

Apr 1, 2009 thru Jun 30, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Vallejo, CA

Award Date:

Grant Amount:
\$2,657,861.00

Contract End Date:
03/20/2013

Estimated PI/RL Funds:
\$865,954.29

Reviewed By HUD:
Modified - Resubmit When Ready

Total Budget:
\$3,523,815.29

Grant Status:
Active

QPR Contact:
103571

Disasters:
Declaration Number

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.

implementation; 2) a competitive RFP was developed to identify an affordable housing developer to facilitate the acquisition, rehabilitation, and resale of foreclosed homes on the City's behalf, using \$727,609 in NSP funds; 3) on 7/7/09, a competitive RFQ was issued for the acquisition and rehabilitation of at least fifteen rental (multi-family) housing units affordable to very low-income households. The RFQ is due 8/31/09. A total of 1.9M (\$664,466 in NSP, and non-NSP funds) is available; and 4) on 6/9/09, the City allocated 1M to VNHS, Inc., to provide homebuyer financing to qualified families of formerly foreclosed homes. The Agreement was executed on 7/28/09.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	0	0	0
B, Acqu/Rehab LMMI	0	0	0
B, Acqu/Rehab MF VLI	0	0	0
F, Program Administration	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
A	Homebuyer Financing	Activity A	DPA Homeownership Assistance
B	Acqu/Rehab LMMI	<u>103-2104-463.40-82</u>	<u>Acqu/rehab Low/Mod</u>
B	Acqu/Rehab MF VLI	<u>103-2104-463.40-81</u>	<u>Acqu/Multi-family/Rehab VLI</u>
B	Acqu/Rehab LMMI	<u>103-2104-463.40-63</u>	<u>Acquisition & Rehabilitation</u>
F	Program Administration	<u>103-2104</u>	<u>Program Administration</u>

Activities

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implementation; 2) a competitive RFP was developed to identify an affordable housing developer to facilitate the acquisition, rehabilitation, and resale of foreclosed homes on the City's behalf, using \$727,609 in NSP funds; 3) on 7/7/09, a competitive RFQ was issued for the acquisition and rehabilitation of at least fifteen rental (multi-family) housing units affordable to very low-income households. The RFQ is due 8/31/09. A total of 1.9M (\$664,466 in NSP, and non-NSP funds) is available; and 4) on 6/9/09, the City allocated 1M to VNHS, Inc., to provide homebuyer financing to qualified families of formerly foreclosed homes. The Agreement was executed on 7/28/09.

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Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	3,308,857.25
Total Budget	0	3,308,857.25
Total Obligated	\$0.00	\$0.00
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
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	398,679.15	0
Limit on Admin/Planning	265,786.1	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	664,465.25	664,466

Overall Progress Narrative:

1) On 7/7/09 a new staff person was hired (.50 FTEs) to assist in NSP coordination and

implementation; 2) a competitive RFP was developed to identify an affordable housing developer to facilitate the acquisition, rehabilitation, and resale of foreclosed homes on the City's behalf, using \$727,609 in NSP funds; 3) on 7/7/09, a competitive RFQ was issued for the acquisition and rehabilitation of at least fifteen rental (multi-family) housing units affordable to very low-income households. The RFQ is due 8/31/09. A total of 1.9M (\$664,466 in NSP, and non-NSP funds) is available; and 4) on 6/9/09, the City allocated 1M to VNHS, Inc., to provide homebuyer financing to qualified families of formerly foreclosed homes. The Agreement was executed on 7/28/09.

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B, Acqu/Rehab MF VLI	0	0	0
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Project/Activity Index:

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B	Acqu/Rehab MF VLI	<u>103-2104-463.40-81</u>	Acqu/Multi-family/Rehab VLI
B	Acqu/Rehab LMMI	<u>103-2104-463.40-63</u>	Acquisition & Rehabilitation
F	Program Administration	<u>103-2104</u>	Program Administration

Activities

Jul 1, 2009 thru Sep 30, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Vallejo, CA

Award Date:

Grant Amount:
\$2,657,861.00

Contract End Date:
03/20/2013

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\$865,954.29

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QPR Contact:
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Declaration Number

Areas of Greatest Need:

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Distribution and and Uses of Funds:

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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
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	398,679.15	0
Limit on Admin/Planning	265,786.1	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	664,465.25	664,466

Overall Progress Narrative:

1) **Program Admin:** The .50 FTE hired July 7, 2009 continues to work on the coordination and

implementation of established NSP activities. **2) Homebuyer Financing:** On June 9, 2009, the City Council approved an amendment to VNHS's Fiscal Year (FY) 2008/2009 Agreement with the City to provide NSP funding for homebuyer financing (down payment assistance loans, and closing cost grants) in the amount of \$1,000,000. On July 28, 2009, this Amendment was fully executed. VNHS has begun to work with Fannie Mae and is currently implementing its marketing strategy to secure eligible homeowners. (In 2010, staff intends to recommend to the City Council that this VNHS-approved NSP activity be redefined to include the reallocation of a portion of the DPA funding to the acquisition and rehabilitation of foreclosed homes. **3) Acq/Rehab VLI:** An RFQ was issued on July 7, 2009 for the development of up to 15 units of affordable multi-family housing targeting very low-income households or below 50 percent of the area median income. There were six respondents, four of which were interviewed. The City selected Domus Development, LLC an experienced San Francisco based developer. The City's next steps are to execute a Memorandum of Understanding (MOU) that gives Domus 120 days to locate and obtain site control on a site suitable for the development of a multi-family project. **4) Acq/Rehab Low/Mod:** Staff issued an RFP for the acquisition and rehabilitation of foreclosed properties in the Vallejo NSP target areas on August 13, 2009. There were seven respondents to the RFP, and staff interviewed three of the respondents in November, 2009. City's next steps will include staff's recommendation of Solano-Napa Habitat for Humanity as the preferred developer for the homeownership activities. Additionally, the City has executed a Non-Disclosure Agreement with Fannie Mae, (executed in November, 2009) that will entitle Habitat for Humanity, if selected by the City Council, to purchase Fannie Mae foreclosed properties at a one (1) percent discount as the City's sub-grantee. **5) Community Land Trust (CLT):** The City issued a CLT RFQ on August 31, 2009, to interested developers, property managers, and homeowner's associations to garner their qualifications and interest in owning and operating the City's CLT. There were two responses to the CLT RFQ that are currently being evaluated. Interviews of respondents are scheduled for December, 2009.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
A, Homebuyer Financing	0	0	0	0
B, Acqu/Rehab LMMI	0	0	0	0
B, Acqu/Rehab MF VLI	0	0	0	0
F, Program Administration	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
A	Homebuyer Financing	Activity A	DPA Homeownership Assistance
B	Acqu/Rehab LMMI	103-2104-463.40-82	Acqu/rehab Low/Mod
B	Acqu/Rehab MF VLI	103-2104-463.40-81	Acqu/Multi-family/Rehab VLI
B	Acqu/Rehab LMMI	103-2104-463.40-63	Acquisition & Rehabilitation
F	Program Administration	103-2104	Program Administration

Activities

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

October 1, 2009 thru December 31, 2009 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:
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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.

