

Grantee: Hemet, CA

Grant: B-11-MN-06-0508

October 1, 2017 thru December 31, 2017 Performance



Grant Number:

B-11-MN-06-0508

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

Hemet, CA

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

Reviewed and Approved

Grant Award Amount:

\$1,360,197.00

Grant Status:

Active

QPR Contact:

Tiffany Barnett

LOCCS Authorized Amount:

\$1,360,197.00

Estimated PI/RL Funds:

\$240,260.32

Total Budget:

\$1,600,457.32

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

ACQUISITION/REHABILITATION/RESALE

This program allows NSP funds to be used for the acquisition and rehabilitation of qualifying single-family homes to the City's rehabilitation standards, and selling them to income eligible home buyers. The City of Hemet is so affordable that some residents with a household median income below 50% will qualify for home ownership.

ACQUISITION/REHABILITATION/RESALE LH25

The City of Hemet is so affordable that some residents with a household median income below 50% will qualify for home ownership.

ACQUISITION/REHABILITATION/RENTAL

This program allows NSP funds to be used for the acquisition and rehabilitation of qualifying multi-family properties to the City's rehabilitation standards, and then partnering with the Hemet Community Land Trust to manage the rental of units for the benefit of households at or below 50% median income.

HOME BUYER ASSISTANCE LOANS

Funds from this activity will provide a loan to qualified home buyers for down payment and/or closing costs. Many times the home buyers earn enough money but do not have the sufficient down payment and closing costs needed. The NSP loan will bridge that gap and make it easier for home buyer to qualify. This activity strongly supports the ARResale effort because without a qualified home buyer at the end of the rehabilitation process, the homes are susceptible to vandalism and theft. This activity focuses on increasing the number of home owners in a neighborhood thus bringing more stability.

ACQUISITION/DEMOLITION/LANDBANK/REVELOPMENT

In certain instances, the condition of specific units may warrant demolition instead of rehabilitation. A primary basis would be the proposed cost of rehabilitation. In such cases, staff would consult with the City's Building Official regarding the structural soundness of the house. If deemed appropriate, demolition would occur. Plans to develop the parcel as an in-fill unit or units would commence as soon as practicable. Several redevelopment options would be considered. One option would be to sell the parcel to Habitat for Humanity for \$1 for their next new construction project; another option would be to make it available to a non-profit for special needs housing. Other possible uses under this activity type might include vacant, foreclosed properties that allow for the expansion or improvement of a commercial use, park or public facility.

Between the time of demolition and new construction, the sites would be land banked. The City will maintain the sites and in some cases consolidate adjacent parcels.

ADMINISTRATION

City of Hemet - Administrative costs incurred in the management and implementation of the NSP3 program.

Civic Stone - Provide staffing and other resources as required to assist the Hemet Housing Authority (HHA) staff to perform management services related to programs created under the NSP3 as specified in the Agreement for Consultant Services between the Hemet Housing Authority and Civic Stone, Inc.



How Fund Use Addresses Market Conditions:

ACQUISITION/REHABILITATION/RESALE

Funds from this activity will target homes that require rehabilitation beyond what the market will bear without NSP assistance. Once rehabilitated, the homes will be sold to income eligible buyers with a one year warranty. This Activity focuses funds into an older area of the City with homes that require a substantial amount of rehabilitation. This target area also has the highest concentration of foreclosures in the City. The ARResale funds will directly combat this statistic by a pro-active approach in rehabilitating these distressed homes and selling them to qualified home buyers.

ACQUISITION/REHABILITATION/RENTAL

Funds from this Activity will target properties that require rehabilitation beyond what the market will bear without NSP assistance; either 2-4 unit properties or a small apartment complex. Once rehabilitated, the units will be transferred to and managed by Hemet Community Land Trust. Hemet is an area with a great need for rental housing because of a high unemployment rate (Hemet 14.3%; CA 12.5%) combined with households with foreclosure histories.

HOME BUYER ASSISTANCE LOANS

This activity benefits both the income-qualified household as well as the neighborhood. The low-income household is able to afford a nice, rehabilitated home instead of renting. The surrounding areas are improved because the dilapidated houses are fixed; resulting in higher neighborhood home values. Furthermore, the area is more stabilized by home ownership instead of absentee investor rental properties.

Ensuring Continued Affordability:

While ARResale initially provides loans to Developer Partners for the acquisition of eligible homes, it does so with an affordability covenant recorded against the property. The covenant ensures that the Developer Partner can only sell the home to an income eligible home buyer.

