

Grantee: Long Beach, CA

Grant: B-09-CN-CA-0045

October 1, 2015 thru December 31, 2015 Performance



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

Obligation Date:

Award Date:
02/11/2010

Grantee Name:
Long Beach, CA

Contract End Date:
02/11/2013

Review by HUD:
Reviewed and Approved

Grant Award Amount:
\$22,249,980.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
\$22,249,980.00

Estimated PI/RL Funds:
\$7,907,426.97

Total Budget:
\$30,157,406.97

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Program Summary

The grant agreement was fully executed and sent to HUD on April, 2, 2010. The grant was unlocked by HUD in April 21, 2010. The City has been conducting an extensive public outreach to the community, Realtors and Lenders about the NSP2 Second Mortgage Assistance program. The City's Consortium Agreement with Habitat Greater Los Angeles was executed on April 2, 2010.

1. Overview

The Neighborhood Stabilization Program 2 (NSP2) is one of the initiatives of the American Recovery and Reinvestment Act of 2009 (ARRA). The program was modeled after the Neighborhood Stabilization Program &ndash 1 (NSP1) created under the Housing and Economic Recovery Act of 2008 (HERA). Under NSP - 1, the City of Long Beach was allocated \$5.07 million funds from U.S. Department of Housing and Urban Development (HUD) in order to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes, stabilize neighborhoods, and stem the decline of house values of neighboring homes. The City Council approved the plan for the use of NSP1 funds at their November 18, 2008 City Council meeting. Soon afterward, the Department of Community Development began implementing the program. Properties in foreclosure continue to be a problem across the country, prompting the U.S. Congress to add the Neighborhood Stabilization Program 2 (NSP2) to the American Recovery and Reinvestment Act of 2009. NSP2 is a competitive grant program rather than an entitlement program. NSP2 regulations are virtually identical to NSP1 with few exceptions.

2. Application Process

The City of Long Beach Department of Community Development, as the lead, and its partner, Habitat for Humanity Greater Los Angeles (Habitat), a non-profit full service developer, herein collaborate with and implement the NSP2 Program. The central foundation of this joint effort has overarching goals: creating affordability and increasing homeownership in highly affected targeted neighborhoods, mitigate negative effects of foreclosure like blight and decline of housing values, and revitalize and reconnect targeted neighborhoods to higher level and sustainable economy and housing market.

3. Proposed Use of NSP2 Funds

The City and Habitat will use NSP2 funds in the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by sub-prime mortgage loans, and those areas identified by the City, through its thorough and comprehensive housing and economic data analysis, as areas likely to face a significant rise in the rate of home foreclosure. The City NSP2 proposal is focused on returning foreclosed properties back into the hands of qualified owners who will restore these properties and in so doing increase the livability of area neighborhoods. While implementing NSP1, the City has observed that there is a very active speculative industry in which investors are seeking to acquire and hold REO properties until the market improves. In areas of high-foreclosure concentrations, excessive speculative purchases will greatly prolong the cycle of disinvestment for years to come as these investors hold properties, make minimum or no investment, and cause further neighborhood decline. This is a looming problem that must be addressed innovatively with the proposed NSP2 programs. It is the City's goal to intervene and prevent neighborhood destabilization by

Executive Summary:

aggressively competing in the REO market. We will seek to divert a significant share of resold REOs to first time homeowners, who will serve to stabilize their communities. The City will be implementing this strategy in several ways, including direct acquisition and disposition of REOs by Habitat and through direct affordable financial assistance to prospective homebuyers to acquire and/or rehabilitate the properties. Through this strategy, the City will help stabilize high-foreclosure areas, arrest the decline housing values, and reconnecting targeted neighborhoods with the economy, housing market, and social networks of the



community and metropolitan area as whole.

Target Geography:

Target Geography:

We have studied and selected 28 of the most distressed census tracts within the City based on NSP 2 scores (average of 18 overall), foreclosure activity, lending trends, default risks, housing and other neighborhood socio-economic conditions. These census tracts are located within four major areas referred to as West Long Beach, Central Long Beach, East Long Beach, and North Long Beach neighborhoods. Although the conditions vary, all areas exhibit common elements of distress and an urgent need to address the foreclosure crisis. In addition, the City has long monitored the citywide housing conditions and affordability under NSP 1, other existing housing programs, community redevelopment activities, and via the Vacant Building Ordinance. We are therefore confident that the requested NSP 2 funds combined with our existing affordable housing resources will best serve to stabilize the target tracts selected for this program.