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Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$0.00	\$0.00

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
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	\$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

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

Overall Progress Narrative:

- 1) Program Admin: The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities. Task have included, but not limited to the following:
 - Monthly NSP meetings with NSP selected provider to go over program goals, accomplishments, and marketing plans
 - The initiation of dialogue for the procedures and coordination of acquiring a Programmatic Agreement (PA) and/or Letter of Understanding (LOU) SHPO has explained an LOU would be easier to acquire than a PA with the State Historic Preservation Office (SHPO)
 - Drafting/coordination of the NSP Loan Agreements and coordination with Attorney
 - Drafting/coordination of regulatory requirements and subsidy layering and future coordination with Attorney
 - Drafting/coordination of Government compliance requirements
- 2) Homebuyer Financing: In June 2009 the City Council awarded \$1,000,000 of NSP1 funds to Vallejo Neighborhood Housing Services (VNHS) for the Down Payment Assistance (DPA) program. However, to date (seven months later), the NSP1 funds remain unspent. Staff is recommending reallocation of the NSP funding awarded to VNHS. The reallocation will give VNHS greater flexibility in the use of NSP funding, by allowing VNHS to acquire, rehabilitate, and resale foreclosed and/or abandoned properties in addition to providing DPA. Staff will bring the reallocation recommendation for consideration to the City Council on February 23, 2009. It is staff's goal to utilize fully the Federal resources awarded to the City during this time of limited capital opportunities. It is staff's desire to have two nonprofit affordable housing homeownership developers approved to implement the NSP1 program activities. Having two dedicated developers will increase the probability that HUD's NSP1 eighteen month fund obligation is met. The more qualified manpower that is dedicated to addressing the foreclosure

crises, the better for the City and its residents. Additionally, staff is seeking authorization to assist in the acquisition of foreclosed properties and/or to select one of the other RFP respondents in the event the chosen nonprofit group has not made "sufficient progress", which is defined as successfully obligating 50 percent of the NSP1 award by June 30, 2010.

>

>3) Acq/Rehab VLI: An RFQ was issued on July 7, 2009 for the development of up to 15 units of affordable multi-family housing targeting very low-income households or below 50 percent of the area median income. There were six respondents, four of which were interviewed. The City selected Domus Development, LLC, an experienced San Francisco based developer. The executed a Memorandum of Understanding (MOU) in December, 2009 that gives Domus 120 days to locate and obtain site control on a site suitable for the development of a multi-family project. To date Domus has identified two sites that may be feasible for the development of multi-family housing. They are currently completing their diligence on the properties to determine which property will be selected to move forward.

4) Acq/Rehab Low/Mod: Staff issued an RFP for the acquisition and rehabilitation of foreclosed properties in the Vallejo NSP target areas on August 13, 2009. There were seven respondents to the RFP; staff interviewed three out of the seven respondents in November, 2009, and is recommending the selection of Solano-Napa Habitat for Humanity (SNHH) as the preferred developer. Staff's selection criteria included an evaluation of the respondents' past experience of successfully completing similar project types on time and within budget, their ability to secure additional non-City funding sources to optimize financial leveraging, their financial capacity, whether their existing City debt (if any) was in good standing or not, their familiarity with the City of Vallejo and/or Solano County, and their oral interview. The interview panel placed considerable weight on the respondents' ability to articulate to the City their proposed NSP1 implementation plan.

>Sponsor/Developer Profile: SNHH is a nonprofit affordable housing organization founded by a grass-roots group of Solano County residents. SNHH is an affiliate member of Habitat for Humanity International, Inc., in good standing with their parent organization, which entitles SNHH to access additional resources and expertise provided to its affiliates. Additionally, SNHH is a financially sound organization with adequate organizational reserves and a line of credit. SNHH has successfully developed over 10 units of homeownership housing through the concerted efforts of key staff and Board members and the coordination of numerous volunteers, which is the known "Habitat" model. In addition to SNHH's staff expertise they have a highly skilled board that benefits from strong participation of its members, which have expressed enthusiasm and a commitment to assist the City in meeting its NSP1 requirements. SNHH's newly appointed Interim Executive Director and Project Manager, responsible for the day to day NSP1 activities, will dedicate approximately 25 - 30 percent of her staff time specifically to NSP implementation. As stated above, it is staff's desire to have two nonprofit affordable housing homeownership developers approved to implement the NSP1 program activities (given the difficulty of securing foreclosed properties due to investors' and lenders' unwillingness to release properties). Having two dedicated developers will increase the probability that HUD's NSP1 eighteen month fund obligation is met. Additionally staff is seeking authorization to assist in the acquisition of foreclosed properties and/or to select one of the other RFP respondents in the event the chosen nonprofit group has not made "sufficient progress", which is defined as successfully obligating 50 percent of the NSP1 award by June 30, 2010. The City has executed a Non-Disclosure Agreement with Fannie Mae, executed in November, 2009 that will entitle Habitat for Humanity, if selected by the City Council, to purchase Fannie Mae foreclosed properties at a one (1) percent discount as the City's sub-grantee.

5) Community Land Trust (CLT): The City issued a CLT RFQ on August 31, 2009, to interested developers, property managers, and homeowner's associations to garner their qualifications and interest in owning and operating the City's CLT. There were two responses to the CLT RFQ that are currently being evaluated. Interviews of respondents were held in December, 2009. Staff is recommending Vallejo Neighborhood Housing Services (VNHS) as the preferred CLT Administrator. Next steps include recommending allocation of funding for Technical Assistance (TA), and the execution of a performance based contract with a six month term. NSP1 goals were not established in connection with the establishment of the CLT. It was the City's intent that if NSP2 funds were secured, the CLT would become an activity of the NSP. Future NSP QPR's will not provide CLT updates.

