

Action Plan

Grantee: Los Angeles, CA

Grant: B-08-MN-06-0512

LOCCS Authorized Amount:	\$ 32,860,870.00
Grant Award Amount:	\$ 32,860,870.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 11,578,020.93
Total Budget:	\$ 44,438,890.93

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program provides emergency assistance to state and local governments to acquire and redevelop foreclosed residential properties that might create blight within their communities. California was second only to Florida in the number of foreclosed homes from January 2007 to June 2008. During that period, nearly 13,000 multi-family and single-family housing units were foreclosed upon in the City of Los Angeles. NSP guidelines required applicants to identify areas of greatest need that: 1) have the greatest percentage of home foreclosures, 2) have the highest percentage of subprime loans, and 3) are likely to face a significant rise in foreclosures. HUD also allowed local jurisdictions to consider other need categories in conjunction with HUD's priorities. Analysis by the Los Angeles Housing and Community Investment Department (HCIDLA) showed that approximately 52% of the foreclosed residences in the City of Los Angeles are in census tracts where the HUD Risk Factors are ranked seven and above on a scale from one to ten, where ten is the highest risk score. As of December 2008, there are 5,468 foreclosed homes (single family and multifamily) within those census tracts, which represent 7,293 units. Of these, 4,411 are single-family homes or condominiums and 2,882 are units in multi-unit properties.

Distribution and and Uses of Funds:

As required by HUD, NSP funds are being used for the acquisition and rehabilitation of foreclosed upon properties in identified target areas of greatest need. A key goal of the City's program is to prevent the downward spiral of property abandonment and crime in neighborhoods that can result when vacant, boarded-up properties sit without attention for weeks or months at a time. Such conditions can have an adverse effect on public safety and property values. The NSP target areas are in those parts of the City where the private sector has not been as effective in moving homes from foreclosure to new owners, which have risk factors ranked seven and above, and are neighborhoods in which a majority of households earn at or below 120% of the area median income (AMI). In addition, the City's 37 active gang injunction areas all overlap with the NSP target areas, as do the twelve Gang Reduction and Youth Development Zones, neighborhoods where rates of violent gang-related crime are at least 400% higher than elsewhere in the City. Within the identified areas of greatest need, NSP funds are being used to acquire and rehabilitate foreclosed upon properties to be occupied by owner and tenant households having incomes at or below 120% AMI. At least 25% of NSP funds are assisting households earning at or below 50% AMI.

The program is comprised of the following activities:

- Homeownership Assistance (which includes moderate rehabilitation)



- Homeownership Assistance (which includes moderate rehabilitation) for Households at or below 50% AMI
- Acquisition and Rehabilitation of Rental Units
- Acquisition and Rehabilitation of Rental Units for Households at or below 50% AMI (25% set-aside)
- Program Administration

Definitions and Descriptions:

NSP requires that all households assisted with NSP funds have income at or below 120% of area median income (AMI) and a minimum of twenty-five percent (25%) of NSP funds be used to assist households having income at or below 50% AMI. HUD has published NSP income limits for households having income at or below 50% AMI and 120% AMI, adjusted for household size. For the purpose of the City of Los Angeles' NSP program, the term "affordable rent" shall be based upon 30% of the monthly income for a household eligible to reside in an NSP restricted unit less the utility allowance established by the Housing Authority of the City of Los Angeles (HACLA) for utilities paid by the tenant. Homeownership Properties The City will require a 30-year affordability period for NSP properties sold to homebuyers as their primary residence. To ensure continued affordability of these homes, the City will adopt HUD's recapture provision contained in the HOME Investment Partnership Program under 24 CFR 92.254. Mortgage assistance loans provided to homebuyers will bear no interest and will be deferred repayment, due upon sale, title transfer, first mortgage repayment, or in 30 years as a balloon payment. The City will place an equity sharing lien on the property that requires a portion of the appreciation in the value of the property and any equity gain resulting from a below market value purchase of the property be shared with the City upon resale of the property. This will help to ensure that properties purchased below market value are not subsequently resold or "flipped" for an excessive profit. Additionally, the City may permit the placement of resale restriction covenants on some homeowner properties to ensure continued affordability for a period of at least 30 years. Such covenants will restrict occupancy to households having income below 120% AMI and establish an affordable sales price. An assumable subordinate instrument will be placed on the property to ensure that if the home is resold, after the affordability period has ended, to a household whose income exceeds 120% AMI, any "excess profits" from the market sale will be returned to the City as program income. The City will require a minimum affordability period consistent with HOME requirements up to a maximum of 55 years for NSP properties occupied as affordable rental housing. To ensure continued affordability, owners of NSP rental properties will be required to enter into a Regulatory Agreement and have affordability covenants that run with the land for the duration of the affordability period that restrict the rent and income level of tenants that reside in the property. Affordable rents will be set in accordance with the HUD NSP requirements and the definition of "affordable rents" contained in this NSP Substantial Amendment. The City of Los Angeles will apply a health and safety rehabilitation standard to NSP-assisted residential properties. Each NSP property will be inspected for health and safety deficiencies. Rehabilitation funding will be provided to repair code deficiencies in major building systems (e.g. roofing, electrical, plumbing, structural, etc.), remediate lead-based paint and repair those surfaces, repair damaged interiors, and provide exterior improvements if needed to support neighborhood stabilization and revitalization efforts. Illegal structures will be removed and the homes restored to their original conditions. Garages illegally converted to other uses will be restored to garages. Some properties located in special priority target areas may be "right-sized" which means that two bedroom, one bath homes will be converted into three bedroom, two bath homes to better accommodate the needs of larger households that reside in the neighborhood. These properties will be brought up to code and have interior and exterior improvements if needed. D

Low Income Targeting:

The City of Los Angeles will appropriate a minimum of \$8,250,000 of NSP funds to purchase and rehabilitate abandoned or foreclosed upon residential properties for households whose incomes do not exceed 50% AMI. These funds will be expended in the areas of greatest need for the purchase and rehabilitation of foreclosed upon single family and multifamily rental properties. The majority of these properties will be owned and managed by affordable housing providers.

Further information can be found in the HUD-approved hard copy version of the City's Substantial Amendment.

Acquisition and Relocation:

In case a residential property is considered for demolition, all of the relocation requirements of the URA and 104(b) (whichever is most applicable) will be followed. In addition, NSP funds may be used to provide temporary relocation to households, if necessary, when rehabilitating occupied multifamily properties.

Further information can be found in the HUD-approved hard copy version of the City's Substantial Amendment.

Public Comment:

A public notice and the draft Substantial Amendment have been continuously posted on the websites of the City of Los Angeles and the HCIDLA since November 5, 2008. In addition, a notice was published in a local paper on November 11, 2008. The NSP was on the public meeting agenda of the Los Angeles City Council and was approved after public comment and discussion on Nov 21, 2008.

In early 2008, the Los Angeles Housing Department established a working group of housing experts, local academics and the Federal Reserve to acquire and analyze data to understand the foreclosure crisis in Los Angeles. Upon passage of HERA and the availability of the NSP funds, HCIDLA began hosting meetings with several community organizations and housing advocates to receive input and feedback for preparation of the NSP Substantial Amendment.

Further information can be found in the HUD-approved hard copy version of the City's Substantial Amendment.