Program Approach:

4. Program Design

The City and Habitat will establish NSP2 funded programs that fully comply with the eligibility requirement. The proposed NSP2 funded programs will be fully implemented by the Community Development Department and Habitat according to HERA, Community Development Block Grant (CDBG) and all other applicable federal rules and regulations. In addition, proposed activities will target eligible City residents that are: 1) in the income bracket of 51 to 120 percent area median income and 2) 25 percent of the funds will also fully be deep targeted to eligible residents at or below 50 percent of the area median income. NSP2 funds will be used by the City and Habitat to undertake the following two primary activities and administration:

- Establish financing mechanisms to purchase and redevelop foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserve, and shared-equity loans for low- and moderate-income homebuyers.
- The City will provide silent second mortgage assistance loans to low- and moderate-income first-time homebuyers who purchase a qualified single-family or condominium home in an eligible area.
- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- Habitat will rehabilitate foreclosed and REO properties into affordable homes for purchases by low and very-low income families.
- The City will also acquire and rehabilitate foreclosed and REO properties into affordable homes for purchases by moderate and middle income families.

Consortium Members:

CITY OF LONG BEACH, a California municipal corporation, and HABITAT FOR HUMANITY OF GREATER LOS ANGELES, a California nonprofit corporation (collectively, the Consortium Members).

How to Get Additional Information:

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Long Beach, CA 90802

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$30,157,406.97
Total Budget	\$28,150.17	\$30,157,406.97
Total Obligated	\$164,151.19	\$29,186,224.95
Total Funds Drawdown	\$182,046.51	\$28,883,795.24
Program Funds Drawdown	\$0.00	\$22,249,980.00
Program Income Drawdown	\$182,046.51	\$6,633,815.24
Program Income Received	\$452,324.55	\$8,064,751.52
Total Funds Expended	\$15,577.63	\$28,828,639.49
Match Contributed	\$0.00	\$1,624,924.80



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	\$1,624,924.80
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,224,998.00	\$2,710,495.97
Limit on State Admin	\$0.00	\$2,710,495.97

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,224,998.00	\$3,015,740.70

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,562,495.00	\$12,778,421.32

Overall Progress Narrative:

Reporting Period: October 1, 2015 - December 31, 2015

With regards to the City's Second Mortgage Assistance Program, the City removed 87 properties from foreclosure by providing financing mechanisms in the form of second mortgage and closing cost assistance to qualified, low-income first-time homebuyers. The City spent its committed leveraged amount of \$1.5 million in Set-Aside funding towards the rehabilitations of these 87 properties. The City also directly acquired one (1) property and, after completing rehabilitation, sold the property to a qualified, low-income first-time homebuyer as well. In addition, this homebuyer received Second Mortgage assistance funded by NSP2.

Habitat for Humanity of Greater Los Angeles (HFH-GLA) was successful in using their portion of the NSP2 grant to acquire, rehabilitate, and resell 25 properties to qualified, very-low income first-time homebuyers. These homebuyers also received mortgage assistance funded by NSP2.

To date, the City of Long Beach's NSP2 program removed 113 blighted properties from foreclosure, surpassing the goal of 111 outlined in the City's NSP2 Grant Application. The City has also undertaken cursory examinations to gauge how our first-time clients are faring in terms of property appreciation and stability; almost 99% of our clients are still residing in these single-family residences, reinforcing the stability of our neighborhoods and their families. Using Zillow and other online real estate valuation websites, the City estimates that the rehabilitated homes acquired using NSP2 have appreciated 20-45%.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Project - A, Second Mortgage Assistance Program (SMAP2)	\$0.00	\$14,069,518.87	\$13,881,666.01
Project - B, Habitat model	\$0.00	\$12,639,829.00	\$5,541,440.62
Project - C, Administration	\$0.00	\$3,015,740.70	\$2,576,704.17



Project - D, Acquisition/Rehab/Resale	\$0.00	\$432,318.40	\$250,169.20
Project - P, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: Project - A / Second Mortgage Assistance Program (SMAP2)

Grantee Activity Number: CDNSP2-CDNSNSP2-09SML 3708 Chatwin Ave.

Activity Title: 3708 Chatwin Ave.

