

# Action Plan

**Grantee: Hemet, CA**

**Grant: B-08-MN-06-0508**

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<b>LOCCS Authorized Amount:</b>	\$ 2,888,473.00
<b>Grant Award Amount:</b>	\$ 2,888,473.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,167,507.75
<b>Total Budget:</b>	\$ 6,055,980.75

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## Funding Sources

**No Funding Sources Found**

## 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 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/commdevl/nsp\\_target.html](http://www.huduser.org/publications/commdevl/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:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-1	Acquisition/Rehabilitation	A1	ANR Industries
		A1 LH 25	
		A2	VCD Corp
		A2 LH 25	VCD Corporation
		A3	West Coast Development & DBJ Development Corp.
		A3LH25	
		A4	Marana Construction
		A4 LH 25	Marana
		M1	Riverside Housing Development Corp.
		M2	Hemet Housing Authority
NSP-2	Acquisition/Demolition/Landbank/	Demo	Acquisition/Demo/Landbanking
NSP-3	Administration	1	City of Hemet
		2	Civic Stone, Inc. Consultant Services



# Activities

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

**Grantee Activity Number:** A1  
**Activity Title:** ANR Industries

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP-1

**Projected Start Date:**  
 09/14/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition/Rehabilitation

**Projected End Date:**  
 07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 410,934.74

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 410,934.74

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

ANR Industries, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

ANR Industries, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 410,934.74

**Location Description:**

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

**Activity Description:**

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

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None



**Grantee Activity Number:** A1 LH 25  
**Activity Title:** ANR Industries

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 42,089.65

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 42,089.65

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

1

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

ANR Industries, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

ANR Industries, Inc.

**Organization Type**

Unknown

**Proposed Budget**

\$ 47,089.65



**Location Description:**

In eligible target areas.

**Activity Description:**

Acquisition/rehabilitation/resale to low income homebuyer.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number:** A2  
**Activity Title:** VCD Corp

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 738,230.83

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 738,230.83

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
6		6	100.00
6		6	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

6

# of Housing Units

6

# of Properties

6

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

VCD Corp

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

VCD Corp

**Organization Type**

Unknown

**Proposed Budget**

\$ 738,230.83



**Location Description:**

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

**Activity Description:**

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

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None





**Grantee Activity Number:** A2 LH 25  
**Activity Title:** VCD Corporation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 50,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 50,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Properties

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

VCD Corp

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

VCD Corp

**Organization Type**

Unknown

**Proposed Budget**

\$ 50,000.00



**Location Description:**

In eligible target areas.

**Activity Description:**

Acquisition/rehabilitation/resale to low income homebuyer.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number:** A3  
**Activity Title:** West Coast Development & DBJ Development Corp.

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP-1

**Projected Start Date:**  
 09/14/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	6		6	100.00
# of Households	6		6	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 West Coast Development & DBJ Development Corp.

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
West Coast Development & DBJ Development Corp.	Unknown	\$ 1,554,595.14



**Location Description:**

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

**Activity Description:**

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

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number:** A3LH25  
**Activity Title:** West Coast Development & DBJ Development Corp.

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP-1

**Projected Start Date:**  
 09/14/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

Total
1
1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 West Coast Development & DBJ Development Corp.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
West Coast Development & DBJ Development Corp.	Unknown	\$ 82,366.00



**Location Description:**

In eligible target area.

**Activity Description:**

Acquisition/rehabilitation/resale to low income homebuyer.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number:** A4  
**Activity Title:** Marana Construction

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,341,278.78

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,341,278.78

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
6		6	100.00
6		6	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

6

# of Housing Units

6

# of Properties

6

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Marana Construction

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Marana Construction

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,341,278.78



**Location Description:**

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

**Activity Description:**

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

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number:** A4 LH 25  
**Activity Title:** Marana

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 74,054.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 74,054.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Properties

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Marana Construction

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Marana Construction

**Organization Type**

Unknown

**Proposed Budget**

\$ 74,054.00



**Location Description:**

IN eligible target areas.

**Activity Description:**

Acquisition/rehabilitation/resale to low income homebuyer.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Grantee Activity Number: M1**  
**Activity Title: Riverside Housing Development Corp.**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 634,205.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 634,205.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	2
# of Housing Units	2
#Units $\geq$ other green	2
#Sites re-used	2
#Units exceeding Energy Star	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Clothes washers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	16
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2



#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	12

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Riverside Housing Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Riverside Housing Development Corporation	Unknown	\$ 634,205.00

**Location Description:**

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

**Activity Description:**

Will provide multi-family residential acquisition, rehabilitation, and rental services.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None



**Grantee Activity Number:** M2  
**Activity Title:** Hemet Housing Authority

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 572,058.42

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 572,058.42

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
12	12		100.00
12	12		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

12

# of Housing Units

12

# of Properties

3

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Hemet Housing Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Hemet Housing Authority

**Organization Type**

Unknown

**Proposed Budget**

\$ 572,058.42



**Location Description:**

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

**Activity Description:**

Will provide multi-family residential acquisition, and rental services.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Project # / Title: NSP-2 / Acquisition/Demolition/Landbank/Redevelopment**

