

**Grantee: Long Beach, CA**

**Grant: B-08-MN-06-0511**

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

---



**Grant Number:**

B-08-MN-06-0511

**Obligation Date:**

03/24/2009

**Award Date:**

03/06/2009

**Grantee Name:**

Long Beach, CA

**Contract End Date:**

03/06/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$5,070,310.00

**Grant Status:**

Active

**QPR Contact:**

Alem Hagos

**Estimated PI/RL Funds:**

\$3,539,110.39

**Total Budget:**

\$8,609,420.39

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

The NSP is intended to stabilize neighborhoods and stem the decline of housing values. The program calls for recipient cities and states to purchase and rehabilitate foreclosed or abandoned homes. Once these properties are rehabilitated, the City will sell them to qualified buyers that earn 120% or less of the average median income (AMI) salary. Because NSP funds must be allocated 18 months from receipt, the City Council will authorize the City Manager to execute all necessary documents and to acquire and dispose of properties related to the NSP

**Distribution and and Uses of Funds:**

NSP funds will be used to maximize and complement the City's overall ongoing investment of providing quality affordable housing to as many Long Beach residents as possible. The funds will also have the clear and pronounced effect of revitalizing and stabilizing Long Beach neighborhoods. The City's target areas for NSP program were developed pursuant to the HERA as outlined below:

- Greatest percentage of home foreclosure;
- Highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as the most likely to face a significant rise in the rate of home foreclosures

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

All acquired properties will be vacant or abandoned.

**Public Comment:****Overall****Total Projected Budget from All Sources****Total Budget****Total Obligated****Total Funds Drawdown****This Report Period**

N/A

\$0.00

\$358,322.76

\$414,370.19

**To Date**

\$8,609,420.39

\$8,609,420.39

\$6,707,116.16

\$6,580,848.95



<b>Program Funds Drawdown</b>	\$0.00	\$4,689,368.37
<b>Program Income Drawdown</b>	\$414,370.19	\$1,891,480.58
<b>Program Income Received</b>	\$245,030.74	\$2,384,653.65
<b>Total Funds Expended</b>	\$154,412.41	\$6,671,728.04
<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	\$0.00
<b>Limit on Public Services</b>	\$760,546.50	\$0.00
<b>Limit on Admin/Planning</b>	\$507,031.00	\$445,377.92
<b>Limit on State Admin</b>	\$0.00	\$445,377.92

## 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>	\$1,267,577.50	\$2,562,047.25

## Overall Progress Narrative:

As of this reporting period, the City of Long Beach has continued to address the rehabilitation needs to prepare the previously acquired 18 properties for resale. Of these properties, 1 is a land bank, 3 are multi-family, and 14 are single-family residences. The City's sole land bank acquisition is located at 2367 Atlantic Avenue. In this reporting period, the site continued to be maintained. Further development efforts are expected in the future.

>The City originally predicted that it would meet the 25% set-aside requirement by rehabilitating 8 affordable housing units. However, we now expect that we may exceed this expectation having acquired a total of 3 multi-family properties that will provide up to 19 rental units for very-low income households. One such property, 1044 Maine, is a 12-unit property that has blighted the surrounding community in its depressed state. The plans for the reconstruction of this property are currently with the Planning Department. They will determine if those plans are satisfactory as the structure is converted from 12 to 11 units to be rented to low-income ambulatory seniors. This is a very large undertaking and the City has recently awarded contracts preparing for the initial rehabilitation process. Because the scope is large, the rehabilitation process is expected to continue throughout the next several reporting periods.

>The City also continues to develop a plan for improvement of a second multi-family unit, located at 1893 Pine Avenue. This site has been conveyed to the Long Beach Housing Development Company, so it can be used as an NSP-eligible affordable housing development. A third multi-family unit is located at 1876 Cedar. Plans for this property are substantial as well. The City plans to convert the existing 3-unit structure into a 2-unit structure. Once that is completed, the property will be conveyed to a non-profit childcare agency (which the City expects to be selected in a future reporting period). The childcare agency will in turn provide housing to LMI eligible residents and assist them in becoming qualified childcare service providers. The agency will also pay them for their work with the



hope that over time the residents will overcome the LMI threshold and become self-sustaining.

