

**Grantee: Vallejo, CA**

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

**April 1, 2012 thru June 30, 2012 Performance Report**

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**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:**

\$1,200,000.00

**Total Budget:**

\$3,857,861.00

## 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

**Total Projected Budget from All Sources**

## This Report Period

N/A

## To Date

\$3,857,861.00

**Total Budget**

\$0.00

\$3,857,861.00

**Total Obligated**

\$0.00

\$2,953,886.71



<b>Total Funds Drawdown</b>	\$0.00	\$1,932,280.68
<b>Program Funds Drawdown</b>	\$0.00	\$1,281,284.43
<b>Program Income Drawdown</b>	\$0.00	\$650,996.25
<b>Program Income Received</b>	\$183,886.54	\$1,049,840.83
<b>Total Funds Expended</b>	\$785,065.79	\$1,771,627.17
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$150,000.00
<b>Limit on Public Services</b>	\$398,679.15	\$0.00
<b>Limit on Admin/Planning</b>	\$265,786.10	\$189,433.36
<b>Limit on State Admin</b>	\$0.00	\$189,433.36

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$664,465.25	\$964,466.00

## Overall Progress Narrative:

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 project is moving forward and all NSP1 funds have been drawn down.

Program Admin: The .50FTE hire July 7, 2009 continues to work on the coordination and implementation of approved NSP eligible activities. NSP1 focus activities for this period of review have included establishment of Section 3 Local/Vicinity Hiring goals, monitoring of the Temple Art Lofts development to ensure that NSP funds are used in a timely manner, and continued coordination of NSP 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 nonprofit housing developers.



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
103-2104-463.40-82, Acqu/Rehab LMMI	\$0.00	\$1,770,437.71	\$950,951.34
A, Homebuyer Financing	\$0.00	\$253,197.00	\$199,026.70
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**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2012**

N/A

**To Date**

\$385,786.00

**Total Budget**

\$0.00

\$385,786.00

**Total Obligated**

\$0.00

\$265,786.00

**Total Funds Drawdown**

\$0.00

\$189,433.36

**Program Funds Drawdown**

\$0.00

\$131,306.39

**Program Income Drawdown**

\$0.00

\$58,126.97

**Program Income Received**

\$0.00

\$119,258.54

**Total Funds Expended**

\$0.00

\$159,149.29

City of Vallejo, California

\$0.00

\$159,149.29

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration.

**Location Description:**

City-wide.

**Activity Progress Narrative:**

Program Admin: The .50FTE hire July 7, 2009 continues to work on the coordination and implementation of approved NSP eligible activities. NSP1 focus activities for this period of review have included establishment of Section 3 Local/Vicinity Hiring goals, monitoring of the Temple Art Lofts development to ensure that NSP funds are used in a timely manner, continued oversight provided to nonprofit developers allocated NSP funding for the acquisition and rehabilitation of foreclosed properties, and the continued coordination of marketing activities related to NSP Mortgage Assistance to eligible households purchasing foreclosed and or abandoned properties in targeted census tract areas of greatest needs.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	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	

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**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,096,803.00
<b>Total Budget</b>	\$0.00	\$1,096,803.00
<b>Total Obligated</b>	\$0.00	\$800,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$746,485.03
<b>Program Funds Drawdown</b>	\$0.00	\$449,641.46
<b>Program Income Drawdown</b>	\$0.00	\$296,843.57
<b>Program Income Received</b>	\$0.00	\$445,316.72
<b>Total Funds Expended</b>	\$0.00	\$383,203.55
VNHS, Inc.	\$0.00	\$383,203.55
<b>Match Contributed</b>	\$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:**

NSP1 nonprofit developer VNHS acquired and rehabilitated three foreclosed properties with NSP1 funding. They sold two properties to qualified homebuyers. Their remaining NSP1 acquired property Pepper Drive was recently transferred to the City of Vallejo due to VNHS closing their doors to the public after over 20 years of service to the residents of Vallejo. 331 Pepper Drive will be transferred to a new affordable housing NSP developer and placed on the market within the next month.

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 103-2104-463.40-81B

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$964,466.00
<b>Total Budget</b>	\$0.00	\$964,466.00
<b>Total Obligated</b>	\$0.00	\$664,466.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$785,065.79	\$785,065.79
Domus Development Company, LLC	\$785,065.79	\$785,065.79
<b>Match Contributed</b>	\$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:**

Acq/Rehab VLI: On July 27, 2010 the Vallejo Redevelopment Agency/City Council awarded \$664,466 and an additional \$150,000 of NSP1 Program Income funding to Domus development for the rehabilitation of 707 and 715 Marin Street the former Masonic Lodge, which consists of two historic mixed use foreclosed properties.

1. TAL is construction is approximately 31% complete, and completion is scheduled for late February /early March 2013. To date Domus has used 45% of their hard cost contingency.
2. Draws: All NSP 1 funds including Program Income have been drawn; Domus is now in the process of drawing down NSP 3 funds of which \$523,000 was allocated to the TAL development.
3. Section 3: The drywall contractor has committed to hiring one Section 3 local resident new hire once they start the (a couple of months). The GC is working on having the framing contractor to hire a local Section 3 resident as well.

**Accomplishments Performance Measures**

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



	This Report Period Total	Cumulative Actual Total / Expected 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	

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**Grantee Activity Number:** 103-2104-463.40-82B

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,077,609.00
<b>Total Budget</b>	\$0.00	\$1,077,609.00
<b>Total Obligated</b>	\$0.00	\$970,437.71
<b>Total Funds Drawdown</b>	\$0.00	\$744,138.59
<b>Program Funds Drawdown</b>	\$0.00	\$501,309.88
<b>Program Income Drawdown</b>	\$0.00	\$242,828.71
<b>Program Income Received</b>	\$176,735.17	\$467,812.79
<b>Total Funds Expended</b>	\$0.00	\$350,483.54
City of Vallejo, California	\$0.00	\$350,483.54
<b>Match Contributed</b>	\$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:**

Solano - Napa Habitat for Humanity has acquired and rehabilitated four NSP properties. Three properties have been resold to NSP1 eligible households, the remaining NSP1 property is currently in awaiting escrow close scheduled for the end of August 2012.

**Accomplishments Performance Measures**

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



# of Singlefamily Units

0

0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	3/1	3/4	100.00
# Owner Households	0	0	0	0/3	3/1	3/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>Activity A</b>
<b>Activity Title:</b>	<b>DPA Homeownership Assistance</b>

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$333,197.00
<b>Total Budget</b>	\$0.00	\$333,197.00
<b>Total Obligated</b>	\$0.00	\$253,197.00
<b>Total Funds Drawdown</b>	\$0.00	\$252,223.70
<b>Program Funds Drawdown</b>	\$0.00	\$199,026.70
<b>Program Income Drawdown</b>	\$0.00	\$53,197.00
<b>Program Income Received</b>	\$7,151.37	\$17,452.78
<b>Total Funds Expended</b>	\$0.00	\$93,725.00
VNHS, Inc.	\$0.00	\$93,725.00
<b>Match Contributed</b>	\$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:**

NSP1 First time home buyer down payment assistance and/or mortgage assistance funds have been exhausted. Program Income generated from NSP1 loan repayments are being allocated to other NSP1 eligible activities.

**Accomplishments Performance Measures**

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

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