

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:
B-08-MN-06-0010

Obligation Date:

Award Date:

Grantee Name:
Vallejo, CA

Contract End Date:
03/20/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$2,657,861.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
\$865,954.29

Total Budget:
\$3,523,815.29

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Foreclosures and Abandonment of Residential Properties in Vallejo: As of October 17, 2008, there were 513 active single family residences in foreclosure and 69 condominiums in active foreclosure, in Vallejo. Thirty-one percent of these foreclosures were in the North Vallejo area, and twenty-one percent were in Central Vallejo. North Vallejo consists of a relatively small geographic area within the jurisdiction. Based on HUD's data for the six quarters prior to June 30, 2008, the local foreclosure rate in the City of Vallejo was at 9.7 percent, as compared to a State-wide foreclosure rate of 6.7 percent. Subprime Lending in Vallejo: For the period of January 1, 2003 through June 30, 2008, 46 percent of the single family residence loans closed in Vallejo were subprime loans, as follows: 35 percent of all loans provided in Zip Code 94589 (North Vallejo), 46 percent of the loans provided in Zip Code 94590 (Central Vallejo), and 51 percent of the loans provided in Zip Code 94591 (East Vallejo), were subprime. Zip Codes 94589 and 94590 contain CDBG Target Area Neighborhoods, the Country Club Crest and Central City, respectively.

Distribution and and Uses of Funds:

The distribution of NSP funds for the acquisition and rehabilitation of foreclosed properties, and new homebuyer financing, in the City's geographic areas of greatest need, is severely needed.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,953,886.71

Total Budget

\$0.00

\$2,953,886.71

Total Obligated

\$0.00

\$2,953,886.71



Total Funds Drawdown	\$0.00	\$1,932,280.68
Program Funds Drawdown	\$0.00	\$1,281,284.43
Program Income Drawdown	\$0.00	\$650,996.25
Program Income Received	\$0.00	\$865,954.29
Total Funds Expended	\$0.00	\$986,561.38
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	\$150,000.00
Limit on Public Services	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$189,433.36
Limit on State Admin	\$0.00	\$189,433.36

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$664,465.25	\$664,466.00

Overall Progress Narrative:

The City continues to coordinate and implement NSP1 program activities. NSP1 single-family acquisition and rehabilitation activities are still ongoing with the City's two nonprofit NSP groups Habitat for Humanity and Community Housing Development Corporation of N. Richmond. As the nonprofit providers resale acquired and rehabilitated properties the program income generated is used to acquire additional properties. The City's affordable multi-family housing development Temple Art Lofts development is approximately 15% - 20% complete, with an estimated construction completion date of February 20, 2013. The City was awarded a Wells Farg Bank grant in December 2012 in the amount of \$150,000 to leverage NSP and HOME funded foreclosure activities.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$253,197.00	\$199,026.70
B, Acqu/Rehab LMMI	\$0.00	\$1,770,437.71	\$950,951.34
B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$0.00	\$265,786.00	\$131,306.39



Activities

Grantee Activity Number:	103-2104-463.40-63
Activity Title:	Acquisition & Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

103-2104-463.40-82

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acqu/Rehab LMMI

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

VNHS, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$1,096,803.00

Total Budget

\$0.00

\$1,096,803.00

Total Obligated

\$0.00

\$800,000.00

Total Funds Drawdown

\$0.00

\$746,485.03

Program Funds Drawdown

\$0.00

\$449,641.46

Program Income Drawdown

\$0.00

\$296,843.57

Program Income Received

\$0.00

\$445,316.72

Total Funds Expended

\$0.00

\$383,203.55

VNHS, Inc.

\$0.00

\$383,203.55

Match Contributed

\$0.00

\$0.00

Activity Description:

Up to four housing units acquired and rehabilitated will be sold or provided on a lease-to-own basis to households at 51 to 120 percent of the area median income.

Location Description:

Areas of greatest need.

