

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0010

Grantee Name:

Vallejo, CA

Grant Amount:

\$2,657,861.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Submitted - Await for Review

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,657,861.00

Total CDBG Program Funds Budgeted

N/A

\$2,657,861.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$930,252.00

\$930,252.00

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

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

NSP Activities for the reporting period of January through March 31, 2010

1. Program Administration Progress: The Community Development Analyst I hired July 7, 2009 to assist in the coordination and implementation of NSP activities continues to work at the coordination and implementation of the above referenced NSP activities. This position is funded at .50 Full Time Equivalents (FTEs) through the NSP1 funding allocation.

2. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Homeownership.

Progress: Staff recommended approval of the selection of Napa-Solano Habitat for Humanity (Habitat), and Vallejo Neighborhood Housing Services (VNHS) two nonprofit affordable housing developers to work on the implementation of the City's NSP Homeownership activities to its City Council.

On March 9, 2010 the City Council unanimously approved staff's recommendation for the selection of Solano-Napa Habitat for Humanity, as one of the City's preferred developers to implement its NSP homeownership activities; and on March 23, 2010 the City Council unanimously approved staff's recommendation for the selection of Vallejo Neighborhood Housing Services as the other preferred developer, to implement its NSP homeownership activities.

Prior to the City Council's March 9th and March 23rd approval of Habitat and VNHS as their preferred developers to implement its NSP homeownership activities, staff worked with the developers on the negotiation of their loan terms and conditions, and the overall financial structure of the NSP Loan and Regulatory Agreement and required Exhibits.

Since the approval of both organizations by the City Council, and each organizations acceptance of the City's loan terms and conditions, both groups have aggressively begun to work on the implementation of the City's established NSP program goals. Habitat has submitted 6 purchase offers to REO lenders on foreclosed single-family properties. Five of the six offers were rejected, and one purchase offer is pending acceptance. VNHS has submitted three offers to REO lenders on foreclosed single-family properties, two were rejected, and one is pending acceptance.

Habitat and VNHS have both initiated discussions with the National Community Stabilization Trust (NCST), which has an established relationship/agreement with REO lenders to receive a fifteen day "First Look" at available REO properties held in their portfolio prior to their being made available to the public. It is Habitat's and VNHS's intention to enter into an Agreement to work with NCST and its affiliate Hallmak Solutions, to get assistance in the acquiring of foreclosed properties from the various REO lenders. Both groups anticipate the execution of an Agreement with NCST/Hallmark within the next 30 days.

3. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Rental Housing. Progress: In the month of January 2010 Domus Development continued its search for qualified sites suitable for the development of an affordable multi-family project targeting households at or below 50 percent of the area median income. Domus during that time identified and ran initial feasibility analysis of approximately 5 small scale foreclosed properties

ranging in size from 2 units to 6 units. Of the properties assessed an offer was submitted and rejected to an REO lender on a foreclosed 6 unit property located at 524 York Street.

On February 17, 2010 Domus Development successfully entered into a purchase contract in the amount of \$895,000 for a foreclosed mixed use commercial property with Sterling Savings Bank. The proposed foreclosed site is located at 707 Marin Street in Vallejo. The proposed development when complete will consist of twenty-eight multi-family rental units and one manager's unit consisting of studios, one bedroom, and two bedroom apartments, ground floor commercial space, a community room, and an on-site laundry facility. The development will target households at or below 60 percent of the area median income with twenty-five percent of the units targeting households at or below 50 percent of the AMI in conformance with NSP requirements.

On March 23, 2010 Domus presented the proposed project to the City Council as an informational item to garner/gage the City Council's potential support for the proposed housing development. The project was positively received and asked to return at a later date with more detailed information about the planned development. Staff will present the project to the City Council again in May for full approval.

Staff and Domus have met with the Planning Division and the Building Division to determine and establish the various requirements that Domus will have to comply with regarding parking, and other key elements of the development. Domus is moving forward with their feasibility analysis they have until May 30, 2010 to remove their contingencies related to environmental studies e.g. Section 106, Phase I, soils report, and underground tank. Once the aforementioned activities have been examined to the satisfaction of the developer they will move forward with the predevelopment activities. The anticipated acquisition close is scheduled to occur on or before June 30, 2010.

4. Homebuyer Financing. Progress: NSP Activities for the reporting period of January through March 31, 2010: Two down payment assistance loans were made to qualified first time homebuyers at or below 120 percent of the AMI. Staff prepared an amendment to VNHS's DPA Agreement, which was approved by the City Council on March 23, 2010. The loan amendment reallocated \$800,000 of the NSP funds awarded to VNHS for DPA to go directly to the acquisition, rehab, and resale of foreclosed single-family homes.

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
A, Homebuyer Financing	\$0.00	\$0.00	\$0.00
B, Acqu/Rehab LMMI	\$0.00	\$1,727,609.00	\$0.00
B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$0.00	\$265,786.00	\$0.00

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

Activities

Grantee Activity Number:	103-2104
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Responsible Organization:

City of Vallejo, California

Overall
Jan 1 thru Mar 31, 2010
To Date

Total Projected Budget from All Sources

N/A

\$265,786.00

Total CDBG Program Funds Budgeted

N/A

\$265,786.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$265,786.00

\$265,786.00

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.

Location Description:

City-wide.

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

Grantee Activity Number:	103-2104-463.40-81
Activity Title:	Acqu/Multi-family/Rehab VLI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acqu/Rehab MF VLI

Projected Start Date:

03/19/2009

Projected End Date:

03/19/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Domus Development Company, LLC

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$664,466.00
Total CDBG Program Funds Budgeted	N/A	\$664,466.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$664,466.00	\$664,466.00
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:

The acquisition and rehabilitation of up to 15 multi-family affordable housing units.

Location Description:

707 Marin Street, Vallejo, CA

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
