

**Grantee: Long Beach, CA**

**Grant: B-09-CN-CA-0045**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**  
B-09-CN-CA-0045

**Grantee Name:**  
Long Beach, CA

**Grant Amount:**  
\$22,249,980.00

**Grant Status:**  
Active

**QPR Contact:**  
Alem Hagos

## Disasters:

**Declaration Number**  
NSP

## Plan Description:

## Recovery Needs:

**Obligation Date:**

**Award Date:**  
02/11/2010

**Contract End Date:**  
02/11/2013

**Review by HUD:**  
Reviewed and Approved

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$22,249,980.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$22,249,980.00
<b>Program Funds Drawdown</b>	\$353,440.91	\$353,440.91
<b>Obligated CDBG DR Funds</b>	\$2,494,798.00	\$2,494,798.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.00%	50.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,224,998.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,224,998.00	\$2,224,798.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,562,495.00	\$5,562,480.00

## Overall Progress Narrative:

As reported in last quarter, the grant agreement was fully executed and sent to HUD on April 2, 2010. HUD unlocked the grant in April 21, 2010. In addition, the City executed a Consortium Agreement with Habitat Greater Los Angeles on April 2, 2010.

The City has been conducting extensive public outreach to the community, prospective first time homebuyers, realtors, and lenders about the NSP2 Second Mortgage Assistance Program. During this process, the City has established an extensive first time homebuyers' list.

Since the last quarter, the City has launched the program and has achieved significant outcomes to report in this quarter. The City has created various educational packets tailored to serve the specific needs of prospective first time homebuyers, realtors, and lenders. The City has also been providing educational seminars to these groups in different venues and dates/times.

As a culmination of this effort and to indicate the launch of NSP2, the City organized a kick-off event on June 19, 2010. 330 attended this successful event, including 153 Buyer RSVP's, 123 Buyer Walk-Ins, 27 Select Realtor RSVP's, 17 Realtor Walk-Ins, and 10 Select Lenders. The program for the event included a welcome and overview of the program by the Director of Community Development Department, followed by a NSP2 Purchase Assistance Program presentation by the Housing Services Bureau and a NSP2 Resale Program presentation by Habitat for Humanity. A thorough question/answer session followed the presentations. At the end of the presentations, applicants had the opportunity to meet one-on-one with our NSP2 Select Lenders to begin the application process. At this time, the City believes that the awareness of the NSP2 program is magnified. The City has received a number of interested calls from prospective first time homebuyers. Currently, we have three foreclosed/vacant properties identified by prospective homeowners and realtors. The qualification process is underway for the three properties, including the homebuyer education classes and loan approval process. We are happy to report the City of Long Beach NSP2 Second Mortgage Assistance program is soundly on track.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Project - A, Second Mortgage Assisatnce Program (SMAP2)	\$0.00	\$14,462,702.00	\$0.00
Project - B, Habitat model	\$266,288.00	\$5,562,480.00	\$266,288.00
Project C, Administration	\$87,152.91	\$2,224,798.00	\$87,152.91

## Activities

**Grantee Activity Number:** CDNSNSP2 - CDNSP2-09SMH

**Activity Title:** 6770 Cerritos Ave

**Activity Category:**

Acquisition - general

**Project Number:**

Project - B

**Projected Start Date:**

05/21/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Habitat model

**Projected End Date:**

05/21/2011

**Responsible Organization:**

Habitat for Humanity Greater Los Angeles

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$270,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$270,000.00
<b>Program Funds Drawdown</b>	\$266,288.00	\$266,288.00
<b>Obligated CDBG DR Funds</b>	\$270,000.00	\$270,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Long Beach	\$0.00	\$0.00
Habitat for Humanity Greater Los Angeles	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of property at 6770 Cerritos.

At least 25% of NSP2 funds will be used to benefit individuals and households with incomes below 50% of AMI. The homeownership needs of households earning less than 50% of AMI will be assisted through the acquisition/rehabilitation, and resale efforts of Habitat for Humanity.