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Project - A

Projected Start Date:

10/21/2010

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Second Mortgage Assistance Program (SMAP2)

Projected End Date:

10/21/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Long Beach

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$100,545.03
Total Budget	\$0.00	\$100,545.03
Total Obligated	\$0.00	\$100,545.03
Total Funds Drawdown	\$0.00	\$100,545.03
Program Funds Drawdown	\$0.00	\$99,990.41
Program Income Drawdown	\$0.00	\$554.62
Program Income Received	\$150,724.55	\$150,724.55
Total Funds Expended	\$0.00	\$100,545.03
Match Contributed	\$0.00	\$0.00

Activity Description:

This property closed escrow on 02/01/11 and the homebuyer moved in shortly afterwards. The purchase price of this home was \$380,000 and this middle-income homebuyer received \$77,450 in Second Mortgage Assistance. The retention for the rehabilitation of this property was paid on 08/15/11, bringing the total NSP2 funded Green-Lite rehabilitation assistance to \$9,595. This homebuyer did not receive any assistance towards their closing costs. In total, the homebuyer of the property located at 3708 Chatwin Ave has already received \$87,045 in NSP2 assistance.

Note: In addition, the City expended \$13,500.03 on this property for program delivery costs.

Location Description:

3708 Chatwin Ave. Long Beach, CA. 90808. The property is located within Census tract 573600. This Census tract was found to have a foreclosure score of 18 and a vacancy score of 10.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	0.00

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: Project - B / Habitat model

Grantee Activity Number: CDNSNSP2-CDNSP2-09SMH 210 E Louise Ave
Activity Title: 210 E Louise

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - B

Projected Start Date:

07/25/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Activity Status:

Under Way

Project Title:

Habitat model

Projected End Date:

07/25/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Greater Los Angeles



Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$612,660.85
Total Budget	\$0.00	\$612,660.85
Total Obligated	\$0.00	\$612,660.85
Total Funds Drawdown	\$0.00	\$612,660.85
Program Funds Drawdown	\$0.00	\$299,804.57
Program Income Drawdown	\$0.00	\$312,856.28
Program Income Received	\$2,586.00	\$307,930.00
Total Funds Expended	\$0.00	\$612,660.85
Match Contributed	\$0.00	\$8,789.37

Activity Description:

Habitat for Humanity purchased this property and the escrow was closed on 07/27/2011. The purchase price of this home was \$255,001. The total amount of NSP2 dollars spent on the acquisition and rehabilitation property amounted to \$_____. Habitat was then successful in selling the home to a qualified homebuyer for \$295,000 on May 24, 2013.

Note: During the resale of this property, HFH financed the buyer with \$286,175.61 of NSP2 dollars.

Location Description:

210 E Louise St. Long Beach, CA. 90805. The property is located in North-Long Beach and is within Census tract 570304. This Census tract was found to have a foreclosure score of 18 and a vacancy score of 12.

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	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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



Grantee Activity Number: CDNSNSP2-CDNSP2-09SMH 233 W Artesia
Activity Title: 233 W Artesia

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - B

Projected Start Date:

11/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Habitat for Humanity

Activity Status:

Under Way

Project Title:

Habitat model

Projected End Date:

11/05/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Greater Los Angeles

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$448,620.74
Total Budget	\$0.00	\$448,620.74
Total Obligated	\$0.00	\$448,620.74
Total Funds Drawdown	\$0.00	\$448,620.74
Program Funds Drawdown	\$0.00	\$200,519.47
Program Income Drawdown	\$0.00	\$248,101.27
Program Income Received	\$2,178.00	\$251,621.00
Total Funds Expended	\$0.00	\$448,620.74
Match Contributed	\$0.00	\$17,002.37

Activity Description:

Habitat for Humanity purchased this property and the escrow was closed on 10/12/2011. The purchase price of this home was \$219,000. The total amount of NSP2 dollars spent on the acquisition and rehabilitation property amounted to \$_____. Habitat was then successful in selling the home to a qualified homebuyer for \$240,000 on March 27, 2013.

Note: During the resale of this property, HFH financed the buyer with \$188,089.51 of NSP2 dollars.

Location Description:

233 W Artesia Blvd., Long Beach, CA. 90805. The property is located in West-Long Beach and is within Census tract 570401. This Census tract was found to have a foreclosure score of 20 and a vacancy score of 17.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	



Grantee Activity Number: CDNSNSP2-CDNSP2-09SMH 5655 Lime Ave
Activity Title: 5655 Lime Ave

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 Project - B

Project Title:
 Habitat model

Projected Start Date:
 12/12/2012

Projected End Date:
 12/12/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Habitat for Humanity Greater Los Angeles

Program Income Account:
 Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$607,450.55
Total Budget	\$0.00	\$607,450.55
Total Obligated	\$0.00	\$607,450.55
Total Funds Drawdown	\$0.00	\$607,450.55
Program Funds Drawdown	\$0.00	\$277,022.34
Program Income Drawdown	\$0.00	\$330,428.21
Program Income Received	\$1,836.00	\$331,120.00
Total Funds Expended	\$0.00	\$607,450.55
Match Contributed	\$0.00	\$5,990.14

Activity Description:

Habitat for Humanity purchased this property and the escrow was closed on 12/7/2012 for the purchase price of \$259,380. The total amount of NSP2 dollars HFH has spent on this property amounted to \$346,163.03. Habitat was then successful in selling the home to a qualified homebuyer for \$325,000 on March 27, 2014.