**Grantee Activity Number: Demo**  
**Activity Title: Acquisition/Demo/Landbanking**

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP-2

**Projected Start Date:**

09/14/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Demolition/Landbank/Redevel

**Projected End Date:**

07/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 58,391.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 58,391.00

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

**Total**



# of Singlefamily Units 1  
# of Housing Units 1

LMI%:

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
VCD Corp

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
VCD Corp	Unknown	\$ 58,391.00

**Location Description:**  
In eligible target area.

**Activity Description:**  
Acquisition/demolition/landbank/redevopment

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

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**Project # / Title:** NSP-3 / Administration

**Grantee Activity Number:** 1  
**Activity Title:** City of Hemet

**Activity Type:**  
Administration

**Project Number:**  
NSP-3

**Projected Start Date:**  
09/14/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Status:**  
Under Way

**Project Title:**  
Administration

**Projected End Date:**  
07/30/2013

**Project Draw Block Date by HUD:**



**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 143,619.50
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 143,619.50

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Hemet Housing Authority

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Hemet Housing Authority	Local Government	\$ 143,619.50

**Location Description:**

N/A

**Activity Description:**

Administrative costs incurred in the management and implementation of the NSP program by City of Hemet employees.

**Environmental Assessment:**

**Environmental Reviews:** None





**Grantee Activity Number: 2**  
**Activity Title: Civic Stone, Inc. Consultant Services**

**Activity Type:**

Administration

**Project Number:**

NSP-3

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/05/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 291,747.72

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 291,747.72

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CivicStone, Inc.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
CivicStone, Inc.	Unknown	\$ 291,747.72

**Location Description:**

N/A

**Activity Description:**

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 Neighborhood Stabilization Program (NSP) as specified in the Agreement for Consultant Services between the Hemet Housing Authority and Civic Stone, Inc.



## Environmental Assessment:

Environmental Reviews: None

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## Action Plan Comments:

- Reviewer - Minor technical change to correct a development partner's address. Approved 4/27/10 jwy
- Reviewer - Technical changes to correct "location description" for all activities. Approved 4/29/10 jwy
- Reviewer - Technical changes to adjust budgeted amounts for development partners. Approved 6/21/10 jwy
- Reviewer - Minor revision to add three activities with LH25 beneficiaries. Approved 7/8/10 jwy
- Reviewer - Minor budget adjustment. Approved 8/12/10 jwy
- Reviewer - Interim changes pursuant to telephonic discussion. Approved 8/31/10 jwy
- Reviewer - Minor budget adjustment. Full obligation obtained. Approved 9/2/10 jwy
- Reviewer - Minor changes to LH25 activities. Approved 10/14/10 jwy
- Reviewer - Performance measurements changed per HQ direction. Approved 2.3.11 jwy
- Reviewer - Submitted in error - no changes. 4.6.11 jwy
- Reviewer - Approved by jwy on behalf of eoo. Opened in error, no changes. 2.1.12 jwy
- Reviewer - Technical changes to increase the Acquisition/Rehab project budget by \$300,000 and admin budget by \$100,000. Approved. EOO. 2/17/12.
- Reviewer - Minor amendment to bring responsible organization budget inline with activity budgets. Approved. EOO. 7/25/12.
- Reviewer - Opened in error, no changes. Approved. EOO. 1/7/13.



- Reviewer - Action plan changes to alter activity types from "acquisition general" to "residential rehab" per HQ guidance on reporting. Approved. EOO. 11/20/13.
- Reviewer - approved. RMD 4/23/14. Grantee will be submitting updated information in the next 30 days.
- Reviewer - Under activity "M1 - Riverside Housing Development Corp." changed the activity amount to \$500,000. Approved. RMD. 9/17/14.
- Reviewer - Activity M1 changed amount from \$500,000 to \$750,000. Approved. RMD 6/30/15.
- Reviewer - Changes made:  
 PI to \$3,130,000  
 A2 to \$737,366.83  
 A3 to \$1,554,595.14  
 A4 to \$1,336,719.88  
 M1 to \$634,205  
 Demo to \$58,391  
 Admin 1 to \$43,619.50  
 Admin 2 to \$291,747.72  
 Approved. RMD. 6/2/16.
- Reviewer - Grantee is reconciling DRGR with internal records. Prep for close out. Approved. RMD. 12/15/17

## Action Plan History

Version	Date
B-08-MN-06-0508 AP#1	08/12/2010
B-08-MN-06-0508 AP#2	04/06/2011
B-08-MN-06-0508 AP#3	01/26/2012
B-08-MN-06-0508 AP#4	02/01/2012
B-08-MN-06-0508 AP#5	02/17/2012
B-08-MN-06-0508 AP#6	07/25/2012
B-08-MN-06-0508 AP#7	01/07/2013
B-08-MN-06-0508 AP#8	11/20/2013
B-08-MN-06-0508 AP#9	04/24/2014
B-08-MN-06-0508 AP#10	09/17/2014
B-08-MN-06-0508 AP#11	06/30/2015
B-08-MN-06-0508 AP#12	06/02/2016
B-08-MN-06-0508 AP#13	12/15/2017