**Location Description:**

Within NSP2 Eligible Area

**Activity Progress Narrative:**

Property Specific Report:

>6470 Cerritos Ave., Long Beach-Property was purchased by Habitat for Humanity of Greater Los Angeles (HFHGLA) from Wells Fargo Bank for \$226,288.00, and has closed. Permits for the rehabilitation work were obtained by HFHGLA on Friday, June 18th, and work will commence in July. The rehab budget for the property is \$31,500.00. The total budgeted direct project cost is \$257,788.00.

>

>Activity Progress Narrative:

>6470 Cerritos is a single-family residential home. Property has been vacant and foreclosed upon. Located in census tract #5705.01 located in zip code 90805-2416. The property was acquired on May 20th, 2010. Rehab permits were issued on June 18th, 2010, and construction will begin in early July, 2010. The project is scheduled to be completed by September, 2010, and will be sold to a Very Low income (50% AMI or less) buyer.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1

# of Households benefitting	1	0	1	1/1	0/0	1/1
-----------------------------	---	---	---	-----	-----	-----

## Activity Locations

Address	City	State	Zip
6470 Cerritos Ave.	Long Beach	NA	90805-

## 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>CDNSP2 - CDNSNSP2 - 09SMH</b>
<b>Activity Title:</b>	<b>Habitat for Humanity Acquisition and Rehab.</b>

**Activity Category:**

Acquisition - general

**Project Number:**

Project - B

**Projected Start Date:**

05/21/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Habitat model

**Projected End Date:**

05/21/2011

**Responsible Organization:**

Habitat for Humanity Greater Los Angeles

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,292,480.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,292,480.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Long Beach	\$0.00	\$0.00
Habitat for Humanity Greater Los Angeles	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity will be used to disperse funds to individual Habitat for Humanity of Greater Los Angeles activities. As Habitat acquires and rehabilitates projects, new property-specific activities will be created and cause funds in this activity to be reduced.

**Location Description:**

Within NSP 2 eligible areas.

**Activity Progress Narrative:**

**Progress Report**

As of the current period, .04% of NSP2 funds determined for HFHGLA have been obligated (\$257,788 of \$5,562,495). As of June 2010, HFHGLA has acquired 1 property.

Habitat for Humanity of Greater Los Angeles has researched 18 properties to date in Long Beach, has made offers on 2 of these properties, and has closed on 1 property at 6470 Cerritos Ave.

It is too early to report jobs impact, however, the city and Habitat for Humanity believe there will be a significant, positive impact on the preservation and creation of jobs due to the NSP2 activity in Long Beach.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/24

**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:** CDNSP2-CDNSNSP2- 09SML

**Activity Title:** LBHOPE Second Mortgage Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

Project - A

**Project Title:**

Second Mortgage Assisatnce Program (SMAP2)

**Projected Start Date:**

02/11/2010

**Projected End Date:**

09/30/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Long Beach

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$14,462,702.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$14,462,702.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Long Beach	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Households earning between 51% and 120% of AMI will be assisted through the Second Mortgage Assistance Program (SMAP).

Through the SMAP, first-time homebuyers may apply for a silent second mortgage assistance loan in an amount equal to the purchase price minus the sum of the borrowers mandatory downpayment and their first Trust Deed mortgage loan. First TD loans must be at least 30% of the purchase price and the borrowers monthly housing costs must be at least 28% of their income. The second mortgage loans run concurrent with the first TD loans and are due and payable after 30 years or upon sale of the property, which ever occurs first. The second loan does not accrue interest and no monthly payments are required. However, should the borrower sell the property prior to 30 years contingent, deferred interest in the form of equity share shall be paid along with the principal balance of the loan. The equity share percentage is calculated as the sum of the second mortgage assistance loan divided by the purchase price, and is applied to the net proceeds on the sale of the property. The net proceeds will be calculated as the sales price (or appraised value) minus the original purchase, and any capital improvements. A portion of the equity share percentage will be forgiven for each year that the borrower maintains the property as their principal residence. After 30 years the equity share percentage is fully forgiven and only the principal amount of the loan is due.

**Location Description:**

NSP2 Eligible areas.

