

Grantee: Long Beach, CA

Grant: B-08-MN-06-0511

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0511

Obligation Date:**Grantee Name:**

Long Beach, CA

Award Date:**Grant Amount:**

\$5,070,310.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

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 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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$5,070,310.00

Total CDBG Program Funds Budgeted

N/A

\$5,070,310.00

Program Funds Drawdown	\$51,291.41	\$4,535,089.75
Program Funds Obligated	\$0.00	\$5,070,310.00
Program Funds Expended	\$0.00	\$4,470,374.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$465,969.08	\$933,910.38
Program Income Drawdown	\$455,533.18	\$923,474.48

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$760,546.50	\$0.00
Limit on Admin/Planning	\$507,031.00	\$413,686.39
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,267,577.50	\$1,518,236.44

Overall Progress Narrative:

As of this reporting period, the City of Long Beach has begun 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, City staff has requested additional surveying of the site and revised cost estimates for the demolition of the deteriorated structure on the site.

The City originally predicted that it would meet the 25% set-aside requirement by rehabilitating 8 affordable housing units. However, it has exceeded this expectation by acquiring a total of 3 multi-family properties that will provide a total of 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 City has retained an architect to assist in preserving the historical elements of this site as it is rehabilitated into low-income affordable housing for seniors. Due to the large scope of this project, the rehabilitation process is expected to continue throughout the next several reporting periods.

The City also continues to make progress with a second multi-family unit, located at 1893 Pine Avenue. During this reporting period, this site is in the process of being 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. As of this reporting period, the City is in the planning stages for the rehabilitation of this triplex.

The City has recently achieved its goal of acquiring 14 single-family properties for rehabilitation and resale, with the final home purchased during this reporting period. Of the acquired properties 4 have been rehabilitated and sold to income-qualified first-time homebuyers, 1 is in escrow with a qualified homebuyer, and 9 are in various stages of the rehabilitation process.

In future reporting periods, the City anticipates completion of all budgeted projects using cash available and program

income from projected sale proceeds.

Please note: This QPR has been revised as of 04/27/2011 to address technical, double-counting of beneficiary issues at 1044 Main within the DRGR reporting system. The City has worked with staff at the help desk to correct these issues, which has required the resubmission of this QPR.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-1 & NSP-2, 1. Purchase and Rehabilitate Single-Family	\$38,971.37	\$4,334,272.46	\$4,067,380.23
NSP-3, Acquisition/ Demolition/ Redevelopment Activity (NSP-3)	\$0.00	\$229,006.54	\$229,006.54
NSP-4, 4. NSP Administration (NSP-4)	\$12,320.04	\$507,031.00	\$238,702.98

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:

N/A

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$507,031.00
Total CDBG Program Funds Budgeted	N/A	\$507,031.00
Program Funds Drawdown	\$12,320.04	\$238,702.98
Program Funds Obligated	\$0.00	\$507,031.00
Program Funds Expended	\$0.00	\$226,382.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$31,921.31	\$174,983.41

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:

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 Benefit

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$229,006.54
Total CDBG Program Funds Budgeted	N/A	\$229,006.54
Program Funds Drawdown	\$0.00	\$229,006.54
Program Funds Obligated	\$0.00	\$229,006.54
Program Funds Expended	\$0.00	\$229,006.54
City of Long Beach	\$0.00	\$229,006.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,350.33	\$2,350.33

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:

In this reporting period, City staff has requested additional surveying of the site and revised cost estimates for the demolition of the deteriorated structure on the site.

Accomplishments Performance Measures

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

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-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 Benefit (Households)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$620,000.00
Total CDBG Program Funds Budgeted	N/A	\$620,000.00
Program Funds Drawdown	\$10,000.00	\$554,007.47
Program Funds Obligated	(\$29,007.47)	\$620,000.00
Program Funds Expended	\$0.00	\$544,007.47
City of Long Beach, CA	\$0.00	\$821,207.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$10,611.47	\$10,611.47

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:

The City has retained an architect to assist in preserving the historical elements of this site as it is rehabilitated into low-income affordable housing for seniors. Due to the large scope of this project, the rehabilitation process is expected to continue throughout the next several reporting periods.

Due to a technical issue, the number of households benefiting is currently reported in error. The City is working with the help desk to correct this issue to reflect that the site is not yet occupied.

The technical issue referenced above was resolved on 4/27/2011 after consultation with the help desk and through the resubmission of prior quarterly reports.

