

Grantee: State of California

Grant: B-11-DN-06-0001

October 1, 2012 thru December 31, 2012 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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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	\$1,122,556.00	\$11,872,088.00
Total Funds Drawdown	\$22,466.86	\$150,411.38
Program Funds Drawdown	\$22,466.86	\$150,411.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$871,046.00	\$1,464,650.00
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	\$1,780,813.35	\$0.00
Limit on Admin/Planning	\$1,187,208.90	\$150,411.38
Limit on State Admin	\$0.00	\$150,411.38

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:

All NSP3 funds have executed Standard Agreements (contracts). The jurisdictions are: Yuba City (located in Sutter County), Yuba County and the City of West Sacramento (located in Yolo County). All NSP3 funds will be used to acquire and rehabilitate foreclosed single family residential units for either resale or rental to households at or below the 80% Area Median Income (AMI) levels in all communities. A minimum of \$2,968,023 will be used to assist households at or below the 50%AMI level, and may be either rental or resale units. Two of the three NSP3 grantees cleared special conditions requirements at the end of the last quarter and are now incurring costs and drawing down funds. Both Yuba City and Yuba County have received letters approving clearance of special conditions. The City of West Sacramento is still working on clearing special conditions, which we anticipate will be completed by the end of January 2013. During this quarter, the total drawn down was \$22,466.86, and the total amount of expended funds was \$871,046. Additionally, the jurisdictions have been working on more NSP3 activities that will result in additional projects. The City of West Sacramento entered into 4 purchase contracts and is preparing offers on 4 more for early next quarter. The County of Yuba acquired 8 properties during this quarter and is beginning rehabilitation work on all of the properties. The City of Yuba City entered escrow on one property and was preparing to make offers on three additional properties at the start of the next quarter. The State anticipates that these activities will lead to successful acquisition during the first quarter of 2013.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP3-001, Admin	\$22,466.86	\$1,175,602.00	\$150,411.38
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	Oct 1 thru Dec 31, 2012	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
City of Yuba City	\$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:

Offer was accepted on 12/17/2012 on 1803 Redhaven Avenue, it was a Fannie Mae property. Environmental review complete. Appraisal was ordered.

The City is going to be making an offer on 954 Bridge Street.

City staff has inspected 1450 Whyler Unit #42 and is in the process of preparing an offer.

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

	Oct 1 thru Dec 31, 2012	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	\$0.00	\$0.00
City of Yuba City	\$0.00	\$0.00
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:

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: 8112-21A

Activity Title: Gen. Adm.

Activity Category:

Administration

Project Number:

11-NSP3-001

Projected Start Date:

04/23/2012

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Yuba

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

To Date

N/A

\$224,511.00

Total Budget

\$0.00

\$224,511.00

Total Obligated

\$0.00

\$224,511.00

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

\$21,675.00

\$21,675.00

County of Yuba

\$21,675.00

\$21,675.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Gen. Adm.

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

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

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	Oct 1 thru Dec 31, 2012	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	\$849,371.00	\$849,371.00
County of Yuba	\$849,371.00	\$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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,122,556.00
Total Budget	\$0.00	\$1,122,556.00
Total Obligated	\$1,122,556.00	\$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	\$0.00	\$0.00
County of Yuba	\$0.00	\$0.00
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:

Acquired 5757 Baywood Way, rehab is 80% complete.
 Acquired 989 Linda Avenue, rehab is 10% complete.
 Acquired 1914 Park Circle, preparing bid package for major rehab.
 Acquired 1748 River Run Drive. Rehab will begin soon.
 Acquired 1594 Pond View Drive. Rehab will begin soon.
 Acquired 1695 Maywood Drive. Rehab package needs to go out to bid.
 Acquired 1620 Cattail Court. Scoping preparing bid package.
 Acquired 1817 Inez Way. Rehab will begin soon.

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	Oct 1 thru Dec 31, 2012	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	\$0.00	\$0.00
City of West Sacramento	\$0.00	\$0.00
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:

No NSP3 properties have been acquired as of 12/31/12. Staff is in the process of executing Subrecipient Agreements with our three non-profit partners and hope to have properties under contract in the coming weeks.

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	Oct 1 thru Dec 31, 2012	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	\$0.00	\$0.00
City of West Sacramento	\$0.00	\$0.00
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:

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

	Oct 1 thru Dec 31, 2012	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	\$22,466.86	\$150,411.38
Program Funds Drawdown	\$22,466.86	\$150,411.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$593,604.00
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:

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