>In prior reporting periods, the City achieved its goal of acquiring a total of 14 single-family properties for rehabilitation and resale, so no additional properties have been acquired. As of June 30, 2012, ten of the previously acquired properties have been rehabilitated and sold to income-qualified first-time homebuyers. Four NSP-acquired homes have been rehabbed and three are currently on the market for resale to income-qualified homebuyers. In future reporting periods, the City anticipates completion of all budgeted projects using cash available and program income from projected sale proceeds.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1 & NSP-2, 1. Purchase and Rehabilitate Single-Family	\$0.00	\$7,526,569.03	\$4,211,565.51
NSP-3, Acquisition/ Demolition/ Redevelopment Activity (NSP-3)	\$0.00	\$275,906.36	\$232,978.41
NSP-4, 4. NSP Administration (NSP-4)	\$0.00	\$806,945.00	\$244,824.45



## Activities

**Grantee Activity Number:** CDNSNSP-CDNSP-08NSA

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-4

**Projected Start Date:**

03/05/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

4. NSP Administration (NSP-4)

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2012**

N/A

**To Date**

\$806,945.00

**Total Budget**

\$0.00

\$806,945.00

**Total Obligated**

\$0.00

\$507,031.00

**Total Funds Drawdown**

\$3,982.12

\$445,377.92

**Program Funds Drawdown**

\$0.00

\$244,824.45

**Program Income Drawdown**

\$3,982.12

\$200,553.47

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$15,976.86

\$460,043.42

City of Long Beach, CA

\$15,976.86

\$460,043.42

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The City will expend up to 10% of its NSP 1 funds on program administration associated with eligible activities as defined in 24 CFR 570.206.

**Location Description:**

N/A

**Activity Progress Narrative:**

The City continued to provide administration of NSP1 activities during the quarterly reporting period covered by this QPR, April 1, 2012 to June 30, 2012.

**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:** CDNSNSP-CDNSP-08NSL-2367 Atlantic

**Activity Title:** 2367 Atlantic Ave

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP-3

**Projected Start Date:**

03/18/2010

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/ Demolition/ Redevelopment Activity (NSP-3)

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$275,906.36
<b>Total Budget</b>	\$0.00	\$275,906.36
<b>Total Obligated</b>	\$0.00	\$266,591.65
<b>Total Funds Drawdown</b>	\$0.00	\$263,106.66
<b>Program Funds Drawdown</b>	\$0.00	\$232,978.41
<b>Program Income Drawdown</b>	\$0.00	\$30,128.25
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,709.94	\$263,106.66
City of Long Beach	\$3,709.94	\$263,106.66
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/demolition/ redevelopment of foreclosed, abandoned, and/or blighted residential properties that would require more funds to rehabilitate than to demolish and land bank. Plans to develop the parcel, according to NSP requirements, would commence within the allowable time period given for such an activity. Property was acquired for land banking purpose. See April 30th QPR.

**Location Description:**

2367 Atlantic is a substandard building in the central area of Long Beach. It is in Census Tract # 5732.01 and located in zip code 90806.

Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

During this reporting period, the site continued to be maintained for future activities.

**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	1/1



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

## 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	





**Grantee Activity Number:** CDNSNSP-CDNSP-08NSM-1044 Main

**Activity Title:** 1044 Main Ave - Multi-Family

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,376,898.81
<b>Total Budget</b>	\$0.00	\$1,376,898.81
<b>Total Obligated</b>	\$40,000.00	\$753,374.38
<b>Total Funds Drawdown</b>	\$51,023.08	\$752,354.42
<b>Program Funds Drawdown</b>	\$0.00	\$610,477.19
<b>Program Income Drawdown</b>	\$51,023.08	\$141,877.23
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,641.37	\$766,072.94
City of Long Beach, CA	\$1,641.37	\$766,072.94
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is specifically for households earning less than 50% AMI. Under this activity the City is proposing an acquisition, rehabilitation, and rental activity. The City will leverage the funds with the City's Housing Trust Fund (HTF) to implement this portion of NSP. Project specific proposals will be submitted for the acquisition/transfer activity. Rents cannot exceed 30% of the tenants' income and must remain at this affordable rate for a minimum of 20 years. Affordability periods may be longer depending on the project.

1044 Maine- (12 units) Referred by Code Enforcement Checked and compared to Code Enforcement Vacant list and ran Realquest along with the MLS listing and sale history to determine a chain of title. Contacted CBRE per the signage on property and established contact and requested access.

