

Grantee: Long Beach, CA

Grant: B-08-MN-06-0511

October 1, 2014 thru December 31, 2014 Performance



Grant Number:

B-08-MN-06-0511

Obligation Date:

03/24/2009

Award Date:

03/06/2009

Grantee Name:

Long Beach, CA

Contract End Date:

03/06/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$5,070,310.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$5,070,310.00

Estimated PI/RL Funds:

\$3,568,320.39

Total Budget:

\$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

Total Projected Budget from All Sources**Total Budget****Total Obligated****This Report Period**

N/A

\$0.00

\$0.00

To Date

\$8,638,630.39

\$8,638,630.39

\$8,446,996.24



Total Funds Drawdown	\$5,079.77	\$7,935,459.86
Program Funds Drawdown	\$0.00	\$4,689,368.37
Program Income Drawdown	\$5,079.77	\$3,246,091.49
Program Income Received	\$1,344.63	\$3,250,588.80
Total Funds Expended	\$13,550.75	\$8,094,714.95
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	\$760,546.50	\$0.00
Limit on Admin/Planning	\$507,031.00	\$528,634.49
Limit on State Admin	\$0.00	\$528,634.49

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,267,577.50	\$3,198,691.60

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. 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 and sold it to an income-qualified family in April of 2014.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



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	\$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-1872-76 Cedar

Activity Title: 1872-1874-1876 Cedar 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

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$657,231.21
Total Budget	\$0.00	\$657,231.21
Total Obligated	\$0.00	\$566,991.75
Total Funds Drawdown	\$688.72	\$509,370.52
Program Funds Drawdown	\$0.00	\$291,329.90
Program Income Drawdown	\$688.72	\$218,040.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,670.01	\$656,744.87
City of Long Beach	\$1,670.01	\$656,744.87
City of Long Beach, CA	\$0.00	\$0.00
Match Contributed	\$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	



Grantee Activity Number: CDNSNSP-CDNSP-08NSM-1893 Pine-Multi-Family

Activity Title: 1893 Pine

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1 & NSP-2

Projected Start Date:

08/02/2010

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:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Long Beach

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$397,370.69
Total Budget	\$0.00	\$397,370.69
Total Obligated	\$0.00	\$397,370.69
Total Funds Drawdown	\$0.00	\$397,370.69
Program Funds Drawdown	\$0.00	\$383,391.25
Program Income Drawdown	\$0.00	\$13,979.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$397,370.69
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchased from Fannie Mae for \$377,900.00. Property was conveyed to non profit housing agency and is part of a major affordable housing project.

Location Description:

A 4-unit multi family residential unit with 2979 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5730.02 located in zip code 90806-5405 of the Central Long Beach Redevelopment area.

Activity Progress Narrative:

Accomplishments Performance Measures

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



# of buildings (non-residential)	0	0/0
# of Parcels acquired by admin	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Multifamily Units	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	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	

Project # / Title: NSP-3 / Acquisition/ Demolition/ Redevelopment Activity

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

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/ Demolition/ Redevelopment Activity

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Long Beach



Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$267,839.91
Total Budget	\$0.00	\$267,839.91
Total Obligated	\$0.00	\$267,839.91
Total Funds Drawdown	\$0.00	\$262,882.37
Program Funds Drawdown	\$0.00	\$232,978.41
Program Income Drawdown	\$0.00	\$29,903.96
Program Income Received	\$0.00	\$1.04
Total Funds Expended	\$0.00	\$262,882.37
City of Long Beach	\$0.00	\$262,882.37
Match Contributed	\$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.

Property was sold in July of 2013 to a developer who would build a Single Family Residence (SFR) and market/sell to a income-qualified family. On April 3, 2014, this property was sold to an NSP2 eligible family of 3. They qualified under the moderate-income category.

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

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

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

Activity Status:

Under Way

Project Number:

NSP-4

Project Title:

4. NSP Administration (NSP-4)

Projected Start Date:

03/05/2009

Projected End Date:

08/31/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Long Beach, CA

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

To Date

N/A

\$832,089.90

Total Budget

\$0.00

\$832,089.90

Total Obligated

\$0.00

\$806,945.00

Total Funds Drawdown

\$4,391.05

\$528,634.49

Program Funds Drawdown

\$0.00

\$244,824.45

Program Income Drawdown

\$4,391.05

\$283,810.04

Program Income Received

\$1,344.63

\$1,344.63

Total Funds Expended

\$11,880.74

\$540,515.23

 City of Long Beach, CA

\$11,880.74

\$540,515.23

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

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