Project Summary

Project #, Project Title	This Report Period		To Date	
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A, Homebuyer Financing	\$0.00	\$1,000,000.00	\$0.00
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B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$0.00	\$265,786.00	\$0.00

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

April 1, 2009 thru June 30, 2009 Performance Report

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Vallejo, CA

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Acquisition and Relocation:

Public Comment:

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Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
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	\$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

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

Overall Progress Narrative:

1) On 7/7/09 a new staff person was hired (.50 FTEs) to assist in NSP coordination and implementation; 2) a competitive RFP was developed to identify an affordable housing developer to facilitate the acquisition, rehabilitation, and resale of foreclosed homes on the City's behalf, using \$727,609 in NSP funds; 3) on 7/7/09, a competitive RFQ was issued for the acquisition and rehabilitation of at least fifteen rental (multi-family) housing units affordable to very low-income households. The RFQ is due 8/31/09. A total of 1.9M (\$664,466 in NSP, and non-NSP funds) is available; and 4) on 6/9/09, the City allocated 1M to VNHS, Inc., to provide homebuyer financing to qualified families of formerly foreclosed homes. The Agreement was executed on 7/28/09.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$0.00	\$0.00
B, Acqu/Rehab LMMI	\$0.00	\$0.00	\$0.00
B, Acqu/Rehab MF VLI	\$0.00	\$0.00	\$0.00
F, Program Administration	\$0.00	\$0.00	\$0.00

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

July 1, 2009 thru September 30, 2009 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$0.00	\$0.00

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
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	\$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

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

Overall Progress Narrative:

1) Program Admin: The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities. 2) Homebuyer Financing: On June 9, 2009, the City Council approved an amendment to VNHS's Fiscal Year (FY) 2008/2009 Agreement with the City to provide NSP funding for homebuyer financing (down payment assistance loans, and closing cost grants) in the amount of \$1,000,000. On July 28, 2009, this Amendment was fully executed. VNHS has begun to work with Fannie Mae and is currently implementing its marketing strategy to secure eligible homeowners. (In 2010, staff intends to recommend to the City Council that this VNHS-approved NSP activity be redefined to include the reallocation of a portion of the DPA funding to the acquisition and rehabilitation of foreclosed homes. 3) Acq/Rehab VLI: An RFQ was issued on July 7, 2009 for the development of up to 15 units of affordable multi-family housing targeting very low-income households or below 50 percent of the area median income. There were six respondents, four of which were interviewed. The City selected Domus Development, LLC an experienced San Francisco based developer. The City's next steps are to execute a Memorandum of Understanding (MOU) that gives Domus 120 days to locate and obtain site control on a site suitable for the development of a multi-family project. 4) Acq/Rehab Low/Mod: Staff issued an RFP for the acquisition and rehabilitation of foreclosed properties in the Vallejo NSP target areas on August 13, 2009. There were seven respondents to the RFP, and staff interviewed three of the respondents in November, 2009. City's next steps will include staff's recommendation of Solano-Napa Habitat for Humanity as the preferred developer for the homeownership activities. Additionally, the City has executed a Non-Disclosure Agreement with Fannie Mae, (executed in November, 2009) that will entitle Habitat for Humanity, if selected by the City Council, to purchase Fannie Mae foreclosed properties at a one (1) percent discount as the City's sub-grantee. 5) Community Land Trust (CLT): The City issued a CLT RFQ on August 31, 2009, to interested developers, property

managers, and homeowner's associations to garner their qualifications and interest in owning and operating the City's CLT. There were two responses to the CLT RFQ that are currently being evaluated. Interviews of respondents are scheduled for December, 2009.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$0.00	\$0.00
B, Acqu/Rehab LMMI	\$0.00	\$0.00	\$0.00
B, Acqu/Rehab MF VLI	\$0.00	\$0.00	\$0.00
F, Program Administration	\$0.00	\$0.00	\$0.00

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

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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$930,252.00	\$930,252.00

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
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	\$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

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

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 Equivalent (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 Hallmark 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 acquisition sources of funding include: NSP in the amount of \$664,466, the remaining acquisition cost will be paid with HOME and Redevelopment Agency funding. 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. NSP funds represent approximately 5 percent of the total development cost of the proposed development.

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
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

Activities

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

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$265,786.00	\$265,786.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$964,466.00
Total Budget	\$0.00	\$964,466.00
Total Obligated	\$664,466.00	\$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
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:

Accomplishments Performance Measures

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

	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: Vallejo, CA

Grant: B-08-MN-06-0010

April 1, 2010 thru June 30, 2010 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 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$1,100,149.37	\$2,030,401.37

Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$563.00	\$563.00
Total Funds Expended	\$812,621.32	\$812,621.32
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	\$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

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

Overall Progress Narrative:

- 1) **Program Admin:** The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities.
- 2) **Homebuyer Financing:** On March 9, 2010 the City Council awarded \$1,000,000 of its NSP funding to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program.

To date VNHS has made available 4 DPA loans and closing cost grants to NSP eligible households.

- 3) **Acq/Rehab VLI:** On July 27, 2010 the Redevelopment Agency Commission awarded \$664,466 of NSP funding to Domus Development for the acquisition and rehabilitation of 707 &ndash 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. The escrow close date is scheduled for August 30, 2010. The development will house 29 units of studio, one and two bedroom units, affordable to households at or below 50 percent of the Area Median Income (AMI).

To date the Sponsor has successfully secured the required planning approvals, and commitments of non-NSP financing in the amount of \$2.8 million.

- 4) **4) Acq/Rehab Low/Mod:** On March 9, 2010 the City Council awarded \$727,000 of NSP1 funding to Solano-Napa Habitat for Humanity, and \$1,000,000 to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program, and \$800,000 allocated for the acquisition and rehabilitation of foreclosed and/or abandoned single-family homes.

To date Habitat and VNHS have both acquired two foreclosed properties for a total of 4 foreclosed homes. Habitat has completed the rehabilitation of one of its properties and is currently marketing it for resale to an eligible

household. VNHS is currently addressing their procurement requirements and will begin rehabilitation of their two homes within the next 20 &ndash 30 days.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$200,000.00	\$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

Activities

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$534,474.00	\$534,474.00
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	\$377,813.68	\$377,813.68
VNHS, Inc.	\$377,813.68	\$377,813.68
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 acquired two foreclosed properties; rehabilitation will commence in 60-90 days.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/4
# 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	0/0	0/2	0/4	0
# Owner Households	0	0	0	0/0	0/2	0/4	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
35 Capilano Drive	Vallejo	NA	NA	94590	Not Validated / N
171 Matthew Court	Vallejo	NA	NA	94591	Not Validated / N

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	Apr 1 thru Jun 30, 2010	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:

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	29	29/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	28	0	28	28/15	0/0	28/15	100.00
# Renter Households	0	0	0	0/15	0/0	0/15	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
707-715 Marin Street	Vallejo	NA	NA	94590	Not Validated / N

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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$0.00	\$1,077,609.00
Total Obligated	\$472,675.37	\$472,675.37
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	\$341,082.64	\$341,082.64
City of Vallejo, California	\$341,082.64	\$341,082.64
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 has acquired two foreclosed properties; rehabilitation is underway on 485 Phoenix Circle. Rehabilitation of 108 Nalistry Drive will begin within 60-90 days.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/4
# 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	0/1	0/4	0
# Owner Households	0	0	0	0/3	0/1	0/4	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
485 Phoenix Circle	Vallejo	NA	NA	94589	Not Validated / N
108 Nalasty Drive	Vallejo	NA	NA	94590	Not Validated / N