Acquisition was completed on October 21, 2009.

While rehabilitation is underway, project specific proposals are being examined for transfer of ownership to non profit housing agency.

**Location Description:**

1044 Maine is a 12 unit substandard building in the historic Willmore Drake Park area of Long Beach. Census Tract # 5758.01 located in zipcode 90813-2873 in the Central Long Beach Redevelopment area.

Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

In the last quarter a bid walk thru was conducted. The bid closing date is scheduled for 07/24/12. Rehab work is set to begin in September of 2012. Once the rehabilitation process is complete, the site will be have been converted from its original use as a



12-unit low-income senior housing structure down to an 11-unit structure. However, the units will still be rented out to qualified low-income ambulatory seniors.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		1/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/12	
# of Multifamily Units	0		0/12	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# of Persons	0	0	0	0/0	0/0	0/0	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:** CDNSNSP-CDNSP-08NSM-1872-76 Cedar

**Activity Title:** 1872-1874-1876 Cedar Ave Multi-Family

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$491,398.72
<b>Total Budget</b>	\$0.00	\$491,398.72
<b>Total Obligated</b>	\$0.00	\$310,377.60
<b>Total Funds Drawdown</b>	\$0.00	\$303,143.94
<b>Program Funds Drawdown</b>	\$0.00	\$291,329.90
<b>Program Income Drawdown</b>	\$0.00	\$11,814.04
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,198.47	\$306,776.75
City of Long Beach	\$1,198.47	\$306,776.75
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is specifically for households earning less than 50% AMI. Under this activity the City is proposing an acquisition, rehabilitation, and rental activity. The City will leverage the funds with the City's Housing Trust Fund (HTF) to implement this portion of NSP. Project specific proposals will be submitted for the acquisition/transfer activity. Rents cannot exceed 30% of the tenants' income and must remain at this affordable rate for a minimum of 20 years. Affordability periods may be longer depending on the project.

**Location Description:**

1872-1876 Cedar is a 3 unit triplex residential unit with 1526 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5730.01 located in zip code 90806-6109 of the Central Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

In the last quarter a bid walk thru was conducted. The bid closing date is scheduled for 07/24/12. Rehab work is set to begin in September of 2012. Under this scenario, the City would convey this property to the selected non-profit childcare agency which would (1) provide housing to LMI qualified residents; (2) facilitate job creation by assisting these residents in becoming qualified and certified in child care services; (3) provide an income to these residents with the intention that (along with state-leveraged funds) they become self-sustaining enough to break the LMI threshold. In addition to the neighborhood improvement and beautification advantages of this project, the conversion of this property from 3 units into 2 units will also help lower density issues within the City.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/0	

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

## 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	0/0	0/3	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	

<b>Grantee Activity Number:</b>	<b>CDNSNSP-CDNSP-08NSM-1893 Pine-Multi-Family</b>
<b>Activity Title:</b>	<b>1893 Pine</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

08/02/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$417,843.36
<b>Total Budget</b>	\$0.00	\$417,843.36
<b>Total Obligated</b>	\$0.00	\$398,068.42
<b>Total Funds Drawdown</b>	\$0.00	\$398,068.42
<b>Program Funds Drawdown</b>	\$0.00	\$383,391.25
<b>Program Income Drawdown</b>	\$0.00	\$14,677.17
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,546.25	\$398,068.42
City of Long Beach	\$2,546.25	\$398,068.42
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Purchased from Fannie Mae for \$377,900.00. Close date is pending, anticipated October 2010. Property will be rehabilitated and conveyed to non profit housing agency for low income rental.

**Location Description:**

A 4-unit multi family residential unit with 2979 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5730.02 located in zip code 90806-5405 of the Central Long Beach Redevelopment area.

**Activity Progress Narrative:**

In November 2010, this property was conveyed to the Long Beach Housing Development Company (LBHDC) in order to provide a coordinated rehabilitation project with this property and two other severely blighted properties directly south of 1893 Pine. The proposed project will result in the development of affordable housing units to serve NSP-eligible households.

**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	0/1
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily 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	0/4	0/0	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:** CDNSNSP-CDNSP-08NSS - 1677 W South St  
**Activity Title:** 1677 E South St.