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title		
001	NSP Homeownership	02 Homeownership Assistance - Walk-In Program	Homeownership Assistance - Walk-In Program		
		03 Homeownership Assistance - RNLA	Homeownership Assistance - RNLA		
		08 Homeownership Assistance - Walk-In Program 25%	Homeownership Assistance - Walk-In Program 25%		
		09 Homeownership Assistance - RNLA 25%	Homeownership Assistance - RNLA 25%		
		33 Homeownership Assistance - RNLA 203(k)	Homeownership Assistance - RNLA 203(k)		
		002	NSP Rental Housing	04 Rental Housing	Acq. and Rehab. of Rental Housing
				05 Rental Housing 25% set-aside (1-4 units)	Acq and Rehab of Rental Housing 25% (1-4 units)
				07 Dunbar/Somerville Rental - 25%	Dunbar/Somerville Rental - 25%
				10 Rental-25% 7817-7821 S. Figueroa St.	Rental-25% 7817-7821 S. Figueroa St.
				11 Rental-25% 10424 S. Figueroa St.	Rental-25% 10424 S. Figueroa St.
		12 Rental-25% 11216 S. Figueroa St.	Rental-25% 11216 S. Figueroa St.		
		13 Rental-25% 2033 E. Imperial Hwy.	Rental-25% 2033 E. Imperial Hwy.		
		14 Rental-25% 6308 10th Ave.	Rental-25% 6308 10th Ave.		
		15 Rental-25% 8663 S. Main St.	Rental-25% 8663 S. Main St.		
		16 Rental-25% 851-853 W. 81st St.	Rental-25% 851-853 W. 81st St.		
		17 Rental-25% 252 S. Rampart Blvd.	Rental-25% 252 S. Rampart Blvd.		
		18 Rental Project	\$13,961,303.24		
		95 Florence Morehouse	Florence Morehouse		
		96 Beverly Terrace	Beverly Terrace		
		97 Slauson and Wall	Slauson and Wall		
003	Program Administration	01 Program Administration	Program Administration		
		01-1 Admin Reserve 2014-2015	Admin Reserve 2014-2015		
		01-2 Admin Reserve 2015-2016	Admin Reserve 2015-2016		
004	NSP Redevelopment	81 Vacant Lot - 616 W. 79th St.	Vacant Lot - 616 W. 79th St.		
		82 Vacant Lot - 624 W. 84th St.	Vacant Lot - 624 W. 84th St.		
		83 Vacant Lot - 920 W. 81st St.	Vacant Lot - 920 W. 81st St.		
		84 - Parks Sites	Parks Sites		
9999	Restricted Balance	<i>No activities in this project</i>			



Activities

Project # / 001 / NSP Homeownership

Grantee Activity Number: 02 Homeownership Assistance - Walk-In Program
Activity Title: Homeownership Assistance - Walk-In Program

Activity Type:
Homeownership Assistance to low- and moderate-income
Project Number:
001
Projected Start Date:
02/27/2009
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:
Completed
Project Title:
NSP Homeownership
Projected End Date:
04/30/2010
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,438,318.21
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,438,318.21

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	17		9	52.94
# of Households	17		9	52.94

Proposed Accomplishments	Total
# of Singlefamily Units	17
# of Housing Units	17



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 1,640,549.28

Location Description:

The Los Angeles Housing Department is located at 1200 W. 7th St., Los Angeles, CA 90017. The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles.

Activity Description:

The NSP Homeownership Assistance Project features two components/activities. This component is similar to the homebuyer program currently operated by the Los Angeles Housing Department (LAHD), which offers purchase and rehabilitation loan assistance to eligible homebuyers. For this program, homebuyer households earning at or below 120% of the Area Median Income (AMI) will identify foreclosed upon single family homes to purchase as their primary residence. All foreclosed properties acquired with NSP funds must be located within designated target areas of greatest need and purchased at a minimum 5% discount from the current appraised value. The City, working with pre-approved lenders and rehabilitation contractors, will provide mortgage assistance and rehabilitation loans to eligible homebuyers using NSP funds. The second component is the Homeownership RNLA activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 03 Homeownership Assistance - RNLA
Activity Title: Homeownership Assistance - RNLA

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 03/31/2009

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:
 NSP Homeownership

Projected End Date:
 02/27/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 18,137,732.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 18,137,732.19

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	100		50	50.00
# of Households	100		50	50.00