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

Activity Status:
 Under Way

Project Number:
 A

Project Title:
 Homebuyer Financing

Projected Start Date:
 12/01/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$0.00	\$333,197.00
Total Obligated	\$93,000.00	\$93,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$563.00	\$563.00
Total Funds Expended	\$93,725.00	\$93,725.00
VNHS, Inc.	\$93,725.00	\$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:

Two Down Payment Assistance (DPA) loans and Two Closing Costs Grants were awarded to households at or below 120 percent of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/0	0/7	2/7	100.00
# Owner Households	2	0	2	2/0	0/7	2/7	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
720 Rosewood Avenue	Vallejo	NA	NA	94591	Not Validated / N
89 Los Cerritos Drive	Vallejo	NA	NA	94589	Not Validated / N

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: Vallejo, CA

Grant: B-08-MN-06-0010

July 1, 2010 thru September 30, 2010 Performance Report

Total Funds Drawdown	\$829,027.38	\$829,027.38
Program Funds Drawdown	\$828,464.38	\$828,464.38
Program Income Drawdown	\$563.00	\$563.00
Program Income Received	\$0.00	\$563.00
Total Funds Expended	\$0.00	\$812,621.32
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	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$31,582.67
Limit on State Admin	\$0.00	\$31,582.67

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:

1) Program Admin: The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities.

>

2) Homebuyer Financing: On March 9, 2010 the City Council awarded \$1,000,000 of its NSP funding to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program.

To date VNHS has made available 5 DPA loans and closing cost grants to NSP eligible households. The DPA loans have been the lesser of 20 percent of the purchase price or a maximum loan amount of \$40,000 with a required 30 year affordability covenant.

3) Acq/Rehab VLI: On July 27, 2010 the Redevelopment Agency awarded \$664,466 of NSP funding to Domus Development for the acquisition and rehabilitation of 707 &ndash 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. The escrow close date originally scheduled for August 30, 2010, has been pushed back to November 5, 2010 to allow the Sponsor to work on remaining title issues. The development will house 29 units of studio, one and two bedroom units, affordable to households at or below 50 percent of the Area Median Income (AMI).

To date the Sponsor has successfully secured the required planning approvals, and commitments of non-NSP

Activities

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

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$31,582.67	\$31,582.67
Program Funds Drawdown	\$31,582.67	\$31,582.67
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$265,526.00	\$800,000.00
Total Funds Drawdown	\$377,909.88	\$377,909.88
Program Funds Drawdown	\$377,909.88	\$377,909.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$377,813.68
VNHS, Inc.	\$0.00	\$377,813.68
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:

DPA obligated for first time homebuyer to purchase 485 Phoenix Circle.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/4
# of Singlefamily Units	0	0/4

Grantee Activity Number: 103-2104-463.40-82
Activity Title: Acqu/rehab Low/Mod

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$0.00	\$1,077,609.00
Total Obligated	\$254,933.63	\$727,609.00
Total Funds Drawdown	\$335,613.61	\$335,613.61
Program Funds Drawdown	\$335,613.61	\$335,613.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$341,082.64
City of Vallejo, California	\$0.00	\$341,082.64
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 acquired 206 Cortland Circle, and completed the rehabilitation of 485 Phoenix Circle. A first time homebuyer is in contract to purchase the Phoenix Circle.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/4
# of Singlefamily Units	0	0/4

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

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:

Project Title:

A

Homebuyer Financing

Projected Start Date:

Projected End Date:

12/01/2009

03/19/2013

Benefit Type:

Completed Activity Actual End Date:

Direct (HouseHold)

National Objective:

Responsible Organization:

NSP Only - LMMI

VNHS, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$0.00	\$333,197.00
Total Obligated	\$107,000.00	\$200,000.00
Total Funds Drawdown	\$83,921.22	\$83,921.22
Program Funds Drawdown	\$83,358.22	\$83,358.22
Program Income Drawdown	\$563.00	\$563.00
Program Income Received	\$0.00	\$563.00
Total Funds Expended	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

October 1, 2010 thru December 31, 2010 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 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$0.00	\$2,657,861.00

Total Funds Drawdown	\$81,821.04	\$910,848.42
Program Funds Drawdown	\$81,821.04	\$910,285.42
Program Income Drawdown	\$0.00	\$563.00
Program Income Received	\$0.00	\$563.00
Total Funds Expended	\$0.00	\$812,621.32
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	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$55,723.36
Limit on State Admin	\$0.00	\$55,723.36

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:

1) **Program Admin:** The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities. All program requirements to date have been met.

>

2) **Homebuyer Financing:** On March 9, 2010 the City Council awarded \$1,000,000 of its NSP funding to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program.

As of January 31st, VNHS has made available 5 DPA loans and closing cost grants to NSP eligible households. The DPA loans have been the lesser of 20 percent of the purchase price or a maximum loan amount of \$40,000 with a required 30 year affordability covenant. NSP funded DPA/closing cost grant subsidies are depleted.

3) **Acq/Rehab VLI:** On July 27, 2010 the Redevelopment Agency awarded \$664,466 of NSP funding to Domus Development for the acquisition and rehabilitation of 707 &ndash 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. October 29th Domus Development, LLC closed escrow on the referenced property with Redevelopment Agency funding. The proposed development will house 29 units of studio, one and two bedroom units, affordable to households at or below 50 percent of the Area Median Income (AMI). NSP funding will pay for the rehabilitation costs.

To date the Sponsor has successfully secured the required planning approvals, and commitments of non-NSP

financing in the amount of \$2.8 million. The sponsor has finalized the schematic drawings, and upon securing the remaining project financing gap will authorize the development of the construction drawings.

>

4) Acq/Rehab Low/Mod: On March 9, 2010 the City Council awarded \$727,000 of NSP1 funding to Solano-Napa Habitat for Humanity; and \$1,000,000 to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 has been allocated for the Down Payment Assistance (DPA) program, and \$800,000 allocated for the acquisition and rehabilitation of foreclosed and/or abandoned single-family homes.