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/05/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$408,388.36
<b>Total Budget</b>	\$0.00	\$408,388.36
<b>Total Obligated</b>	\$57,336.06	\$337,552.35
<b>Total Funds Drawdown</b>	\$64,505.00	\$337,552.35
<b>Program Funds Drawdown</b>	\$0.00	\$12,251.40
<b>Program Income Drawdown</b>	\$64,505.00	\$325,300.95
<b>Program Income Received</b>	\$0.00	\$215,757.00
<b>Total Funds Expended</b>	\$2,060.79	\$337,552.35
City of Long Beach, CA	\$2,060.79	\$337,552.35
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. General Acquisition underway. Appraised value of \$240,000. Purchase price of \$225,000.

**Location Description:**

1677 W. South St. is a single family home residential unit with 891 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5706.02 located in zip code 90805-4356 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on March 13, 2012.



## Accomplishments Performance Measures

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

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

## 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	0/1	1/1	0.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/1	1/1	0.00

## 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:** CDNSNSP-CDNSP-08NSS-135 Market

**Activity Title:** 135 Market St.

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

08/03/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$433,629.82
<b>Total Budget</b>	\$0.00	\$433,629.82
<b>Total Obligated</b>	\$0.00	\$271,075.88
<b>Total Funds Drawdown</b>	\$0.00	\$271,075.83
<b>Program Funds Drawdown</b>	\$0.00	\$256,822.66
<b>Program Income Drawdown</b>	\$0.00	\$14,253.17
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$9,736.17	\$280,546.09
City of Long Beach	\$9,736.17	\$280,546.09
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Purchased from NCST for \$280,000.00. Close date is pending, anticipated October 2010. This home with minimal rehabilitation is expected to be sold to moderate income household through the City's Second Mortgage Assistance Program.

**Location Description:**

A single family home residential unit with 1695 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5703.04 located in zip code 90805-5923 of the North Long Beach Redevelopment area.

**Activity Progress Narrative:**

In the last quarter, rehabilitation of this property was completed. The property will be listed by Coldwell Banker Beachside Realtors within the next reporting period, then will be marketed and sold to an income-eligible homebuyer.

**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	0/1
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0



# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

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

### 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:** CDNSNSP-CDNSP-08NSS-142 E 55th St.

**Activity Title:** 142 E 55th St.

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

06/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

06/10/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$357,909.32
<b>Total Budget</b>	\$0.00	\$357,909.32
<b>Total Obligated</b>	\$0.00	\$232,483.07
<b>Total Funds Drawdown</b>	\$0.00	\$232,483.07
<b>Program Funds Drawdown</b>	\$0.00	\$189,221.20
<b>Program Income Drawdown</b>	\$0.00	\$43,261.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,716.70	\$232,483.07
City of Long Beach	\$1,716.70	\$232,483.07
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost.

**Location Description:**

142 E 55th St. is a single family home residential unit with 1064 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5703.04 located in zip code 90805-5318 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

The house is currently on the market has been listed for sale by Main Street Realtors. It will be sold to an income-eligible homebuyer.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

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

### 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	0/1	0/1	0
# of Persons	0	0	0	0/0	0/0	0/0	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:** CDNSNSP-CDNSP-08NSS-2250 Elm Ave

**Activity Title:** 2250 Elm Ave

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$311,110.33
<b>Total Budget</b>	\$0.00	\$311,110.33
<b>Total Obligated</b>	\$0.00	\$310,752.45
<b>Total Funds Drawdown</b>	\$0.00	\$310,752.45
<b>Program Funds Drawdown</b>	\$0.00	\$307,687.59
<b>Program Income Drawdown</b>	\$0.00	\$3,064.86
<b>Program Income Received</b>	\$0.00	\$275,538.00
<b>Total Funds Expended</b>	(\$2,122.40)	\$310,752.45
City of Long Beach, CA	(\$2,122.40)	\$310,752.45
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 2250 Elm- This was found on the FNMA website. Contact was made with Zeeda Daniele of FNMA and she provided the City with information as to the realtor handling this property, Mike Pottier of Boardwalk Properties. We established contact and began our process.

Acquisition is completed and rehab is under way.