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 Benefit (Households)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$291,329.90
Total CDBG Program Funds Budgeted	N/A	\$291,329.90
Program Funds Drawdown	\$0.00	\$291,329.90
Program Funds Obligated	\$0.00	\$291,329.90
Program Funds Expended	\$0.00	\$277,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,687.83	\$2,687.83

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:

Site is pending review by a local Nonprofit Housing agency.

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	

Grantee Activity Number:	CDNSNSP-CDNSP-08NSM-1893 Pine-Multi-Family
Activity Title:	1893 Pine

Activity Category:

Acquisition - general

Project Number:

NSP-1 & NSP-2

Projected Start Date:

08/02/2010

Benefit Type:

Direct Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$377,900.00
Total CDBG Program Funds Budgeted	N/A	\$377,900.00
Program Funds Drawdown	\$0.00	\$377,900.00
Program Funds Obligated	\$0.00	\$377,900.00
Program Funds Expended	\$0.00	\$377,900.00
City of Long Beach	\$0.00	\$377,900.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$14,132.29	\$14,132.29

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:

Currently, this property is in the process of receiving revised rehabilitation-cost estimates.

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 admin	0	0/0
Total acquisition compensation to	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 Benefit (Households)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$12,251.40
Total CDBG Program Funds Budgeted	N/A	\$12,251.40
Program Funds Drawdown	\$0.00	\$12,251.40
Program Funds Obligated	\$0.00	\$12,251.40
Program Funds Expended	\$0.00	\$12,251.40
City of Long Beach, CA	\$0.00	\$12,251.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,710.43	\$229,164.18

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 is currently undergoing rehabilitation.

Accomplishments Performance Measures

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

# of Parcels acquired voluntarily	0	0/1
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	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-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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$249,677.91
Total CDBG Program Funds Budgeted	N/A	\$249,677.91
Program Funds Drawdown	\$515.89	\$249,101.91
Program Funds Obligated	\$0.00	\$249,677.91
Program Funds Expended	\$0.00	\$248,586.02
City of Long Beach	\$0.00	\$248,586.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$12,150.11	\$12,150.11

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:

This property is currently undergoing a lead inspection.

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

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 Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$168,343.70
Total CDBG Program Funds Budgeted	N/A	\$168,343.70
Program Funds Drawdown	\$0.00	\$168,343.70
Program Funds Obligated	\$0.00	\$168,343.70
Program Funds Expended	\$0.00	\$168,343.70
City of Long Beach	\$0.00	\$168,343.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,601.23	\$2,601.23

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:

A rehabilitation contract for this property was finalized in December. Rehabilitation will begin in January 2011

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	0/0
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 Benefit (Households)

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

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$307,687.59
Total CDBG Program Funds Budgeted	N/A	\$307,687.59
Program Funds Drawdown	\$0.00	\$307,687.59
Program Funds Obligated	\$0.00	\$307,687.59
Program Funds Expended	\$0.00	\$307,687.59
City of Long Beach, CA	\$0.00	\$307,687.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$275,538.00
Program Income Drawdown	\$3,064.86	\$3,064.86

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 sold to an income-qualified household on May 26, 2010.

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 Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$204,018.63
Total CDBG Program Funds Budgeted	N/A	\$204,018.63
Program Funds Drawdown	\$0.00	\$204,018.63
Program Funds Obligated	\$0.00	\$204,018.63
Program Funds Expended	\$0.00	\$204,018.63
City of Long Beach, CA	\$0.00	\$204,018.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$192,403.30
Program Income Drawdown	\$1,648.88	\$1,648.88

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 foreclosed 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 an income-qualified household on 5/26/2010.

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 Benefit (Households)

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

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$222,100.00
Total CDBG Program Funds Budgeted	N/A	\$222,100.00
Program Funds Drawdown	\$14,009.42	\$222,020.47
Program Funds Obligated	\$12,100.00	\$222,100.00
Program Funds Expended	\$0.00	\$208,011.05
City of Long Beach, CA	\$0.00	\$208,011.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,148.23	\$2,148.23

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:

This property is currently undergoing rehabilitation.

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$159,663.84
Total CDBG Program Funds Budgeted	N/A	\$159,663.84
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$159,663.84
Program Funds Expended	\$0.00	\$0.00
City of Long Beach	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$320,159.52	\$320,159.52

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:

This property was acquired in October 2010. This property is currently undergoing a lead inspection.