To date Habitat has acquired four foreclosed properties and VNHS has acquired three foreclosed properties for a total of 7 foreclosed homes. Habitat has completed the rehabilitation of three properties; one property has been resold to an eligible household; one property is in contract for resale to an eligible household; and one property is listed for sale; and the remaining property is currently being renovated. VNHS has completed the rehabilitation of two properties, and their third property is currently being renovated. Of VNHS's three properties one is in contract to an income qualified household and the other unit is currently being marketed for resale. The Sponsor's are now utilizing NSP program income generated from the resale of NSP acquired foreclosed single-family homes that have been resold.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$200,000.00	\$83,358.22
B, Acqu/Rehab LMMI	\$57,680.35	\$1,527,609.00	\$771,203.84
B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$24,140.69	\$265,786.00	\$55,723.36

Activities

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

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$24,140.69	\$55,723.36
Program Funds Drawdown	\$24,140.69	\$55,723.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$18,274.43	\$396,184.31
Program Funds Drawdown	\$18,274.43	\$396,184.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$377,813.68
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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# 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	1/0	0/2	1/4	100.00
# Owner Households	0	0	0	0/0	0/2	0/4	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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2010	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	\$727,609.00
Total Funds Drawdown	\$39,405.92	\$375,019.53
Program Funds Drawdown	\$39,405.92	\$375,019.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$341,082.64
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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# 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	1/3	0/1	1/4	100.00
# Owner Households	0	0	0	0/3	0/1	0/4	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: Vallejo, CA

Grant: B-08-MN-06-0010

January 1, 2011 thru March 31, 2011 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:

Ty Robinson

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****Total Budget****Total Obligated****This Report Period**

N/A

\$0.00

\$0.00

To Date

\$3,308,857.25

\$3,308,857.25

\$2,657,861.00

Total Funds Drawdown	\$0.00	\$910,848.42
Program Funds Drawdown	\$0.00	\$910,285.42
Program Income Drawdown	\$0.00	\$563.00
Program Income Received	\$61,949.21	\$62,512.21
Total Funds Expended	\$0.00	\$812,621.32
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	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$55,723.36
Limit on State Admin	\$0.00	\$55,723.36

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:

1) Program Administration: The .50 FTE hired in July 2009 continues to work on the coordination and implementation of established NSP activities. The focus has shifted somewhat to an emphasis of NSP Section 3/Local Hiring goal requirements. In addition to Section 3/Local Hiring goals, staff is tracking, expenditure reimbursement requests submitted to ensure program compliance and cost reasonableness.

2) Homebuyer Financing: On March 9, 2010 the Vallejo City Council awarded \$1,000,000 of its NSP funding to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for Down Payment Assistance (DPA) program. As of January 31, 2011 VNHS has exhausted its allocation of DPA/NSP funding. VNHS made available five DPA loans and closing costs grants to households with incomes at or below 120% of the area median income. The DPA loan amounts have been the lesser of 20 percent of the purchase price or a maximum loan amount of \$40,000 with a required 30 year affordability covenant.

3) Acq/Rehab VLI: On July 27, 2010 the Vallejo Redevelopment Agency awarded \$664,466 of NSP funding to Domus Development for the acquisition and rehabilitation of 707 - 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. Since that time Domus has diligently worked to move the Temple Art Lofts development through the predevelopment and preconstruction phase; they have successfully secured the following finance commitments, and/or completed the following project tasks:

- Property acquired - October 29, 2010
- Secured \$1.7 million of additional capital funds from Solano County
- Secured a construction commitment of financing from a conventional bank in the amount of \$3.8 million with a convertible loan note of \$880 thousand dollars April 29, 2011

- Secured an investment partner equity commitment of \$3.9 million of LIHTC and Historic Tax Credits March 28, 2011
- Assembled their development team through a competitive bid process
- Working on the establishment of their Section 3/ Local Hiring plan
- Will submit their application for LIHTC/Bonds on May 20, 2011
- Historic Registry application in progress
- NEPA completed March 14, 2011

To date Federal funds have not been used to move the Temple Art Lofts project forward, due to the NEPA not previously being completed. With the completion of the NEPA both NSP and HOME fund Loan Agreements can now be executed. NSP funds will be used specifically for the rehabilitation hard costs.

4) Acq/Rehab/ Low/Mod: On March 9, 2010 the Vallejo City Council awarded \$727,000 of NSP1 funding to Solano-Napa Habitat for Humanity, and \$1,000,000 to VNHS of which \$800,000 was allocated for the acquisition and rehabilitation of foreclosed and/or abandoned single-family homes (\$200,000 was allocated for DPA).

To date Habitat has acquired four foreclosed properties and VNHS has acquired three foreclosed properties, for a total of seven foreclosed homes. Habitat has completed the rehabilitation of three of their NSP properties; two of their NSP properties have been resold to eligible households; one property is listed for sale; and the one remaining NSP property is currently being rehabilitated with an anticipated completion date of June 2011. Habitat has exhausted its NSP1 original allocation, and is now working off program income generated from the resale of the two NSP units sold.

VNHS has completed the rehabilitation of their three acquired NSP properties. They have resold one of their NSP acquired properties to an eligible household generating program income of approximately \$260,000, which will be recycled to another NSP eligible project. Of VNHS's two remaining NSP properties, one is in contract to an income eligible (Section 8) household, and the other continues to be marketed by a local realtor.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$200,000.00	\$83,358.22
B, Acqu/Rehab LMMI	\$0.00	\$1,527,609.00	\$771,203.84
B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$0.00	\$265,786.00	\$55,723.36

Activities

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

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$0.00	\$55,723.36
Program Funds Drawdown	\$0.00	\$55,723.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$57,702.27	\$57,702.27
Total Funds Expended	\$0.00	\$0.00
City of Vallejo, California	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

10 percent of Program Income has been reallocated to the Administrative budget. Per NSP guidelines.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 A

Project Title:
 Homebuyer Financing

Projected Start Date:
 12/01/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (Household)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$0.00	\$333,197.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$0.00	\$83,921.22
Program Funds Drawdown	\$0.00	\$83,358.22
Program Income Drawdown	\$0.00	\$563.00
Program Income Received	\$4,246.94	\$4,809.94
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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		5/7	
# of Singlefamily Units	5		5/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	2	1	3	4/0	1/7	5/7	100.00
# Owner Households	2	1	3	4/0	1/7	5/7	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	

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

April 1, 2011 thru June 30, 2011 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:
Ty Robinson

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 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$0.00	\$2,657,861.00

Total Funds Drawdown	\$783,020.18	\$1,693,868.60
Program Funds Drawdown	\$206,422.16	\$1,116,707.58
Program Income Drawdown	\$576,598.02	\$577,161.02
Program Income Received	\$577,022.72	\$639,534.93
Total Funds Expended	\$75,583.03	\$888,204.35
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	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$189,008.66
Limit on State Admin	\$0.00	\$189,008.66

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:

- 1) Program Admin: The .50 FTE hired July 7, 2009 continues to work on the coordination and implementation of established NSP activities. Primary NSP 1 activities have focused on Section 3 Local Hiring goals, ensuring that developers affirmatively market NSP properties to the all ethnicities in Vallejo, and continued program compliance and progress.
- 2) Homebuyer Financing: On March 9, 2010 the City Council awarded \$1,000,000 of its NSP funding to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program.

As of January 31st, VNHS has made available 5 DPA loans and closing cost grants to NSP eligible households. The DPA loans have been the lesser of 20 percent of the purchase price or a maximum loan amount of \$40,000 with a required 30 year affordability covenant. The originally funded NSP DPA/closing cost grant funds are depleted, staff has begun to fund additional DPA loans with Program Income generated from the resale of NSP properties.