**Location Description:**

2250 Elm is a single-family residential home with 1404 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5732.01 located in zip code 90806-4408 of the Central Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on May 26th, 2010. Funding from SMAP provided \$180,995.00 of program income to NSP1.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

## 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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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:** CDNSNSP-CDNSP-08NSS-2290 Earl

**Activity Title:** 2290 Earl Ave

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$206,516.50
<b>Total Budget</b>	\$0.00	\$206,516.50
<b>Total Obligated</b>	\$0.00	\$205,667.51
<b>Total Funds Drawdown</b>	\$0.00	\$205,667.51
<b>Program Funds Drawdown</b>	\$0.00	\$204,018.63
<b>Program Income Drawdown</b>	\$0.00	\$1,648.88
<b>Program Income Received</b>	\$0.00	\$192,403.30
<b>Total Funds Expended</b>	(\$4,633.60)	\$205,667.51
City of Long Beach, CA	(\$4,633.60)	\$205,667.51
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. Aquisition of forclosed and vacant property: 2290 Earl- This was referred to us as a vacant, code deficient house. We researched this property and sent a letter to the asset manager for MLMI Trust, Wilshire credit. After no response I searched for this property on MLS (Multiple Listing Service) and found it listed with a local realtor Kim Yang of Remax.. We established contact and began our process.

**Location Description:**

2290 Earl is a single-family residential home with 1069 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5731.00 located in zip code 90806-4348 near the Central Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer in August 2010. Funding from SMAP provided \$84,740.00 of program income to NSP1.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/0	

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

## 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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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:** CDNSNSP-CDNSP-08NSS-301 E Eleanor Ave

**Activity Title:** 301 E Eleanor Ave

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$401,409.23
<b>Total Budget</b>	\$0.00	\$401,409.23
<b>Total Obligated</b>	\$0.00	\$280,440.72
<b>Total Funds Drawdown</b>	\$0.00	\$272,740.94
<b>Program Funds Drawdown</b>	\$0.00	\$222,020.47
<b>Program Income Drawdown</b>	\$0.00	\$50,720.47
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,918.98	\$272,740.94
City of Long Beach, CA	\$2,918.98	\$272,740.94
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 301 E. Eleanor- This was referred to us as a vacant, abandoned home as a neighborhood nuisance. We researched this property and contacted Pacifica 1st National Bank, Vince Mottle. He was the asset manager. We established contact and began our process.

**Location Description:**

301 E. Eleanor is a single-family residential home with 689 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5704.01 located in zip code 90805-1346 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

The house is currently on the market has been listed for sale by Main Street Realtors. It will be sold to an income-eligible



homebuyer.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/0	

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

## 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	0/1	0/1	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:** CDNSNSP-CDNSP-08NSS-Coolidge

**Activity Title:** 2901 Coolidge

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

08/18/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$533,263.36
<b>Total Budget</b>	\$0.00	\$533,263.36
<b>Total Obligated</b>	\$0.00	\$370,847.16
<b>Total Funds Drawdown</b>	\$10,299.99	\$339,206.28
<b>Program Funds Drawdown</b>	\$0.00	\$6,869.24
<b>Program Income Drawdown</b>	\$10,299.99	\$332,337.04
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,228.68	\$342,444.77
City of Long Beach	\$1,228.68	\$342,444.77
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Purchased from Fannie Mae for \$306,900.00. Close date is pending, anticipated October 2010. With minimal rehabilitation this property is expected to be sold to moderate-income household through the City's Second Mortgage Assistance Program.

**Location Description:**

A single family home residential unit with 1280 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5702.04 located in zip code 90805-2725 of the North Long Beach Redevelopment area.

**Activity Progress Narrative:**

The house is currently on the market has been listed for sale by Boardwalk Properties. It will be sold to an income-eligible homebuyer.

**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	0/1
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0



# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

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

### 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:** CDNSP -CDNSNSP- 08NSS-6620 Falcon

**Activity Title:** 6220 Falcon

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$302,433.97
<b>Total Budget</b>	\$0.00	\$302,433.97
<b>Total Obligated</b>	\$0.00	\$302,433.97
<b>Total Funds Drawdown</b>	\$0.00	\$301,537.17
<b>Program Funds Drawdown</b>	\$0.00	\$298,377.26
<b>Program Income Drawdown</b>	\$0.00	\$3,159.91
<b>Program Income Received</b>	\$0.00	\$297,459.30
<b>Total Funds Expended</b>	\$0.00	\$304,804.09
City of Long Beach, CA	\$0.00	\$304,804.09
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 6620 Falcon- This was found on the FNMA website. Contact was made with Zeeda Daniele of FNMA and she provided us with information as to the realtor handling the property., Holly Olsen and Tom Moon of Pacific Moon Real Estate. We established contact and began our process.

