

Jul 1, 2009 thru Sep 30, 2009 Performance Report

Grant Number:
B-08-MN-06-0508

Obligation Date:

Grantee Name:
Hemet, CA

Award Date:

Grant Amount:
\$2,888,473.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Reviewed and Approved

QPR Contact:
No QPR Contact Found

Disasters: Declaration Number

NSP

Areas of Greatest Need:

The City of Hemet is located in the heart of Riverside County. Both Riverside County and San Bernardino County make up the "Inland Empire" MSA. Riverside County has 24 incorporated cities (from the 2000 Census – at least three cities have incorporated recently); San Bernardino County has 24 incorporated cities (also from the 2000 Census). Since the foreclosure crisis became newsworthy in summer of 2007, this MSA at one point was the fourth most impacted foreclosure area in the country. City staff has been tracking foreclosures for all jurisdictions in the Inland Empire since July 2007. There were a total of 49,973 properties taken all the way through the foreclosure process in the MSA from July 1, 2007 through September 30, 2008 (29,607 in Riverside County and 20,366 in San Bernardino County). In relation to all housing units (as estimated by the California Department of Finance, 2008), this represents 3.42% for the MSA (3.83% in Riverside County and 2.97% in San Bernardino County). This also corresponds to 1 in 29 homes becoming bankowned during this period. The range of impacts on a citybycity basis is from a low of 0.36% of all housing units in the City of Indian Wells to a high of 13.05% of all housing units in the City of Perris.

Distribution and and Uses of Funds:

The City of Hemet began its needs assessment in response to the housing crisis (high number of foreclosed, vacant properties beginning to have adverse effects on neighborhoods) by identifying the census tract block groups in the City with income levels at or below 120 percent of the Area Median Income (AMI). For purposes of this Amendment, the low, moderate, and middleincome areas will be noted as "LMMI". This data was provided by the U.S. Department of Housing and Urban Development (HUD) and this data can be found on the HUD web site at the following web address: http://www.huduser.org/publications/commdev/nsp_target.html. There are a total of 29 census tract block groups (CTBG) in the City and 20 or 69 percent are qualified LMMI areas. The HUD data, in addition to a breakdown of income levels by census tract block groups, also provides the following information: •Estimated foreclosure/abandonment risk score (1 to 10 with 10 being the highest risk) – Hemet's data ranged from 8 to 9; •Rate of high cost loans (2004 – 2006) – Hemet's data ranged from 23.7 percent to 45.6 percent; •Predicted 18 month underlying problem foreclosure rate – Hemet's data ranged from 8.7 percent to 12.2 percent; •Rate of housing price decline since the peak in the housing market (June 2008) – Hemet's rate is 22.9 percent; •Unemployment rate (June 2008) – Hemet's rate is 10.5 percent; and •Residential vacancy rate (June 2008) – Hemet's rate ranged from 0.7 percent to 4.2 percent. NSP funds will be used in two primary activities plus administration: 1) Acquisition/rehabilitation/resale of singlefamily homes, and Acquisition/rehabilitation of rental multifamily units as a longterm affordable rental projects and 2) Administration of the program will not exceed 10 percent of the NSP grant and 10 percent of program income, if any.

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	2,888,473
Total CDBG Program Funds Budgeted	N/A	2,888,473
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	674,535.28	674,535.28
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
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Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	433,270.95	0
Limit on Admin/Planning	288,847.3	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	722,118.25	723,337.39

Overall Progress Narrative:

The City of Hemet entered into a NSP1 Grant Agreement with HUD on March 5, 2009. Since the July 30, 2009 QPR, the City has accomplished the following:

Administration

1. Executed Purchase and Sale Agreements, via the National Community Stabilization Trust (Trust), with four major lenders - Chase Manhattan, Bank of America, Citi Bank and Wells Fargo. Went "live" with the Trust and are receiving lists of bank-owned foreclosed properties to choose from several times per week.
2. The City has developed the Articles of Incorporation, selected a Board and started the IRS non-profit application for a Community Land Trust that will own Mobley Lane.

