

Grantee: Hemet, CA

Grant: B-08-MN-06-0508

January 1, 2017 thru March 31, 2017 Performance Report



Grant Number:

B-08-MN-06-0508

Obligation Date:

03/15/2009

Award Date:

03/05/2009

Grantee Name:

Hemet, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$2,888,473.00

Grant Status:

Active

QPR Contact:

Tiffany Barnett

LOCCS Authorized Amount:

\$2,888,473.00

Estimated PI/RL Funds:

\$3,130,000.00

Total Budget:

\$6,018,473.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

The City of Hemet began its needs assessment in response to the housing crisis (high number of foreclosed, vacant properties beginning to have adverse effects on neighborhoods) by identifying the census tract block groups in the City with income levels at or below 120 percent of the Area Median Income (AMI). For purposes of this Amendment, the low, moderate, and middle income areas will be noted as LMMI. This data was provided by the U.S. Department of Housing and Urban Development (HUD) and this data can be found on the HUD web site at the following web address: http://www.huduser.org/publications/commdev/nsp_target.html. There are a total of 29 census tract block groups (CTBG) in the City and 20 or 69 percent are qualified LMMI areas. The HUD data, in addition to a breakdown of income levels by census tract block groups, also provides the following information: Estimated foreclosure/abandonment risk score (1 to 10 with 10 being the highest risk) Hemets data ranged from 8 to 9; Rate of high cost loans (2004 to 2006) Hemets data ranged from 23.7 percent to 45.6 percent; Predicted 18 month underlying problem foreclosure rate Hemets data ranged from 8.7 percent to 12.2 percent; Rate of housing price decline since the peak in the housing market (June 2008) Hemets rate is 22.9 percent; Unemployment rate (June 2008) Hemets rate is 10.5 percent; and Residential vacancy rate (June 2008) Hemets rate ranged from 0.7 percent to 4.2 percent. NSP funds will be used for the following activities plus administration: 1) Acquisition/rehabilitation/resale of singlefamily homes, homebuyer assistance loans and Acquisition/rehabilitation of rental multifamily units as a long term affordable rental projects, 2) Acquisition/demolition/landbanking/redevelopment of units, and 3) Administration of the program which will not exceed 10 percent of the NSP grant and 10 percent of program income, if any.

Definitions and Descriptions:

Low Income Targeting:



Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,900,901.44
Total Budget	\$0.00	\$5,900,901.44
Total Obligated	\$0.00	\$5,900,901.44
Total Funds Drawdown	\$0.00	\$5,885,901.42
Program Funds Drawdown	\$0.00	\$2,798,718.89
Program Income Drawdown	\$0.00	\$3,087,182.53
Program Income Received	\$38,919.86	\$3,153,182.53
Total Funds Expended	\$0.00	\$6,056,767.63
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$433,270.95	\$0.00
Limit on Admin/Planning	\$288,847.30	\$320,367.20
Limit on State Admin	\$0.00	\$320,367.20

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$722,118.25	\$1,450,041.77

Overall Progress Narrative:

This program has allowed the City of Hemet to purchase and rehabilitate 51 properties, successfully placing 50 low income families into some of their very first homes. While boosting morale, the City has been able to revitalize the community and stabilize neighborhoods all while meeting the HUD national guidelines.

One of the largest projects the City has taken part in is with the assistance of the Riverside Housing & Development Corporation (RHCD), a HUD approved, non-profit affordable Housing Corporation. They have worked long and hard throughout and into completion of the Greystone Apartment Project (formerly known as the Mobley Lane Project). This project meets the City's obligation to rent housing to households



at 50% of the area median income or below. A grand opening celebration was held on February 9th, 2017 for our City Manager and City Council to come and see the finished project. The City is anticipating the completion of the project in late November of 2016 in which there will be a celebration for the City Council and dignitaries to come and see the finished project. The outcome has had a tremendous impact on blighted neighborhood and now offers a total living area of 10 buildings that house 40 low income units, approximately 32,900 square feet in total. The entire project is filled at 100% capacity.

One property remains on our register. This property held a structure that had to be demolished and is now a vacant piece of land. The City has an appointment scheduled with Habitat for Humanity to partner up and transfer the land for them to develop housing for low income families and meet the national objective under NSP.

Upon completion of this transfer, the program will begin the final closeout.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Acquisition/Rehabilitation	\$0.00	\$5,624,714.78	\$2,604,049.51
NSP-2, Acquisition/Demolition/Landbank/Redevelopment	\$0.00	\$58,391.00	\$45,206.00
NSP-3, Administration	\$0.00	\$335,367.22	\$149,463.38



Activities

Project # / Title: NSP-1 / Acquisition/Rehabilitation

Grantee Activity Number: A2

Activity Title: VCD Corp

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-1

Projected Start Date:

09/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

VCD Corp

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$737,366.83
Total Budget	\$0.00	\$737,366.83
Total Obligated	\$0.00	\$737,366.83
Total Funds Drawdown	\$0.00	\$737,366.83
Program Funds Drawdown	\$0.00	\$414,017.83
Program Income Drawdown	\$0.00	\$323,349.00
Program Income Received	\$3,919.86	\$578,865.39
Total Funds Expended	\$0.00	\$738,132.57
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	5/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	12/6
# of Singlefamily Units	0	12/6

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	7/6	12/6	58.33
# Owner Households	0	0	0	0/0	7/6	12/6	58.33

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: A3
Activity Title: West Coast Development & DBJ Development Corp.

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-1

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 09/14/2009

Projected End Date:
 07/30/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 West Coast Development & DBJ Development Corp.

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,554,595.14
Total Budget	\$0.00	\$1,554,595.14
Total Obligated	\$0.00	\$1,554,595.14
Total Funds Drawdown	\$0.00	\$1,554,595.14
Program Funds Drawdown	\$0.00	\$261,510.58
Program Income Drawdown	\$0.00	\$1,293,084.56
Program Income Received	\$30,000.00	\$1,042,581.70
Total Funds Expended	\$0.00	\$2,047,161.14
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/6
# of Singlefamily Units	0	15/6

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	9/6	15/6	60.00	
# Owner Households	0	0	0	0/0	9/6	15/6	60.00	

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:	A4
Activity Title:	Marana Construction

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-1

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
09/14/2009

Projected End Date:
07/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Marana Construction

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,336,719.88
Total Budget	\$0.00	\$1,336,719.88
Total Obligated	\$0.00	\$1,336,719.88
Total Funds Drawdown	\$0.00	\$1,336,719.88
Program Funds Drawdown	\$0.00	\$736,999.88
Program Income Drawdown	\$0.00	\$599,720.00
Program Income Received	\$5,000.00	\$1,031,304.20
Total Funds Expended	\$0.00	\$975,879.88
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/6
# of Singlefamily Units	0	12/6

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	6/6	12/6	50.00	
# Owner Households	0	0	0	0/0	6/6	12/6	50.00	

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	