**Location Description:**

6620 Falcon is a single-family residential home with 1506 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5702.02 located in zip code 90805-4681 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on February 10th, 2011. Funding from SMAP provided \$149,921.00 of



program income to NSP1.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		1/1	
Total acquisition compensation to	0		0/0	

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

## 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	0/1	1/1	100.00
# of Persons	0	0	0	0/0	0/0	1/0	0.00
# Owner Households	0	0	0	1/0	0/1	1/1	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:** CDNSP-CDNSNSP-08NSM-922 Magnolia

**Activity Title:** 922 Magnolia

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$492,223.90
<b>Total Budget</b>	\$0.00	\$492,223.90
<b>Total Obligated</b>	\$30,724.31	\$433,422.27
<b>Total Funds Drawdown</b>	\$46,810.00	\$433,422.27
<b>Program Funds Drawdown</b>	\$0.00	\$252,413.31
<b>Program Income Drawdown</b>	\$46,810.00	\$181,008.96
<b>Program Income Received</b>	\$0.00	\$197,214.50
<b>Total Funds Expended</b>	\$12.47	\$434,165.91
City of Long Beach, CA	\$12.47	\$434,165.91
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost.

**Location Description:**

922 Magnolia is a single-family residential home with 995 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5758.02 located in zip code 90813-4135 of the Willmore/Drake Park Historic area of Long Beach. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on February 3, 2012.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	208250/0

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

### 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	0/1	1/1	0.00
# Owner Households	0	0	0	0/0	0/1	1/1	0.00

### 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:** CDNSP-CDNSNSP-08NSS-2128 Linden

**Activity Title:** 2128 Linden Ave.

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$269,129.15
<b>Total Budget</b>	\$0.00	\$269,129.15
<b>Total Obligated</b>	\$0.00	\$269,129.15
<b>Total Funds Drawdown</b>	\$0.00	\$268,190.14
<b>Program Funds Drawdown</b>	\$0.00	\$245,191.83
<b>Program Income Drawdown</b>	\$0.00	\$22,998.31
<b>Program Income Received</b>	\$0.00	\$255,264.03
<b>Total Funds Expended</b>	\$0.00	\$278,503.19
City of Long Beach, CA	\$0.00	\$278,503.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 2128 Linden- This was found on inspection of property next door. It was listed with Mike Pottier of Boardwalk Properties on behalf of US Bank. We established contact and began our process.

**Location Description:**

2128 Linden Ave. is a single-family residential home with 1158 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5732.02 located in zip code 90806-4817 in the Central Neighborhood Improvement Strategy Area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**



This property was sold to a qualified homebuyer in October 2010. Funding from SMAP provided \$137,855.00 of program income to NSP1.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		191250/0	

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

## 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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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:** CDNSP-CDNSNSP-08NSs-2132 Linden

**Activity Title:** 2132 Linden

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$223,057.47
<b>Total Budget</b>	\$0.00	\$223,057.47
<b>Total Obligated</b>	\$0.00	\$223,057.47
<b>Total Funds Drawdown</b>	\$0.00	\$222,624.72
<b>Program Funds Drawdown</b>	\$0.00	\$220,569.08
<b>Program Income Drawdown</b>	\$0.00	\$2,055.64
<b>Program Income Received</b>	\$0.00	\$210,705.05
<b>Total Funds Expended</b>	\$0.00	\$243,008.74
City of Long Beach, CA	\$0.00	\$243,008.74
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 2132 Linden- This was found on the FNMA website. Contact was made with Zeeda Daniele of FNMA and she provided me with information as to the realtor handling the property, Heath Vo of NV realty. We established contact and began our process.

