

Grantee: Long Beach, CA

Grant: B-08-MN-06-0511

July 1, 2015 thru September 30, 2015 Performance Report



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:

Alem Hagos

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

\$8,638,630.39



Total Funds Drawdown	\$19,722.57	\$8,135,321.26
Program Funds Drawdown	\$19,722.57	\$4,884,732.46
Program Income Drawdown	\$0.00	\$3,250,588.80
Program Income Received	\$0.00	\$3,250,588.80
Total Funds Expended	\$12,720.84	\$8,148,042.10
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	\$562,873.70
Limit on State Admin	\$0.00	\$562,873.70

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 were utilized to meet the 25% Set-Aside Requirement, have all been completed.

- 1044 Maine Ave: 11 units currently occupied by low-income seniors.
- 1872-1876 Cedar Ave: 2 units. One is occupied by very-low income parents (Household) who provide an in-house daycare program that focuses on very-low income children, as well as meets state standards.
- 1893 Pine Ave: Part of a major affordable housing project. Has been completed.

The City's sole land bank acquisition site at 2367 Atlantic Ave was sold to Habitat for Humanity - Greater Los Angeles. Habitat 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	\$3,466.21	\$7,538,700.58	\$4,372,690.39
NSP-3, Acquisition/ Demolition/ Redevelopment Activity	\$0.00	\$267,839.91	\$232,978.41
NSP-4, 4. NSP Administration (NSP-4)	\$16,256.36	\$832,089.90	\$279,063.66



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	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$733,481.00
Total Budget	\$0.00	\$733,481.00
Total Obligated	\$0.00	\$733,481.00
Total Funds Drawdown	\$3,466.21	\$674,992.71
Program Funds Drawdown	\$3,466.21	\$452,454.78
Program Income Drawdown	\$0.00	\$222,537.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,201.87	\$678,194.58
City of Long Beach	\$3,201.87	\$678,194.58
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

	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-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:



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National Objective:

N/A

Responsible Organization:

City of Long Beach, CA

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$832,089.90
Total Budget	\$0.00	\$832,089.90
Total Obligated	\$0.00	\$832,089.90
Total Funds Drawdown	\$16,256.36	\$562,873.70
Program Funds Drawdown	\$16,256.36	\$279,063.66
Program Income Drawdown	\$0.00	\$283,810.04
Program Income Received	\$0.00	\$1,344.63
Total Funds Expended	\$9,518.97	\$572,392.67
City of Long Beach, CA	\$9,518.97	\$572,392.67
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