- 3) Acq/Rehab VLI: On July 27, 2010 the Redevelopment Agency awarded \$664,466 of NSP funding to Domus Development for the acquisition and rehabilitation of 707 &ndash 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. October 29th Domus Development, LLC closed escrow on the referenced property with Redevelopment Agency funding. The proposed development will house 29 units of studio, one and two bedroom units, affordable to households at or below 50 percent of the Area Median Income (AMI). NSP funding will pay for the rehabilitation costs.

To date the Sponsor has successfully secured the required planning approvals, and commitments of non-NSP financing in the amount of \$2.8 million. The sponsor submitted an application for tax credits and bond financing if successful the project will receive approximately 3.9 million in tax credit equity. The sponsor's construction drawings are anticipated to be complete at the end of September and will be submitted to the Dept of planning and building for approval. Construction is expected to begin in December 2011, with a 12 month construction period.

4) Acq/Rehab Low/Mod: On March 9, 2010 the City Council awarded \$727,000 of NSP1 funding to Solano-Napa Habitat for Humanity, and \$1,000,000 to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the Down Payment Assistance (DPA) program, and \$800,000 allocated for the acquisition and rehabilitation of foreclosed and/or abandoned single-family homes.

To date Habitat has acquired four foreclosed properties and VNHS has acquired three foreclosed properties for a total of 7 foreclosed homes. Habitat has completed the rehabilitation and resale of two of their acquired foreclosed properties; they are finalizing the third property rehab, and the fourth property rehabilitation will begin in November. VNHS has completed the rehabilitation of two properties, and their third property is currently being renovated. Of VNHS's three properties two have been sold to eligible households, and one is currently on the market for resale.

The Sponsor's are now utilizing NSP program income generated from the resale of NSP acquired foreclosed single-family homes that have been resold.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$102,115.86	\$200,000.00	\$185,474.08
B, Acqu/Rehab LMMI	\$28,723.27	\$1,527,609.00	\$799,927.11
B, Acqu/Rehab MF VLI	\$0.00	\$664,466.00	\$0.00
F, Program Administration	\$75,583.03	\$265,786.00	\$131,306.39

Activities

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

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$133,285.30	\$189,008.66
Program Funds Drawdown	\$75,583.03	\$131,306.39
Program Income Drawdown	\$57,702.27	\$57,702.27
Program Income Received	\$57,702.27	\$115,404.54
Total Funds Expended	\$75,583.03	\$75,583.03
City of Vallejo, California	\$75,583.03	\$75,583.03
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

City of Vallejo staff continues to implement the NSP1 program; the focus has been on Section 3/local hiring goals, and continued program compliance by selected developers.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$321,319.90	\$717,504.21
Program Funds Drawdown	\$28,723.27	\$424,907.58
Program Income Drawdown	\$292,596.63	\$292,596.63
Program Income Received	\$250,602.83	\$250,602.83
Total Funds Expended	\$0.00	\$377,813.68
VNHS, Inc.	\$0.00	\$377,813.68
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:

As of June 30, 2011 VNHS has acquired and rehab three NSP foreclosed properties. VNHS has sold one NSP property in the quarter ending June 30, 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	1/4
# of Singlefamily Units	1	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	1	0	0/0	1/2	1/4	100.00
# Owner Households	0	1	1	0/0	1/2	1/4	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	Apr 1 thru Jun 30, 2011	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:

The Temple Art Lofts development is moving forward. The developer has prepared an application for Tax Credit and Bond financing approval of financing is anticipated sometime in August 2011. The sponsor's architect is working on finalizing the design development drawings and initiating the development of the construction drawings. A programmatic agreement has been entered into with SHPO, NPS and the City of Vallejo regarding the historical components of the development. The developer has conducted three community outreach meetings to garner support and vision for the planned commercial uses of the ground floor commercial space of approximately 6,500 sq. ft.

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	-29	0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-28	0	-28	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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Apr 1 thru Jun 30, 2011	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	\$727,609.00
Total Funds Drawdown	\$226,299.12	\$601,318.65
Program Funds Drawdown	\$0.00	\$375,019.53
Program Income Drawdown	\$226,299.12	\$226,299.12
Program Income Received	\$268,717.62	\$268,717.62
Total Funds Expended	\$0.00	\$341,082.64
City of Vallejo, California	\$0.00	\$341,082.64
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 continues to market for sale one of their NSP1 acquired properties. They also have one property in the process of being renovated and another foreclosed property renovation slated to start in september.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	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	-1	1	0	0/3	1/1	1/4	100.00
# Owner Households	0	1	1	0/3	1/1	1/4	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

Activity Status:
 Under Way

Project Number:
 A

Project Title:
 Homebuyer Financing

Projected Start Date:
 12/01/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (Household)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$0.00	\$333,197.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$102,115.86	\$186,037.08
Program Funds Drawdown	\$102,115.86	\$185,474.08
Program Income Drawdown	\$0.00	\$563.00
Program Income Received	\$0.00	\$4,809.94
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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-2		3/7	
# of Singlefamily Units	-2		3/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	-4	2	-2	0/0	3/7	3/7	100.00
# Owner Households	-4	2	-2	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	

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

July 1, 2011 thru September 30, 2011 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,308,857.25
Total Budget	\$0.00	\$3,308,857.25
Total Obligated	\$0.00	\$2,657,861.00

Total Funds Drawdown	\$0.00	\$1,693,868.60
Program Funds Drawdown	\$0.00	\$1,116,707.58
Program Income Drawdown	\$0.00	\$577,161.02
Program Income Received	\$0.00	\$639,534.93
Total Funds Expended	\$0.00	\$888,204.35
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	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$189,008.66
Limit on State Admin	\$0.00	\$189,008.66

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:

Program Admin: The .50FTE hired July 7, 2009 continues to work on the coordination and implementation of approved NSP eligible activities. The NSP activities focused on for this period of review have included the establishment of Section 3 Local/Vicinity Hiring goals, working with the developer to finalize NSP and HOME Loan Agreements, as well as to negotiating the commercial space loan terms, and the continued coordination of NSP activities related to providing Homebuyer Mortgage Assistance to eligible households purchasing foreclosed and/or abandoned properties.

Homebuyer Financing: \$200,000 of NSP1 funding was allocated for Homebuyer Assistance. To date 8 Mortgage Assistance loans have been provided to income eligible households. The mortgage assistance loans have been the lesser of 20 percent of the purchase price or a maximum loan amount of \$40,000 with a required 30 year affordability covenant. The originally funded \$200,000 has been depleted; new mortgage assistance loans have been funded from program income generated from the resale of foreclosed properties acquired by our nonprofit housing developers.