Proposed Accomplishments	Total
# of Singlefamily Units	100
# of Housing Units	100
#Units with bus/rail access	100
#Low flow showerheads	180
#Low flow toilets	180
#Dishwashers replaced	100
#Clothes washers replaced	80
#Refrigerators replaced	100
#Light fixtures (outdoors) replaced	400
#Light Fixtures (indoors) replaced	1122
#Replaced hot water heaters	100
#Replaced thermostats	100
#Efficient AC added/replaced	100
#High efficiency heating plants	100



#Additional Attic/Roof Insulation	80
#Energy Star Replacement Windows	1000
# of Properties	100

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods L.A., Inc. (RNLA)	Unknown	\$ 0.00
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 18,137,732.19

Location Description:

The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles. Restore Neighborhoods LA, Inc. (RNLA) is located at 315 W. Ninth Street, Suite 501, Los Angeles, CA 90015.

Activity Description:

The NSP Homeownership Assistance Project features two components/activities. The first component is the Homeownership Walk-In activity. This component will be carried out by a non-profit property holding and development company, Restore Neighborhoods L.A., Inc. (RNLA), whose primary task is the purchase, rehabilitation and resale of foreclosed or abandoned properties in the designated target areas. RNLA will purchase properties in bulk from lenders and loan servicers, with negotiated discounts of at least 15% of current market value, for ultimate resale to qualified owners. It is anticipated that RNLA will purchase single-family properties that require more extensive rehabilitation than those properties purchased by homebuyers participating in the first component of the NSP Homeownership Assistance Program since many properties will have been on the market for more than 90 days. Once the rehabilitation is completed under the oversight of RNLA, homes will be sold to qualified homebuyers at a price no greater than the total cost of acquisition, maintenance, rehabilitation and other cost items allowed by the NSP. RNLA is a Community-Based Development Organization (CBDO) Subrecipient of the Los Angeles Housing Department.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 08 Homeownership Assistance - Walk-In Program
25%

Activity Title: Homeownership Assistance - Walk-In Program
25%

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
001

Projected Start Date:
02/27/2009

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)

Activity Status:
Completed

Project Title:
NSP Homeownership

Projected End Date:
01/05/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 244,294.72
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 244,294.72

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 244,294.72



Location Description:

The Los Angeles Housing Department is located at 1200 W. 7th St., Los Angeles, CA 90017. The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles.

Activity Description:

The NSP Homeownership Assistance Project features two components/activities. Each component also has a 25% set-aside activity. The Walk-In component is similar to the homebuyer program currently operated by the Los Angeles Housing Department (LAHD), which offers purchase and rehabilitation loan assistance to eligible homebuyers. For this 25% set-aside activity, homebuyer households earning at or below 50% of the Area Median Income (AMI) will identify foreclosed upon single family homes to purchase as their primary residence. All foreclosed properties acquired with NSP funds must be located within designated target areas of greatest need and purchased at a discount from the current appraised value. The City, working with pre-approved lenders and rehabilitation contractors, will provide mortgage assistance and rehabilitation loans to eligible homebuyers using NSP funds. The second component is the Homeownership RNLA activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 09 Homeownership Assistance - RNLA 25%
Activity Title: Homeownership Assistance - RNLA 25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 04/01/2009

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)

Activity Status:
 Under Way

Project Title:
 NSP Homeownership

Projected End Date:
 02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,020,389.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,020,389.08

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	
#Units with bus/rail access	
#Low flow showerheads	5
#Low flow toilets	5
#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	55



#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	25
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,020,389.08

Location Description:

The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles. Restore Neighborhoods LA, Inc. (RNLA) is located at 315 W. Ninth Street, Suite 501, Los Angeles, CA 90015.

Activity Description:

The NSP Homeownership Assistance Project features two components: the Walk-In Program and the RNLA Program. This RNLA component will be carried out by a non-profit property holding and development company, Restore Neighborhoods L.A., Inc. (RNLA), whose primary task is the purchase, rehabilitation and resale of foreclosed or abandoned properties in the designated target areas. Under this 25% set-aside activity, homes will be purchased by households earning at or below 50% of the Area Median Income (AMI).

