

**Grantee: Long Beach, CA**

**Grant: B-08-MN-06-0511**

**July 1, 2014 thru September 30, 2014 Performance Report**

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<b>Grant Number:</b> B-08-MN-06-0511	<b>Obligation Date:</b> 03/24/2009	<b>Award Date:</b> 03/06/2009
<b>Grantee Name:</b> Long Beach, CA	<b>Contract End Date:</b> 03/06/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,070,310.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,070,310.00	<b>Estimated PI/RL Funds:</b> \$3,568,320.39	
<b>Total Budget:</b> \$8,638,630.39		

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

The NSP is intended to stabilize neighborhoods and stem the decline of housing values. The program calls for recipient cities and states to purchase and rehabilitate foreclosed or abandoned homes. Once these properties are rehabilitated, the City will sell them to qualified buyers that earn 120% or less of the average median income (AMI) salary. Because NSP funds must be allocated 18 months from receipt, the City Council will authorize the City Manager to execute all necessary documents and to acquire and dispose of properties related to the NSP

### Distribution and and Uses of Funds:

NSP funds will be used to maximize and complement the City's overall ongoing investment of providing quality affordable housing to as many Long Beach residents as possible. The funds will also the clear and pronounced effect of revitalizing and stabilizing Long Beach neighborhoods The City's target areas for NSP program were developed pursuant to the HERA as outlined below:

- Greatest percentage of home foreclosure;
- Highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as the most likely to face a significant rise in the rate of home foreclosures

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:

All acquired properties will be vacant or abandoned.

### Public Comment:

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$8,638,630.39
<b>Total Budget</b>	\$0.00	\$8,638,630.39
<b>Total Obligated</b>	\$0.00	\$8,446,996.24
<b>Total Funds Drawdown</b>	\$421,461.26	\$7,930,380.09



<b>Program Funds Drawdown</b>	\$0.00	\$4,689,368.37
<b>Program Income Drawdown</b>	\$421,461.26	\$3,241,011.72
<b>Program Income Received</b>	\$0.00	\$3,249,244.17
<b>Total Funds Expended</b>	\$545,324.03	\$8,081,164.20
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$760,546.50	\$0.00
<b>Limit on Admin/Planning</b>	\$507,031.00	\$524,243.44
<b>Limit on State Admin</b>	\$0.00	\$524,243.44

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,267,577.50	\$3,223,836.50

## Overall Progress Narrative:

As of this reporting period, all (14) NSP1 Single-Family Residential (SFR) properties have been rehabilitated and sold to income-qualified persons.

The Multi-Family Residential (MFR) units, which will be used to meet the 25% Set-Aside Requirement, are all under various stages of project completion:

-1044 Maine: 11 units to be used as low-income senior housing. Rehabilitation has been completed. At this point, 9 low-income renters have moved in.

-1876 Cedar Ave: 2 units (in one parcel) will be occupied by very-low income parents (Household) who will provide an in-house daycare program that will focus on very-low income children as well as meet state standards.

-1893 Pine: Part of a major affordable housing project. Has been completed.

The City's sole land bank acquisition site at 2367 Atlantic Ave has been sold to Habitat for Humanity - Greater Los Angeles. Habitat has developed a SFR to be occupied by a NSP income-qualified family.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
NSP-1 & NSP-2, 1. Purchase and Rehabilitate Single-Family	\$0.00	\$7,563,845.48	\$4,211,565.51
NSP-3, Acquisition/ Demolition/ Redevelopment Activity (NSP-3)	\$0.00	\$267,839.91	\$232,978.41



NSP-4, 4. NSP Administration (NSP-4)

\$0.00

\$806,945.00

\$244,824.45



## Activities

**Project # / Title:** NSP-1 & NSP-2 / 1. Purchase and Rehabilitate Single-Family

**Grantee Activity Number:** CDNSNSP-CDNSP-08NSM-1044 Main

**Activity Title:** 1044 Main Ave - Multi-Family

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$1,991,634.15

**Total Budget**

\$0.00

\$1,991,634.15

**Total Obligated**

\$0.00

\$1,800,000.00

**Total Funds Drawdown**

\$391,189.58

\$1,629,352.90

**Program Funds Drawdown**

\$0.00

\$610,477.19

**Program Income Drawdown**

\$391,189.58

\$1,018,875.71

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$386,065.40

\$1,629,352.90

City of Long Beach, CA

\$386,065.40

\$1,629,352.90

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity is specifically for households earning less than 50% AMI. Under this activity the City is proposing an acquisition, rehabilitation, and rental activity. The City will leverage the funds with the City's Housing Trust Fund (HTF) to implement this portion of NSP. Project specific proposals will be submitted for the acquisition/transfer activity. Rents cannot exceed 30% of the tenants' income and must remain at this affordable rate for a minimum of 20 years. Affordability periods may be longer depending on the project.