Activity Progress Narrative:

VNHS's remaining NSP property 331 Pepper acquired and rehabilitated prior to their closing their doors to the public is being transferred to Community Housing Development Corp of N. Richmond. CHDC will complete minor outstanding repairs that have occurred as a result of a vandals attempting to steal the copper and coordinate the resale of the home to an eligible NSP household who's income is at or below 120% of the AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4



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	3/2	3/4	100.00
# Owner Households	0	0	0	0/0	3/2	3/4	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	



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

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Domus Development Company, LLC

Overall**Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$964,466.00

Total Budget

\$0.00

\$964,466.00

Total Obligated

\$0.00

\$664,466.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Domus Development Company, LLC

\$0.00

\$0.00

Match Contributed

\$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:

Brown Construction, the General Contractor of the TAL development continues to coordinate Section 3 outreach to local Vallejo residents to demonstrate their "Best Efforts" to hire local Vallejo residents. To date Brown has hired one Vallejo resident. With the Vallejo unemployment rate still hovering around 11-12 percent staff continues to encourage Brown to hire as many locals as possible.

>

>NSP funding will begin to be dispersed with the next developer submitted requisition for payment. The City has dispersed other non-NSP funds allocated to the development; the non-NSP funds were dispersed prior to the release of NSP funds in an effort to make certain that the developer would be able to meet NSP 1 deadlines.

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>The developer continues to pursue funding opportunities for the commercial space build out/tenant improvements. Additionally, the developer has identified three potential tenants for the ground floor commercial space. Interest in the ground floor commercial space includes: 1) a music studio looking to relocate to a larger/updated space; 2) a nonprofit organization that provides culinary classes to disabled persons; and 3) a nonprofit first time homebuyer and foreclosure prevention counseling agency.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/0	0/15	0
# Renter Households	0	0	0	0/15	0/0	0/15	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:	103-2104-463.40-82
Activity Title:	Acqu/rehab Low/Mod

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

103-2104-463.40-82

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acqu/Rehab LMMI

Projected End Date:

03/19/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Vallejo, California

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$0.00	\$1,077,609.00
Total Obligated	\$0.00	\$970,437.71
Total Funds Drawdown	\$0.00	\$744,138.59
Program Funds Drawdown	\$0.00	\$501,309.88
Program Income Drawdown	\$0.00	\$242,828.71
Program Income Received	\$0.00	\$291,077.62
Total Funds Expended	\$0.00	\$350,483.54
City of Vallejo, California	\$0.00	\$350,483.54
Match Contributed	\$0.00	\$0.00

Activity Description:

Up to four housing units will be acquired and rehabilitated to house homebuyers at 51 to 120 percent of the area median income, at least three of which will be at 51 - 80% AMI.

Location Description:

Areas of greatest need.

Activity Progress Narrative:

Habitat for Humanity has reahbilitated and resold three out of the four NSP properties that acquired. Habitat's remaining NSP acquired property Reminton Court rehabilitation completion is scheduled for the first week in June. Once the rehabilitation activites are complete Habitat will place the unit on the market for resale through a local Vallejo Real Estate company.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

of Singlefamily Units

0

0/4

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	3/1	3/4	100.00
# Owner Households	0	0	0	0/3	3/1	3/4	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

Grantee Activity Number:	Activity A
Activity Title:	DPA Homeownership Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

A

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Financing

Projected End Date:

03/19/2013

Completed Activity Actual End Date:
Responsible Organization:

VNHS, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$0.00	\$333,197.00
Total Obligated	\$0.00	\$253,197.00
Total Funds Drawdown	\$0.00	\$252,223.70
Program Funds Drawdown	\$0.00	\$199,026.70
Program Income Drawdown	\$0.00	\$53,197.00
Program Income Received	\$0.00	\$10,301.41
Total Funds Expended	\$0.00	\$93,725.00
VNHS, Inc.	\$0.00	\$93,725.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide first time homebuyer assistance to low and moderate income households at or below 120 percent of the AMI.

Location Description:

Vallejo, CA

Activity Progress Narrative:

NSP Homebuyer activities continue. CHDC has taken on the responsibilities of VNHS, and now coordinates the City of Vallejo's First Time Homebuyer Programs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Singlefamily Units	0	3/7

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	3/7	3/7	100.00
# Owner Households	0	0	0	0/0	3/7	3/7	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	