RNLA will purchase properties in bulk from lenders and loan servicers, with negotiated discounts of at least 15% of current market value, for ultimate resale to qualified owners. It is anticipated that RNLA will purchase single-family properties that require more extensive rehabilitation than those properties purchased by homebuyers participating in the first component of the NSP Homeownership Assistance Program since many properties will have been on the market for more than 90 days. Once the rehabilitation is completed under the oversight of RNLA, homes will be sold to qualified homebuyers at a price no greater than the total cost of acquisition, maintenance, rehabilitation and other cost items allowed by the NSP. RNLA is a Community-Based Development Organization (CBDO) Subrecipient of the Los Angeles Housing Department.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 33 Homeownership Assistance - RNLA 203(k)
Activity Title: Homeownership Assistance - RNLA 203(k)

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
001

Projected Start Date:
04/23/2012

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:
NSP Homeownership

Projected End Date:
02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 330,766.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 330,766.35

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing Department	Unknown	\$ 0.00
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 330,766.35



Location Description:

The properties to be purchased will be located within or adjacent to the designated target areas of greatest need in the City of Los Angeles. Restore Neighborhoods LA, Inc. (RNLA) is located at 315 W. Ninth Street, Suite 501, Los Angeles, CA 90015.

Activity Description:

This activity will be carried out by a non-profit property holding and development company, Restore Neighborhoods LA, Inc. (RNLA). RNLA will purchase foreclosed or abandoned properties in bulk from lenders and loan servicers, with negotiated discounts of at least 1% of current market value. RNLA will resell properties to qualified owners. All properties are located in the designated target areas or adjacent areas. It is anticipated that homes will be sold to homebuyers who will qualify for purchase assistance. Homeowners will be eligible for rehabilitation loans for construction costs if the property does not meet habitability standards.

Environmental Assessment: COMPLETED

Environmental None

Project # / 002 / NSP Rental Housing

Grantee Activity Number: 04 Rental Housing
Activity Title: Acq. and Rehab. of Rental Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 04/01/2009

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:
 NSP Rental Housing

Projected End Date:
 02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 596,420.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 596,420.39

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

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

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 596,420.39

Location Description:

The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles. Restore Neighborhoods LA, Inc. (RNLA) is located at 315 W. Ninth Street, Suite 501, Los Angeles, CA 90015.

Activity Description:

The NSP Rental Housing Activity will be implemented by Restore Neighborhoods LA, Inc. (RNLA). RNLA will purchase rental properties and offer them through a competitive process for rehabilitation and ownership to qualified entities with demonstrated capacity and experience to maintain the properties as affordable rental housing. If necessary, RNLA will rehabilitate the properties and then offer them for sale. RNLA will be responsible for property management and all other activities that need to be completed in order to resell properties as affordable housing. Many properties may be covered by the City's Rent Stabilization Ordinance (RSO) and it is expected that many of these properties will be occupied. The RSO does not allow evictions due to foreclosure, and HCIDLA does not intend to displace any tenants. Therefore, tenant incomes will most likely cover a wide range up to 120% AMI. Due to the location of HCIDLA's target areas, it would be extremely unlikely that tenant incomes would be above 120% AMI.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: 05 Rental Housing 25% set-aside (1-4 units)
Activity Title: Acq and Rehab of Rental Housing 25% (1-4 units)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 04/01/2009

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)

Activity Status:
 Under Way

Project Title:
 NSP Rental Housing

Projected End Date:
 02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,669,651.07
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 4,669,651.07

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	82	82		100.00
# of Households	82	82		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	82
# of Housing Units	82
# ELI Households (0-30% AMI)	
#Units with bus/rail access	82
#Low flow showerheads	148
#Low flow toilets	148
#Dishwashers replaced	82
#Clothes washers replaced	66
#Refrigerators replaced	82
#Light fixtures (outdoors) replaced	328
#Light Fixtures (indoors) replaced	1066
#Replaced hot water heaters	82
#Replaced thermostats	82



#Efficient AC added/replaced	82
#High efficiency heating plants	82
#Additional Attic/Roof Insulation	66
#Energy Star Replacement Windows	804
# of Properties	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods L.A., Inc. (RNLA)	Unknown	\$ 0.00
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 4,669,651.07

Location Description:

The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles. RNLA is located at 315 W. Ninth Street, Suite 501, Los Angeles, CA 90015.