Note: During the resale of this property, HFH financed the buyer with \$256,148.52 of NSP2 dollars.

Location Description:

5655 Lime Ave., Long Beach, CA. 90805. The property is located in North-Long Beach and is within Census tract 570601. This Census tract was found to have a foreclosure score of 18 and a vacancy score of 14.

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	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	



Grantee Activity Number: CDNSNSP2-CDNSP2-09SMH 5738 Dairy Ave
Activity Title: 5738 Dairy Ave

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 Project - B

Project Title:
 Habitat model

Projected Start Date:
 09/01/2011

Projected End Date:
 09/01/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Habitat for Humanity Greater Los Angeles

Program Income Account:
 Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$479,167.13
Total Budget	\$0.00	\$479,167.13
Total Obligated	\$0.00	\$479,167.13
Total Funds Drawdown	\$0.00	\$479,167.13
Program Funds Drawdown	\$0.00	\$237,134.56
Program Income Drawdown	\$0.00	\$242,032.57
Program Income Received	\$0.00	\$275,000.00
Total Funds Expended	\$0.00	\$479,167.13
Match Contributed	\$0.00	\$10,193.57

Activity Description:

Habitat for Humanity purchased this property and the escrow was closed on 09/29/2010. The purchase price of this home was \$237,600. The total amount of NSP2 dollars spent on the acquisition and rehabilitation property amounted to \$_____. Habitat was then successful in selling the home to a qualified homebuyer for \$275,000 on May 7, 2013.

Note: During the resale of this property, HFH financed the buyer with \$184,641.58 of NSP2 dollars.

Location Description:

5738 Dairy Ave. Long Beach, CA. 90805. The property is located in North-Long Beach and is within Census tract 570303. This Census tract was found to have a foreclosure score of 18 and a vacancy score of 15.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	



Grantee Activity Number: CDNSNSP2-CDNSP2-09SMH 6100 Walnut Ave
Activity Title: 6100 Walnut Ave

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 Project - B

Project Title:
 Habitat model

Projected Start Date:
 09/20/2012

Projected End Date:
 09/20/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Habitat for Humanity Greater Los Angeles

Program Income Account:
 Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$460,433.14
Total Budget	\$164,151.19	\$460,433.14
Total Obligated	\$164,151.19	\$460,433.14
Total Funds Drawdown	\$164,151.19	\$460,433.14
Program Funds Drawdown	\$0.00	\$20,732.46
Program Income Drawdown	\$164,151.19	\$439,700.68
Program Income Received	\$295,000.00	\$295,000.00
Total Funds Expended	\$0.00	\$321,167.39
Match Contributed	\$0.00	\$9,660.00

Activity Description:

Habitat for Humanity purchased this property and the escrow was closed on 09/25/2012. The purchase price of this home was \$217,777. Rehabilitation will soon be underway and, once completed, the home will be marketed and sold to a qualified buyer.

Location Description:

6100 Walnut Ave. Long Beach, CA. 90805. The property is located in North-Long Beach and is within Census tract 570502. This Census tract was found to have a foreclosure score of 19 and a vacancy score of 15.

Activity Progress Narrative:

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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: Project - C / Administration

Grantee Activity Number: CDNSP2-CDNSNSP2-09SMA
Activity Title: Administration

Activity Category:

Administration

Project Number:

Project - C

Projected Start Date:

02/11/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Long Beach

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2015

N/A

To Date

\$3,015,740.70



Total Budget	\$2,815.02	\$3,015,740.70
Total Obligated	\$0.00	\$3,012,925.68
Total Funds Drawdown	\$17,895.32	\$2,710,495.97
Program Funds Drawdown	\$0.00	\$2,576,704.17
Program Income Drawdown	\$17,895.32	\$133,791.80
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,577.63	\$2,710,495.97
City of Long Beach	\$15,577.63	\$2,710,495.97
Match Contributed	\$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, Deputy Director of Development Services; Robin Grainger, Rehabilitation Services Officer; Lei Ronca, Code Enforcement Officer; and Alem Hagos, CPD Grants Manager.

Amy Bodek, Director of Development Services, 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:

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

