

Grantee: Vallejo, CA

Grant: B-08-MN-06-0010

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-08-MN-06-0010

Obligation Date:**Award Date:****Grantee Name:**

Vallejo, CA

Contract End Date:

03/20/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,657,861.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$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 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

\$903,974.29

\$688,012.29

To Date

\$3,857,861.00

\$3,857,861.00

\$3,641,899.00



Total Funds Drawdown	\$633,778.22	\$2,566,058.90
Program Funds Drawdown	\$234,933.64	\$1,516,218.07
Program Income Drawdown	\$398,844.58	\$1,049,840.83
Program Income Received	\$0.00	\$1,049,840.83
Total Funds Expended	\$1,286,598.85	\$3,058,226.02
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$150,000.00
Limit on Public Services	\$398,679.15	\$0.00
Limit on Admin/Planning	\$265,786.10	\$313,011.55
Limit on State Admin	\$0.00	\$313,011.55

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

NSP 1 activities continue to move forward. Program sponsors have successfully drawn down NSP funds. New NSP activities are now funded with NSP1 generated program income.

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	\$42,060.14	\$2,174,412.00	\$993,011.48
A, Homebuyer Financing	\$0.00	\$333,197.00	\$199,026.70
B, Acqu/Rehab MF VLI	\$109,515.80	\$964,466.00	\$109,515.80
F, Program Administration	\$83,357.70	\$385,786.00	\$214,664.09



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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$385,786.00
Total Budget	\$120,000.00	\$385,786.00
Total Obligated	\$98,404.00	\$364,190.00
Total Funds Drawdown	\$123,578.19	\$313,011.55
Program Funds Drawdown	\$83,357.70	\$214,664.09
Program Income Drawdown	\$40,220.49	\$98,347.46
Program Income Received	\$0.00	\$119,258.54
Total Funds Expended	\$189,383.26	\$348,532.55
City of Vallejo, California	\$189,383.26	\$348,532.55
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration.

Location Description:

City-wide.

Activity Progress Narrative:

Program Admin: The .50FTE hired July 7, 2009 continues to work on the coordination and implementation of approved NSP1 & NSP3 eligible activities. NSP activities for this period continue to revolve around the monitoring of Section 3 Local & Vicinity Hiring goals, certified payroll, marketing, and determination of program eligibility of first time homebuyer program participants.

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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,096,803.00
Total Budget	\$296,803.00	\$1,096,803.00
Total Obligated	\$227,680.00	\$1,027,680.00
Total Funds Drawdown	\$5,696.73	\$752,181.76
Program Funds Drawdown	\$5,696.73	\$455,338.19
Program Income Drawdown	\$0.00	\$296,843.57
Program Income Received	\$0.00	\$445,316.72
Total Funds Expended	\$376,026.66	\$759,230.21
VNHS, Inc.	\$376,026.66	\$759,230.21
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:

NSP1 nonprofit developer VNHS acquired and rehabilitated three foreclosed properties with NSP funding prior to closing their doors after providing over 20 years of affordable housing development and homeownership and credit counseling services to Vallejo residents. Two of their NSP funded properties have been rehabilitated and sold to eligible first time homebuyers. Their remaining NSP funded property that was rehabilitated, however, not sold will be placed on the market for sale by a new nonprofit affordable housing developer that has taken VNHS's place in implementing NSP activities.

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



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

Activity Title: Acqu/Multi-family/Rehab VLI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acqu/Rehab MF VLI

Projected End Date:

03/19/2009

Completed Activity Actual End Date:

Responsible Organization:

Domus Development Company, LLC

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$964,466.00
Total Budget	\$300,000.00	\$964,466.00
Total Obligated	\$245,629.00	\$910,095.00
Total Funds Drawdown	\$420,947.95	\$420,947.95
Program Funds Drawdown	\$109,515.80	\$109,515.80
Program Income Drawdown	\$311,432.15	\$311,432.15
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$29,400.21	\$814,466.00
Domus Development Company, LLC	\$29,400.21	\$814,466.00
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 (TAL) acquisition rehabilitation development is approximately 55% complete. Construction completion is anticipated for March 2013. All NSP1 and NSP1 Program Income funds have been drawn down to date by the sponsor. The combined NSP1 and NSP1 program income amounts total \$814,466.

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: 103-2104-463.40-82B

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

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,077,609.00
Total Budget	\$107,171.29	\$1,077,609.00
Total Obligated	\$63,665.29	\$1,034,103.00
Total Funds Drawdown	\$83,555.35	\$827,693.94
Program Funds Drawdown	\$36,363.41	\$537,673.29
Program Income Drawdown	\$47,191.94	\$290,020.65
Program Income Received	\$0.00	\$467,812.79
Total Funds Expended	\$495,463.02	\$845,946.56
City of Vallejo, California	\$495,463.02	\$845,946.56
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:

Solano-Napa Habitat for Humanity has acquired and rehabilitated four foreclosed properties funded with NSP funding. Habitat has sold three of their four NSP 1 properties to first time homebuyer families with incomes at or below 120% of the AMI. Habitat's final and fourth NSP1 property is in escrow and anticipated to close the first week in October.

Accomplishments Performance Measures

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



of Singlefamily Units

0

0/4

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

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

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	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$333,197.00
Total Budget	\$80,000.00	\$333,197.00
Total Obligated	\$52,634.00	\$305,831.00
Total Funds Drawdown	\$0.00	\$252,223.70
Program Funds Drawdown	\$0.00	\$199,026.70
Program Income Drawdown	\$0.00	\$53,197.00
Program Income Received	\$0.00	\$17,452.78
Total Funds Expended	\$196,325.70	\$290,050.70
VNHS, Inc.	\$196,325.70	\$290,050.70
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	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