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

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$298,881.47
Total CDBG Program Funds Budgeted	N/A	\$298,881.47
Program Funds Drawdown	\$9,658.35	\$298,377.26
Program Funds Obligated	\$10,000.00	\$298,881.47
Program Funds Expended	\$0.00	\$288,718.91
City of Long Beach, CA	\$0.00	\$288,718.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,263.11	\$2,263.11

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 is currently in escrow and is expected to close in the next reporting period.

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
# of Persons	0	0	0	0/0	0/0	1/0	0.00
# Owner 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: 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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$268,499.00
Total CDBG Program Funds Budgeted	N/A	\$268,499.00
Program Funds Drawdown	\$0.00	\$242,289.15
Program Funds Obligated	\$0.00	\$268,499.00
Program Funds Expended	\$0.00	\$242,995.15
City of Long Beach, CA	\$0.00	\$242,995.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$35,796.41	\$35,796.41

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:

Rehabilitation is currently underway and should be completed in February 2011

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	208250/0

	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: 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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$245,303.46
Total CDBG Program Funds Budgeted	N/A	\$245,303.46
Program Funds Drawdown	\$2,888.37	\$245,191.83
Program Funds Obligated	\$3,000.00	\$245,303.46
Program Funds Expended	\$0.00	\$216,250.96
City of Long Beach, CA	\$0.00	\$216,250.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$255,264.03	\$255,264.03
Program Income Drawdown	\$2,068.55	\$22,059.30

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 has been sold to an income-qualified household.

Accomplishments Performance Measures

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

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

Activity Locations

Address	City	State	Zip
2128 Linden	Long Beach	NA	90806-

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$223,057.47
Total CDBG Program Funds Budgeted	N/A	\$223,057.47
Program Funds Drawdown	\$1,419.34	\$220,569.08
Program Funds Obligated	\$3,907.47	\$223,057.47
Program Funds Expended	\$0.00	\$245,202.24
City of Long Beach, CA	\$0.00	\$245,202.24
Match Contributed	\$0.00	\$0.00
Program Income Received	\$210,705.05	\$210,705.05
Program Income Drawdown	\$1,497.53	\$1,497.53

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 has been sold to an income-qualified household.

Accomplishments Performance Measures

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

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

Activity Locations

Address	City	State	Zip
2132 Linden	Long Beach	NA	90806-

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-333 E Neece

Activity Title: 333 E Neece

Activity Category:

Acquisition - general

Project Number:

NSP-1 & NSP-2

Projected Start Date:

03/05/2009

Benefit Type:

Direct Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$241,647.00
Total CDBG Program Funds Budgeted	N/A	\$241,647.00
Program Funds Drawdown	\$480.00	\$230,380.75
Program Funds Obligated	\$0.00	\$241,647.00
Program Funds Expended	\$0.00	\$229,900.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,399.99	\$40,283.05

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:

Property is available for sale to an income-qualified household.

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 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	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	-1	-2	-3	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:	CDNSSP - CDNSP -08NSS-6054 Lemon
Activity Title:	CDNSSP-CDNSP-08NSS- 6054 Lemon

Activity Category:

Acquisition - general

Project Number:

NSP-1 & NSP-2

Projected Start Date:

06/11/2010

Benefit Type:

Direct Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$185,379.76
Total CDBG Program Funds Budgeted	N/A	\$185,379.76
Program Funds Drawdown	\$0.00	\$185,379.76
Program Funds Obligated	\$0.00	\$185,379.76
Program Funds Expended	\$0.00	\$185,379.76
City of Long Beach	\$0.00	\$185,379.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,960.98	\$43,512.62

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 is set to begin rehabilitation in February 2010.

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
# 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:	CDNSSP-CDNSP-08NSS-5946 Brayrton
Activity Title:	5946 Brayton Av

Activity Category:

Acquisition - general

Project Number:

NSP-1 & NSP-2

Projected Start Date:

03/30/2010

Benefit Type:

Direct Benefit (Households)

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

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$258,531.33
Total CDBG Program Funds Budgeted	N/A	\$258,531.33
Program Funds Drawdown	\$0.00	\$258,531.33
Program Funds Obligated	\$0.00	\$258,531.33
Program Funds Expended	\$0.00	\$258,531.33
City of Long Beach	\$0.00	\$258,531.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$2,360.12	\$2,360.12

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:

Rehabilitation on this property is currently underway.

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	