**Location Description:**

2132 Linden Ave. is a single-family residential home with 922 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5732.02 located in zip code 90806-4817 in the Central Neighborhood Improvement Strategy Area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer in October 2010. Funding from SMAP provided \$122,548.00 of program



income to NSP1.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/1	

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

## 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	1/1	1/1	100.00
# of Persons	0	0	0	0/0	0/0	1/0	0.00
# Owner Households	0	0	0	0/0	1/1	1/1	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	



<b>Grantee Activity Number:</b>	<b>CDNSP-CDNSNSP-08NSS-333 E Neece</b>
<b>Activity Title:</b>	<b>333 E Neece</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach, CA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$393,321.08
<b>Total Budget</b>	\$0.00	\$393,321.08
<b>Total Obligated</b>	\$0.00	\$393,321.08
<b>Total Funds Drawdown</b>	\$0.00	\$382,054.83
<b>Program Funds Drawdown</b>	\$0.00	\$230,380.75
<b>Program Income Drawdown</b>	\$0.00	\$151,674.08
<b>Program Income Received</b>	\$0.00	\$245,740.71
<b>Total Funds Expended</b>	(\$3,767.42)	\$385,634.30
City of Long Beach, CA	(\$3,767.42)	\$385,634.30
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost. 333 E. Neece- This was found by staff that was doing work in the neighborhood. Property was slated for auction. I contacted the auction house who referred me to the asset manager Hal Lyons of Old Republic. He then referred me to the real estate agent, Ray Duran of LA Real Estate Network. We established contact and began our process.

**Location Description:**

333 E. Neece is a single-family residential home with 1024 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5704.02 located in zip code 90805-2209 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer in on September 8th, 2011.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Public Facilities	0		0/0	
# of Businesses	0		0/0	
# of Non-business Organizations	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/0	

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

## 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	1/1	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	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	



<b>Grantee Activity Number:</b>	<b>CDNSSP - CDNSP -08NSS-6054 Lemon</b>
<b>Activity Title:</b>	<b>CDNSSP-CDNSP-08NSS- 6054 Lemon</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

06/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

09/05/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$458,877.86
<b>Total Budget</b>	\$0.00	\$458,877.86
<b>Total Obligated</b>	\$121,500.00	\$429,276.79
<b>Total Funds Drawdown</b>	\$121,500.00	\$429,276.79
<b>Program Funds Drawdown</b>	\$0.00	\$222,012.42
<b>Program Income Drawdown</b>	\$121,500.00	\$207,264.37
<b>Program Income Received</b>	\$245,030.74	\$245,030.74
<b>Total Funds Expended</b>	\$122,166.78	\$435,170.88
City of Long Beach	\$122,166.78	\$435,170.88
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost.

**Location Description:**

6054 Lemon is a single family home residential unit with 1247 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5705.01 located in zip code 90805-3054 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on May 18, 2012.

**Accomplishments Performance Measures**

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>



# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	1	1	0/0	1/1	1/1	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:** CDNSSP-CDNSP-08NSS-5946 Brayton

**Activity Title:** 5946 Brayton Av

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1 & NSP-2

**Projected Start Date:**

03/30/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

1. Purchase and Rehabilitate Single-Family Residential

**Projected End Date:**

03/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Long Beach

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$449,157.79
<b>Total Budget</b>	\$0.00	\$449,157.79
<b>Total Obligated</b>	\$108,762.39	\$412,213.24
<b>Total Funds Drawdown</b>	\$116,250.00	\$412,213.24
<b>Program Funds Drawdown</b>	\$0.00	\$258,531.33
<b>Program Income Drawdown</b>	\$116,250.00	\$153,681.91
<b>Program Income Received</b>	\$0.00	\$249,541.02
<b>Total Funds Expended</b>	\$22.37	\$414,185.56
City of Long Beach	\$22.37	\$414,185.56
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is for acquisition/rehabilitation/resale to first time homebuyers. The tenure of the beneficiary is home ownership. Should there be an affordability gap while implementing this activity, the City will use LBHDC's Second Mortgage Assistance in order to establish financing mechanisms that will allow to narrow the affordability gap. The amount of the assistance will depend on the household's debt capacity. The City will also rehabilitate purchased foreclosed properties to meet safety, health, and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP funds. Resale price cannot exceed the aggregate of the acquisition, rehabilitation, and delivery cost.

**Location Description:**

5946 Brayton is a single-family residential home with 1176 square feet of living area. Property has been vacant and foreclosed upon. Located in census tract #5705.01 located in zip code 90805-4260 of the North Long Beach Redevelopment area. Property is located within an NSP1 greatest need area and is also within an area in which the predicted foreclosure rate is greater than 9.

**Activity Progress Narrative:**

This property was sold to a qualified homebuyer on February 23, 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	0/1



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

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

## 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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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	