1044 Maine- (12 units) Referred by Code Enforcement Checked and compared to Code Enforcement Vacant list and ran Realquest along with the MLS listing and sale history to determine a chain of title. Contacted CBRE per the signage on property and established contact and requested access.

Acquisition was completed on October 21, 2009.

While rehabilitation is underway, project specific proposals are being examined for transfer of ownership to non profit housing agency.



## Location Description:

1044 Maine is a 12 unit substandard building in the historic Willmore Drake Park area of Long Beach. Census Tract # 5758.01 located in zipcode 90813-2873 in the Central Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/12	
# of Multifamily Units	0		0/12	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	0	9	9/12	0/0	9/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	9	0	9	9/12	0/0	9/12	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	



<b>Grantee Activity Number:</b>	<b>CDNSNSP-CDNSP-08NSM-1872-76 Cedar</b>
<b>Activity Title:</b>	<b>1872-1874-1876 Cedar Ave Multi-Family</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$566,991.75
<b>Total Budget</b>	\$0.00	\$566,991.75
<b>Total Obligated</b>	\$0.00	\$566,991.75
<b>Total Funds Drawdown</b>	\$4,107.99	\$508,681.80
<b>Program Funds Drawdown</b>	\$0.00	\$291,329.90
<b>Program Income Drawdown</b>	\$4,107.99	\$217,351.90
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$147,761.53	\$655,074.86
City of Long Beach	\$147,761.53	\$655,074.86
City of Long Beach, CA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This property will be converted back to a 2-unit duplex. The 3rd unit that existed when the property was acquired had been illegally converted. This activity is specifically for households earning less than 50% AMI. Under this activity the City is proposing an acquisition, rehabilitation, and rental activity. The City will leverage the funds with the City’s Housing Trust Fund (HTF) to implement this portion of NSP. Project specific proposals will be submitted for the acquisition/transfer activity. Rents cannot exceed 30% of the tenants’ income and must remain at this affordable rate for a minimum of 20 years. Affordability periods may be longer depending on the project.

**Location Description:**

1872-1876 Cedar is a 3 unit triplex residential unit with 1526 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5730.01 located in zip code 90806-6109 of the Central Long Beach Redevelopment area.

Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

## Beneficiaries Performance Measures

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

## 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: NSP-3 / Acquisition/ Demolition/ Redevelopment Activity (NSP-**

**Grantee Activity Number: CDNSNSP-CDNSP-08NSL-2367 Atlantic**

**Activity Title: 2367 Atlantic Ave**

### Activity Category:

Land Banking - Acquisition (NSP Only)

### Project Number:

NSP-3

### Projected Start Date:

03/18/2010

### Activity Status:

Under Way

### Project Title:

Acquisition/ Demolition/ Redevelopment Activity (NSP-3)

### Projected End Date:

09/30/2010



**Benefit Type:**

Area ( )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$267,839.91
<b>Total Budget</b>	\$0.00	\$267,839.91
<b>Total Obligated</b>	\$0.00	\$267,839.91
<b>Total Funds Drawdown</b>	\$952.93	\$262,882.37
<b>Program Funds Drawdown</b>	\$0.00	\$232,978.41
<b>Program Income Drawdown</b>	\$952.93	\$29,903.96
<b>Program Income Received</b>	\$0.00	\$1.04
<b>Total Funds Expended</b>	\$0.00	\$262,882.37
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/demolition/ redevelopment of foreclosed, abandoned, and/or blighted residential properties that would require more funds to rehabilitate than to demolish and land bank. Plans to develop the parcel, according to NSP requirements, would commence within the allowable time period given for such an activity. Property was acquired for land banking purpose.

**Location Description:**

2367 Atlantic is a substandard building in the central area of Long Beach. It is in Census Tract # 5732.01 and located in zip code 90806. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:****Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

**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: NSP-4 / 4. NSP Administration (NSP-4)

**Grantee Activity Number:** CDNSNSP-CDNSP-08NSA

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-4

**Projected Start Date:**

03/05/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

4. NSP Administration (NSP-4)

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

**To Date**

N/A

\$806,945.00

**Total Budget**

\$0.00

\$806,945.00

**Total Obligated**

\$0.00

\$806,945.00

**Total Funds Drawdown**

\$25,210.76

\$524,243.44

**Program Funds Drawdown**

\$0.00

\$244,824.45

**Program Income Drawdown**

\$25,210.76

\$279,418.99

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$11,497.10

\$528,634.49

City of Long Beach, CA

\$11,497.10

\$528,634.49

**Match Contributed**

\$0.00

\$0.00

### Activity Description:



The City will expend up to 10% of its NSP 1 funds on program administration associated with eligible activities as defined in 24 CFR 570.206.

**Location Description:**

N/A

**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

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