Definition of Blighted Structure:

The City of Hemet uses the State of California's definition of blight as found at California Health & Safety Code Sections 33030 & 33031.33030.(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state. (b) A blighted area is one that contains both of the following: (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031. (c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of any of the following: (1) Inadequate public improvements. (2) Inadequate water or sewer utilities. (3) Housing constructed as a government-owned project that was constructed before January 1, 1960. 33031.(a) This subdivision describes physical conditions that cause blight: (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions. (b) This subdivision describes economic conditions that cause blight: (1) Depreciated or stagnant property values. (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institu

Definition of Blighted Structure:

tions. (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations. (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. (7) A high crime

Definition of Affordable Rents:

For an NSP-funded rental activity, affordable rents shall be defined as the published HOME rents for the MSA of Riverside/San Bernardino/Ontario less utilities. Should any gap be present, funds for this gap will be required from other sources of funding.

Housing Rehabilitation/New Construction Standards:

The NSP funds will follow the City of Hemet's standards from the ongoing Housing Rehabilitation Programs (funded from HOME and CalHOME): At a minimum, all health and safety issues and all violations to local codes, ordinances, and zoning requirements shall be corrected. In addition, the Uniform Building Code, the National Electrical Code, the Uniform Plumbing Code, the Uniform Mechanical Code, Title 25, and Chapters 5-10 of the Uniform Housing Code, ADA, Section 504, and relevant sections of Titles 24 which pertain to disability access shall be satisfied as part of the rehabilitation. In addition to requiring that the building be



brought into compliance with applicable codes, the Program requires specific additional upgrades in all projects. These include: upgrade of electrical equipment grounding and bonding system; GFCI replacement in kitchen, bathroom and exterior areas; fire extinguishers; smoke detector upgrade to current Uniform Building Code; and installation of carbon monoxide detectors; and exterior painting, if needed. All disabled access improvements, emergency repairs or weatherization. All work performed must comply with the rehabilitation standards. Energy Conservation In addition to repairs required because of code violations, the borrower(s) may request that loan proceeds be used to upgrade the property to meet energy conservation standards. Lead Based Paint Repairs Control or abatement of defective lead based paint surfaces will be included in the property rehabilitation where applicable. A lead based paint inspection report may be required of any home built before 1978. Asbestos Removal Removal of materials containing asbestos, if necessary, will be included as part of the property rehabilitation. Other Eligible Improvements In addition to the above noted eligible improvements, program funds are available for rehabilitation improvements that are physically attached and permanent in nature as follows: 1. Repairs that remedy existing nonconforming uses such as garage conversions, additions, etc. 2. Exterior work to help preserve or protect structures, roofing, siding (if significantly damaged), re leveling, bracing (including earthquake bracing), repair/replacement of screens/windows, doors and door locks, structural and/or foundation damage, replacement of deteriorated attached porch and step structures (i.e., mobile home porches made of plywood). 3. Interior work to make a structure more livable and repair/replace/restore important parts such as plumbing (i.e., re pipe and replacement of fixtures), damaged flooring, faulty or inadequate heating/cooling systems, inoperable built in appliances, damaged ceilings, water heaters, electrical wiring and service, painting (if walls are water damaged). 4. Weatherization and energy conservation items such as insulation, caulking, weather stripping, if all health and safety code violations have been corrected. 5. Fumigation and treatment of termites and pest control. 6. Modifications which aid the mobility of the elderly and physically disabled such as shower units with seats, lever hardware, retrofitting toilets to achieve adequate height, moving power points and light switches, ramping, reconstructing doorways, lowering sinks in kitchens and bathrooms. All health and safety code violations must be corrected to be eligible for disabled access improvements and emergency repairs. Testing for the presence of lead based paint and associa

Housing Rehabilitation/New Construction Standards:

ted abatement, as required. (Any costs associated with abatement of lead based paint will be processed as a part of the loan.) Incipient repair items (i.e. household appliances, furnaces that are likely to fail within a few years) may be eligible for replacement if the item is replaced with one of moderate quality only. Owners medical conditions may warrant new or replacement appliances. Ineligible Improvements 1. Repair, purchase or installation of kitchen appliances, wh

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Tiffany Barnett, Accountant tbarnett@cityofhemet.org 951-765-2353
 445 E. Florida Avenue
 Hemet, CA 92543