Acquisition/Rehabilitation/Resale

1. Executed "Housing Acquisition, Rehabilitation and Resale Participation Agreements" and held a kick-off meeting with the four single-family Development Partners the City selected.
2. Executed a Professional Service Agreement with Neighborhood Housing Services to implement a Down Payment Assistance Program, which will be used to subsidize the purchasers of the renovated NSP homes. Completed writing the program regulations.
3. The Single-Family Development Partners have inspected and prepared cost estimates for 30 foreclosed homes. The majority of these homes (that are provided to us by the Trust) are available on the open market (FannieMae process) and are sold before our offers are submitted.
4. The City is in escrow on the first single-family NSP home, committing \$86,000 of NSP funds. The appraisal and detailed scope of work have been completed.
5. Three additional single-family properties are waiting on pricing from financial institutions.
6. The availability of NSP funds was the impetus for the City acquiring and rehabilitating a notorious block of 16 fourplexes (the Mobley Lane Apartments). The City has made offers on 3 fourplexes (which have been accepted) utilizing \$980,000 of NSP funds and we anticipate purchasing 2 additional fourplexes with \$620,000 of NSP funds for 2 more fourplexes. The City's Redevelopment Agency is in the process of committing \$2,500,000 of its own funds and it's Development Partner borrowing an additional \$1,000,000 of conventional financing to acquire/rehabilitate 8 additional fourplexes. Thus, for every \$1 of NSP funds spent on this project, the City and its Development Partner will contribute \$2 to the Mobley Lane project.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
9999, Restricted Balance	0	0	0	0
NSP-1, Acquisition/Rehabilitation	0	1,700,000	0	0
NSP-2, Acquisition/Demolition/Landbank/Redevelopment	0	900,000	0	0
NSP-3, Administration	0	288,473	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	No activities in this project	
NSP-1	Acquisition/Rehabilitation	A3	West Coast Development & DBJ Development Corp.
		M2	Hemet Housing Authority
NSP-2	Acquisition/Demolition/Landbank/Redevelopment	No activities in this project	
NSP-3	Administration	1	City of Hemet
		2	Civic Stone, Inc. Consultant Services

Activities

Grantee Activity Number:
1

Activity Title:
City of Hemet

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
NSP-3

Projected Start Date:
09/14/2009

National Objective:
N/A

Responsible Organization:
City of Hemet

Benefit Type:
N/A

Project Title:
Administration

Projected End Date:
07/30/2013

Completed Activity Actual End Date:

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	159,842.29
Total CDBG Program Funds Budgeted	N/A	159,842.29
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	10,000	10,000
City of Hemet	10000	10000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

Administrative costs incurred in the management and implementation of the NSP program by City of Hemet employees.

Location Description:

N/A

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
2

Activity Title:
Civic Stone, Inc. Consultant Services

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
NSP-3

Project Title:
Administration

Projected Start Date:
06/01/2009

Projected End Date:
03/05/2013

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
Civic Stone, Inc.

Benefit Type:
N/A

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	128,630.71
Total CDBG Program Funds Budgeted	N/A	128,630.71
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	32,535.28	32,535.28
Civic Stone, Inc.	32535.28	32535.28
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

Provide staffing and other resources as required to assist the Hemet Housing Authority (HHA) staff to perform management services related to programs created under the Neighborhood Stabilization Program (NSP) as specified in the Agreement for Consultant Services between the Hemet Housing Authority and Civic Stone, Inc.

Location Description:

N/A

Activity Progress Narrative:**Activity Location:**

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

A3

Activity Title:

West Coast Development & DBJ Development Corp.

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-1

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

09/14/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

West Coast Development & DBJ Development Corp.

Benefit Type:

Direct Benefit (Households)

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	591,600.95
Total CDBG Program Funds Budgeted	N/A	591,600.95
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	86,000	86,000
West Coast Development & DBJ Development Corp.	86000	86000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/6

Beneficiaries Performance Measures

# of Total Households benefiting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
	0	0	0	0/0	0/6	0/6	0

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino						
White	0	0	0	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0	0	0	0
Households Female	0	0	0	0	0	0	0	0	0	0	0	0

Activity Description:

Will be responsible for the acquisition, rehabilitation, asset management and resale of single-family residential properties to eligible homebuyers.

Location Description:

This activity will be available within the targeted areas in the City limits of Hemet.

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
2881 Weymouth Ct	Hemet	NA	92543

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

M2

Activity Title:

Hemet Housing Authority

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-1

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

09/14/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

Hemet Housing Authority

Benefit Type:

Direct Benefit (Households)

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	539,788.29
Total CDBG Program Funds Budgeted	N/A	539,788.29
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	546,000	546,000
Hemet Housing Authority	546000	546000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

Activity Description:

Will provide multi-family residential acquisition, and rental services.

Location Description:

This activity will be available within the targeted areas in the City limits of Hemet.

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
599 Mobley St	Hemet	NA	92543
575 Mobley St	Hemet	NA	92543
670 Mobley St	Hemet	NA	92543

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	