Acq/Rehab VLI: On July 27, 2010 the Vallejo Redevelopment Agency/City Council awarded \$664,466 of NSP1 funding to Domus development for the acquisition and rehabilitation of 707 and 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties. TAL recently was allocated a 4% Tax credit and Bond allocation, thus removing the financing gap. Construction drawings have been forwarded to the building Dept for review and approval, and bid documents have been drafted.

Acq/Rehab Low/Mod: On March 9, 2010 the City Council awarded \$727,000 of NSP 1 funding to Solano-Napa Habitat for Humanity (Habitat), and \$1,000,000 to Vallejo Neighborhood Housing Services (VNHS) of which \$200,000 was allocated for the homebuyer mortgage assistance program, and \$800,000 allocated for the

acquisition and rehabilitation of foreclosed and/or abandoned single-family homes. To date Habitat and VNHS combined have acquired, rehabilitated seven foreclosed properties; and of the seven properties acquired and rehabilitated four have been sold to income eligible households at or below 120 percent of the AMI. Of the remaining three properties one is on the market for sale, and the two other properties are awaiting rehabilitation.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$0.00	\$200,000.00	\$185,474.08
B, Acqu/Rehab LMMI	\$0.00	\$1,527,609.00	\$799,927.11
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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$0.00	\$717,504.21
Program Funds Drawdown	\$0.00	\$424,907.58
Program Income Drawdown	\$0.00	\$292,596.63
Program Income Received	\$0.00	\$250,602.83
Total Funds Expended	\$0.00	\$377,813.68
VNHS, Inc.	\$0.00	\$377,813.68
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 has successfully acquired and rehabilitated three (3) foreclosed properties with NSP1 funding. Two out of the three properties have been resold to income eligible households. The one remaining NSP acquired home is on the market for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily 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	1/2	1/4	100.00
# Owner Households	0	0	0	0/0	1/2	1/4	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	Jul 1 thru Sep 30, 2011	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:

The Temple Arts Loft development is moving full speed ahead. The project has successfully secured 100% of its financing and the construction loan closing and all remaining financing loan closings are scheduled for December 17, 2011. Construction drawings have been forwarded to the building Dept for review and approval, and bid documents have been drafted and will be sent out in November.

Accomplishments Performance Measures

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

# of Properties	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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Jul 1 thru Sep 30, 2011	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	\$727,609.00
Total Funds Drawdown	\$0.00	\$601,318.65
Program Funds Drawdown	\$0.00	\$375,019.53
Program Income Drawdown	\$0.00	\$226,299.12
Program Income Received	\$0.00	\$268,717.62
Total Funds Expended	\$0.00	\$341,082.64
City of Vallejo, California	\$0.00	\$341,082.64
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 has successfully acquired four foreclosed properties with NSP 1 funding and rehabilitated three. The fourth NSP acquired foreclosed property will begin rehabilitation in November. The Notice of Intent to solicit bids was sent out and Habitat is waiting for responses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4

	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	1/1	1/4	100.00
# Owner Households	0	0	0	0/3	1/1	1/4	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: Vallejo, CA

Grant: B-08-MN-06-0010

October 1, 2011 thru December 31, 2011 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:
Ty Robinson

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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,953,886.71
Total Budget	\$296,025.71	\$2,953,886.71
Total Obligated	\$296,025.71	\$2,953,886.71

Total Funds Drawdown	\$238,412.08	\$1,932,280.68
Program Funds Drawdown	\$164,576.85	\$1,281,284.43
Program Income Drawdown	\$73,835.23	\$650,996.25
Program Income Received	\$226,419.36	\$865,954.29
Total Funds Expended	\$98,357.03	\$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	\$0.00
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:

NSP Activities are successfully being completed. Nonprofit providers are utilizing program income generated to continue the acquisition and rehabilitation of foreclosed properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$13,552.62	\$253,197.00	\$199,026.70
B, Acqu/Rehab LMMI	\$151,024.23	\$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
Activity Title: Program Administration

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$424.70	\$189,433.36
Program Funds Drawdown	\$0.00	\$131,306.39
Program Income Drawdown	\$424.70	\$58,126.97
Program Income Received	\$3,854.00	\$119,258.54
Total Funds Expended	\$83,566.26	\$159,149.29
City of Vallejo, California	\$83,566.26	\$159,149.29
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Staff continues to coordinate and manage NSP program activities. The focus has shifted to ensuring that NSP program rules and requirements are met as well as conducting an analysis of cost reasonableness associated with developer submitted project costs. Additionally, staff is working on marketing and outreach for potential buyers of rehabilitated foreclosed properties, and non rehabilitated foreclosed properties acquired by individuals with NSP funded mortgage assistance.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$28,980.82	\$746,485.03
Program Funds Drawdown	\$24,733.88	\$449,641.46
Program Income Drawdown	\$4,246.94	\$296,843.57
Program Income Received	\$194,713.89	\$445,316.72
Total Funds Expended	\$5,389.87	\$383,203.55
VNHS, Inc.	\$5,389.87	\$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 has successfully acquired and rehabilitated three foreclosed properties with NSP funding; two of their rehabilitated properties have been sold and their third and final NSP property is in escrow with a pending close date of February 6, 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily 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	2	2	0/0	3/2	3/4	100.00
# Owner Households	0	2	2	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	Oct 1 thru Dec 31, 2011	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:

Domus Development and partners have been working diligently to finalize ALL Loan Agreements, and Partnership Agreements in an effort to meet the loan closing scheduled for December 27, 2011. The loan closing will mark the milestone of the project being 100 percent fully financed, thus, making way for the project to start construction by January 31, 2012. The City's funding will go into the project ahead of the conventional lender, which is typical. The City's financing of approximately \$1.3 million will consist of the following sources: RDA, CDBG, NSP, and Housing Authority funds. The escrow disbursement amount will cover the reimbursement and payment of outstanding pre-development and pre-construction project expenses that have enabled the project to advance to its current development stage (construction start). In addition to the City's funding, the construction lender (US Bank) and the tax credit equity investor (Alliant) will fund a combined \$105,000 at escrow close. Domus Development in addition to coordinating the successful securing of the project financing, has also actively been engaged in the following activities with City input:

- Securing the General Contractor and procuring the subcontractors
- Securing the Historic Preservation Approvals
- Finalizing the architectural construction drawings and specs
- Coordinating the various City Depts to ensure that all local, state and federal labor and construction standards are met

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: Acq/rehab Low/Mod

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$242,828.71	\$1,077,609.00
Total Obligated	\$242,828.71	\$970,437.71
Total Funds Drawdown	\$142,819.94	\$744,138.59
Program Funds Drawdown	\$126,290.35	\$501,309.88
Program Income Drawdown	\$16,529.59	\$242,828.71
Program Income Received	\$22,360.00	\$291,077.62
Total Funds Expended	\$9,400.90	\$350,483.54
City of Vallejo, California	\$9,400.90	\$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 acquired four NSP foreclosed properties; they have rehabilitated three of the properties and resold two, with the third NSP property currently in escrow with a 45 day loan close scheduled. The remaining NSP foreclosed property is currently in the process of being rehabilitated with an expected rehabilitation completion date of early March 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	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	2	2	0/3	3/1	3/4	100.00
# Owner Households	0	2	2	0/3	3/1	3/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
108 Nalisty	Vallejo		California	94590-	Match / N
485 Phoenix Circle	Vallejo		California	94590-	Match / N