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,600,457.32
Total Budget	\$5,962.05	\$1,600,457.32
Total Obligated	\$5,962.05	\$1,600,457.32
Total Funds Drawdown	\$45,557.16	\$1,439,710.98
Program Funds Drawdown	\$25,974.45	\$1,197,162.45
Program Income Drawdown	\$19,582.71	\$242,548.53
Program Income Received	\$0.00	\$242,548.53
Total Funds Expended	\$0.00	\$1,623,949.69
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$204,029.55	\$0.00
Limit on Admin/Planning	\$136,019.70	\$155,899.50
Limit on State Admin	\$0.00	\$155,899.50
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$400,114.33	\$859,311.55

Overall Progress Narrative:

The City has taken advantage of Technical Assistance offered through HUD and received assistance in reconciling NSP-1 and NSP-3 program. We have one property left within the program that we are working on donating to Habitat for Humanity. Upon completing the transfer, we will be ready for close out.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/Rehab/Resale	\$0.00	\$413,695.00	\$286,632.17
2, Acquisition/Rehab/Rental	\$0.00	\$1,012,119.58	\$790,669.02
3, Acquisition/Demo/Landbank	\$0.00	\$10,805.00	\$0.00
4, Administration	\$25,974.45	\$161,861.55	\$119,861.26
5, Acquisition/Rehab/Resale LH25	\$0.00	\$1,976.19	\$0.00



Activities

Project # / Title: 2 / Acquisition/Rehab/Rental

Grantee Activity Number: ARR2

Activity Title:

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Rental

Projected End Date:

04/01/2017

Completed Activity Actual End Date:

Responsible Organization:

City of Hemet Housing Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2017

N/A

To Date

\$1,012,119.58

Total Budget

(\$27,503.68)

\$1,012,119.58

Total Obligated

(\$27,503.68)

\$1,012,119.58

Total Funds Drawdown

(\$208.63)

\$857,703.55

Program Funds Drawdown

\$0.00

\$790,669.02

Program Income Drawdown

(\$208.63)

\$67,034.53

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$864,608.36

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity will target properties that require rehabilitation beyond what the market will bear without NSP assistance; either 2-4 unit properties or a small apartment complex.

Location Description:

The boundaries of this area are identified in the HUD Mapping Tool but are generally bounded by Acacia on the North, San Jacinto on the East, Thornton on the South, and Palm on the West.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement	0	56/56
#Additional Attic/Roof Insulation	0	10/10
#High efficiency heating plants	0	10/10
#Efficient AC added/replaced	0	10/10
#Replaced thermostats	0	10/10
#Replaced hot water heaters	0	10/10
#Light Fixtures (indoors) replaced	0	80/80
#Light fixtures (outdoors)	0	30/30
#Refrigerators replaced	0	10/10
#Clothes washers replaced	0	10/10
#Dishwashers replaced	0	10/10
#Low flow toilets	0	10/10
#Low flow showerheads	0	10/10
#Units exceeding Energy Star	0	10/10
#Sites re-used	0	10/10
#Units & other green	0	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/0	0/0	9/10	100.00
# Renter Households	0	0	0	9/0	0/0	9/10	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	



Project # / Title: 4 / Administration

Grantee Activity Number: ADMN1

Activity Title:

Activity Category:

Administration

Project Number:

4

Projected Start Date:

04/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/01/2017

Completed Activity Actual End Date:

Responsible Organization:

CivicStone, Inc.

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$161,861.55
Total Budget	\$33,465.73	\$161,861.55
Total Obligated	\$33,465.73	\$161,861.55
Total Funds Drawdown	\$46,133.98	\$155,899.50
Program Funds Drawdown	\$25,974.45	\$119,861.26
Program Income Drawdown	\$20,159.53	\$36,038.24
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$87,656.32
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative costs incurred in the management and implementation of the NSP3 program.

Location Description:

N/A

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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

Project # / Title: 5 / Acquisition/Rehab/Resale LH25

Grantee Activity Number: ARR3

Activity Title: Acquisition/Rehab/Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale LH25

Projected End Date:

04/01/2017

Completed Activity Actual End Date:

Responsible Organization:

VCD Corp

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2017

To Date

N/A

\$1,976.19

Total Budget

\$0.00

\$1,976.19

Total Obligated

\$0.00

\$1,976.19

Total Funds Drawdown

(\$368.19)

\$1,608.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

(\$368.19)

\$1,608.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$69,626.19

Most Impacted and Distressed Expended

\$0.00

\$0.00



Match Contributed

\$0.00

\$0.00

Activity Description:

Property abatement performed to program property that was involved in a fire incident. The property was secured by board up.

Location Description:

The boundaries of the target area are identified in the HUD Mapping Tool, but are generally bounded by Acacia on the North, San Jacinto on the East, Thornton on the South, and Palm on the West.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