**Activity Progress Narrative:**

The City has been conducting extensive public outreach to the community, prospective first time homebuyers, realtors, and lenders about the NSP2 Second Mortgage Assistance Program. During this process, the City has established an extensive first time homebuyers' list. The City has also created various educational packets tailored to serve the specific needs of prospective first time homebuyers, realtors, and lenders, and has provided educational seminars to these groups in different venues and dates/times.

As a culmination of this effort and to indicate the launch of NSP2, the City organized a kick-off event on June 19, 2010. 330 attended this successful event, including 153 Buyer RSVP's, 123 Buyer Walk-Ins, 27 Select Realtor RSVP's, 17 Realtor Walk-Ins, and 10 Select Lenders. The program for the event included a welcome and overview of the program by the Director of Community Development Department, followed by a NSP2 Purchase Assistance Program presentation by the Housing Services Bureau and a NSP2 Resale Program presentation by Habitat for Humanity. A thorough question/answer session followed the presentations. At the end of the presentations, applicants had the opportunity to meet one-on-one with our NSP2

Select Lenders to begin the application process.

At this time, the City believes that the awareness of the NSP2 program is magnified. The City has received a number of interested calls from prospective first time homebuyers. Currently, we have three foreclosed/vacant properties identified by prospective homeowners and realtors. The qualification process is underway for the three properties, including the homebuyer education classes and loan approval process.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/86
# of Households benefitting	0	0	0	0/0	0/0	0/86

## 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:** CDNSP2-CDNSNSP2-09SMA

**Activity Title:** Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

Project C

**Project Title:**

Administration

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/10/2013

**National Objective:**

N/A

**Responsible Organization:**

City of Long Beach

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$2,224,798.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,224,798.00

**Program Funds Drawdown**

\$87,152.91

\$87,152.91

**Obligated CDBG DR Funds**

\$2,224,798.00

\$2,224,798.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Administration activities limited to 10% of total award.

The Housing Services Bureau (HSB) will oversee the administration of the financing mechanism for the purchase and redevelopment of foreclosed properties. They will administer the establishment of waiting lists for eligible households to purchase foreclosed homes, provide program marketing and informational meetings for the public, conduct lender and realtor trainings, confirm the income eligibility of qualified applicants, establish partnerships with mortgage lending institutions to provide first trust deed mortgage loans to qualified applicants, establish partnerships with local realtors that specialize in foreclosed properties (especially those that concentrate in HUD, Fannie Mae, and Freddie Mac foreclosed properties), and coordinate the inspections of foreclosed homes being sold to income eligible households. Key personnel in this Bureau are Ellie Tolentino, Housing Services Bureau Manager who is responsible for oversight of all Bureau activities; Dale Hutchinson, Housing Operations Officer who is responsible for oversight of the financing mechanism activities, including NSP2 training for applicants, realtors, and lenders; and Jeryck Acuna, who is responsible for buyer eligibility verification and case management. The Neighborhood Services Bureau (NSB) will oversee Habitat for Humanity of Greater Los Angeles, the developer responsible for the acquisition, rehabilitation, and resale of foreclosed and abandoned properties to income-eligible households. NSB and HSB staff will work together to administer the inspection and rehabilitation of homes purchased by low-, moderate- and middle-income households, and provide project management services for homes that require rehabilitation. Additionally, NSB staff will oversee and administer the NSP2 budget and expenditures, including the Disaster Recovery Grant Reporting System, project and activity set-up, drawdowns, and quarterly reporting. NSB staff will also partner with the City's Department of Financial Management to provide internal audit functions to assist with the examination of program operations and management and provide feedback to program managers. Key personnel in this Bureau are: Angela Reynolds, Neighborhood Services Bureau Manager; Robin Grainger, Rehabilitation Services Officer; Lei Ronca, Code Enforcement Officer; and Alem Hagos, CPD Grants Manager.

Dennis J. Thys, Director of Community Development, oversees the activities of the Bureaus.

**Location Description:**

333 W. Ocean Blvd (City Hall), 444 W. Ocean Blvd (Neighborhood Services Bureau), and 110 Pine Ave. (Housing Services Bureau).

**Activity Progress Narrative:**

## Performance Measures

No 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

---