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

Activity Status:
 Under Way

Project Number:
 A

Project Title:
 Homebuyer Financing

Projected Start Date:
 12/01/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (Household)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$53,197.00	\$333,197.00
Total Obligated	\$53,197.00	\$253,197.00
Total Funds Drawdown	\$66,186.62	\$252,223.70
Program Funds Drawdown	\$13,552.62	\$199,026.70
Program Income Drawdown	\$52,634.00	\$53,197.00
Program Income Received	\$5,491.47	\$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:

Program Income generated is from monthly loan and interest payments received from NSP first time homebuyers that received mortgage assistance.

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	

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

October 1, 2011 thru December 31, 2011 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:
Ty Robinson

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 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,953,886.71
Total Budget	\$296,025.71	\$2,953,886.71
Total Obligated	\$296,025.71	\$2,953,886.71

Total Funds Drawdown	\$238,412.08	\$1,932,280.68
Program Funds Drawdown	\$164,576.85	\$1,281,284.43
Program Income Drawdown	\$73,835.23	\$650,996.25
Program Income Received	\$226,419.36	\$865,954.29
Total Funds Expended	\$98,357.03	\$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	\$0.00
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:

NSP Activities are successfully being completed. Nonprofit providers are utilizing program income generated to continue the acquisition and rehabilitation of foreclosed properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A, Homebuyer Financing	\$13,552.62	\$253,197.00	\$199,026.70
B, Acqu/Rehab LMMI	\$151,024.23	\$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
Activity Title: Program Administration

Activity Category:

Administration

Project Number:

F

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$0.00	\$385,786.00
Total Obligated	\$0.00	\$265,786.00
Total Funds Drawdown	\$424.70	\$189,433.36
Program Funds Drawdown	\$0.00	\$131,306.39
Program Income Drawdown	\$424.70	\$58,126.97
Program Income Received	\$3,854.00	\$119,258.54
Total Funds Expended	\$83,566.26	\$159,149.29
City of Vallejo, California	\$83,566.26	\$159,149.29
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Staff continues to coordinate and manage NSP program activities. The focus has shifted to ensuring that NSP program rules and requirements are met as well as conducting an analysis of cost reasonableness associated with developer submitted project costs. Additionally, staff is working on marketing and outreach for potential buyers of rehabilitated foreclosed properties, and non rehabilitated foreclosed properties acquired by individuals with NSP funded mortgage assistance.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:

Project Title:

103-2104-463.40-82

Acqu/Rehab LMMI

Projected Start Date:

Projected End Date:

03/19/2009

03/19/2013

Benefit Type:

Completed Activity Actual End Date:

Direct (HouseHold)

National Objective:

Responsible Organization:

NSP Only - LMMI

VNHS, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$0.00	\$1,096,803.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$28,980.82	\$746,485.03
Program Funds Drawdown	\$24,733.88	\$449,641.46
Program Income Drawdown	\$4,246.94	\$296,843.57
Program Income Received	\$194,713.89	\$445,316.72
Total Funds Expended	\$5,389.87	\$383,203.55
VNHS, Inc.	\$5,389.87	\$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 has successfully acquired and rehabilitated three foreclosed properties with NSP funding; two of their rehabilitated properties have been sold and their third and final NSP property is in escrow with a pending close date of February 6, 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily 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	2	2	0/0	3/2	3/4	100.00
# Owner Households	0	2	2	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	Oct 1 thru Dec 31, 2011	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:

Domus Development and partners have been working dilligently to finalize ALL Loan Agreements, and Partnership Agreements in an effort to meet the loan closing scheduled for December 27, 2011. The loan closing will mark the milestone of the proejct being 100 percent fully financed, thus, making way for the project to start construction by Janury 31, 2012. The City's funding will go into the project ahead of the conventional lender, whioch is typical. The City's financing of approximately \$1.3 million will consists the following sources: RDA, CDBG, NSP, and Housing Authority funds. The escrow disbursement amount will cover the reimbursement and payment of outstanding pre-development and pre-construction project expenses that have enabled the project to advance to its current development stage (construction start). In additon to the City's funding, the construction lender (US Bank) and the tax credit equity investor (Alliant) will fund a combined \$105,000 at escrow close. Domus Development in addition to coordianting the successful securing of the project financing, has also actively been engaged in the following activites with City input:

- Securing the General Contractor and procuring the sbubcontractors
- Securing the Historic Preservation Approvals
- Finalizing the architectural construction drawings and specs
- Coordinating the various City Depts to ensure that all local, stae and federal labor and construction standards are met

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

Activity Status:
 Under Way

Project Number:
 103-2104-463.40-82

Project Title:
 Acqu/Rehab LMMI

Projected Start Date:
 03/19/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Vallejo, California

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$242,828.71	\$1,077,609.00
Total Obligated	\$242,828.71	\$970,437.71
Total Funds Drawdown	\$142,819.94	\$744,138.59
Program Funds Drawdown	\$126,290.35	\$501,309.88
Program Income Drawdown	\$16,529.59	\$242,828.71
Program Income Received	\$22,360.00	\$291,077.62
Total Funds Expended	\$9,400.90	\$350,483.54
City of Vallejo, California	\$9,400.90	\$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 acquired four NSP foreclosed properties; they have rehabilitated three of the properties and resold two, with the thir NSP property currently in escrow with a 45 day loan close scheduled. The remaining NSP foreclosed property is currently in the process of being rehabilitated with an expected rehabilitation completion date of early March 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Propertles	2	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	2	2	0/3	3/1	3/4	100.00
# Owner Households	0	2	2	0/3	3/1	3/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
108 Nalisty	Vallejo		California	94590-	Match / N
485 Phoenix Circle	Vallejo		California	94590-	Match / N

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

Activity Status:
 Under Way

Project Number:
 A

Project Title:
 Homebuyer Financing

Projected Start Date:
 12/01/2009

Projected End Date:
 03/19/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 VNHS, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$53,197.00	\$333,197.00
Total Obligated	\$53,197.00	\$253,197.00
Total Funds Drawdown	\$66,186.62	\$252,223.70
Program Funds Drawdown	\$13,552.62	\$199,026.70
Program Income Drawdown	\$52,634.00	\$53,197.00
Program Income Received	\$5,491.47	\$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:

Program Income generated is from monthly loan and interest payments received from NSP first time homebuyers that received mortgage assistance.

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

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	
