1,269,817.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehab/Resale-Single Family Housing of foreclose homes less then 50% AMI.

Location Description:

Yuba County

Activity Progress Narrative:

\$1,269,816 of expenditures relating to acquisition and rehab on 1817 Inez Way, 1620 Cattail Ct., 1695 Maywood Drive, 1594 Pond View Dr., 1748 River Run Drive, 1914 Park Circle, 1989 Linda Ave., 6204 McLaughlin Way, 6172 Farrell Way and 5757 Baywood Way.

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



Grantee Activity Number: 8113-GS

Activity Title: Acquisition/Rehabilitation/Disposition 80%AMI

Activity Category:

Acquisition - general

Project Number:

11-NSP3-003

Projected Start Date:

04/10/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition >50%-<80%AMI

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of West Sacramento

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,780,794.00
Total Budget	\$0.00	\$1,780,794.00
Total Obligated	\$0.00	\$1,780,794.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$224,210.00	\$224,210.00
City of West Sacramento	\$224,210.00	\$224,210.00
State of California2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Disposition (sale or rental) to households at or below 80%AMI.

Location Description:

Within areas of greatest needs as identified in eligible grantee applications.

Activity Progress Narrative:

\$115,456 spent on acquisition and rehab costs for 901 Reuter Drive and 1915 Alabama Avenue.

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



Grantee Activity Number:	8113-SA
Activity Title:	Acquisition/Rehab/Disposition 25% Set Aside

Activity Category:

Acquisition - general

Project Number:

11-NSP3-002

Projected Start Date:

04/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab/Disposition =<50%

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of West Sacramento

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$684,921.00
Total Budget	\$0.00	\$684,921.00
Total Obligated	\$0.00	\$684,921.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$205,209.00	\$205,209.00
City of West Sacramento	\$205,209.00	\$205,209.00
State of California2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation/disposition (sale or rental) to households at or below 50%AMI.

Location Description:

Eligible grantees areas of greatest needs as identified in the applications.

Activity Progress Narrative:

Closed escrow on 1827 and 1829 Madrone Avenue

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



Grantee Activity Number: State of California
Activity Title: General Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

11-NSP3-001

Project Title:

Admin

Projected Start Date:

03/05/2012

Projected End Date:

03/24/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

State of California - CDBG Administration

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$593,604.00
Total Budget	\$0.00	\$593,604.00
Total Obligated	\$0.00	\$593,604.00
Total Funds Drawdown	\$41,121.10	\$191,532.48
Program Funds Drawdown	\$41,121.10	\$191,532.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$402,071.52)	\$191,532.48
State of California - CDBG Administration	(\$402,071.52)	\$191,532.48
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative costs incurred by the State of California administering NSP3.

Location Description:

State of California

Activity Progress Narrative:

Correction was made on data entry error.

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