Activity Description:

The NSP Rental Housing for Households At or Below 50% AMI Activity will be implemented by RNLA. RNLA will purchase rental properties in bulk and offer them through a competitive process for rehabilitation and ownership to qualified entities with demonstrated capacity and experience to maintain the properties as affordable rental housing. If necessary, RNLA will rehabilitate the properties and then offer them for sale. Rental units funded with this set-aside of the NSP will be available only to households with incomes at or below 50% of the area median income (AMI).

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 07 Dunbar/Somerville Rental - 25%
Activity Title: Dunbar/Somerville Rental - 25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 02/27/2009

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)

Activity Status:
 Under Way

Project Title:
 NSP Rental Housing

Projected End Date:
 09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 697,580.83
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 697,580.83

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	81	81		100.00
# of Households	81	81		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	81
# of Housing Units	81
# ELI Households (0-30% AMI)	
#Units \checkmark other green	
#Units deconstructed	
#Sites re-used	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	



- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 697,580.83
Los Angeles Housing Department	Unknown	\$ 0.00

Location Description:

4201 South Central Avenue, Los Angeles, CA 90011

Activity Description:

Dunbar Village is a mixed-use affordable rental housing project with existing ground floor retail and child-care facility. The property was foreclosed and is now under the management by LAHD. Units are currently occupied, and project will involve in-place rehabilitation.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 10 Rental-25% 7817-7821 S. Figueroa St.
Activity Title: Rental-25% 7817-7821 S. Figueroa St.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/27/2009

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,272,221.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,272,221.85

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

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	6
# of Housing Units	6
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,344,500.00

Location Description:

7817-7821 South Figueroa Street, Los Angeles, CA 90003

Activity Description:

Multi-Family building. 16 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 11 Rental-25% 10424 S. Figueroa St.
Activity Title: Rental-25% 10424 S. Figueroa St.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/27/2009

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 598,484.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 598,484.57

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

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Restore Neighborhoods LA, Inc. (RNLA)

Organization Type

Non-Profit

Proposed Budget

\$ 660,200.00

Location Description:

10424 South Figueroa Street, Los Angeles, CA 90003.

Activity Description:

Multi-Family building. 11 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 12 Rental-25% 11216 S. Figueroa St.
Activity Title: Rental-25% 11216 S. Figueroa St.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 02/27/2009

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:
 NSP Rental Housing

Projected End Date:
 02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 485,751.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 485,751.04

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	3
# of Housing Units	3
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	

- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 485,751.04

Location Description:

11216 South Figueroa Street, Los Angeles, CA 90061.

Activity Description:

Multi-Family building. 8 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 13 Rental-25% 2033 E. Imperial Hwy.
Activity Title: Rental-25% 2033 E. Imperial Hwy.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/27/2009

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 675,726.49

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 675,726.49

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	3
# of Housing Units	3
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 710,968.20

Location Description:

2033 East Imperial Highway, Los Angeles, CA 90059.

Activity Description:

Multi-Family building. 10 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 14 Rental-25% 6308 10th Ave.
Activity Title: Rental-25% 6308 10th Ave.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/27/2009

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,929,499.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,929,499.03

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

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	9
# of Housing Units	9
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,929,499.03

Location Description:

6308 10th Avenue, Los Angeles, CA 90043.

Activity Description:

Multi-Family building. 13 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 15 Rental-25% 8663 S. Main St.
Activity Title: Rental-25% 8663 S. Main St.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/27/2009

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,460,661.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,460,661.73

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

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 622,619.93

Location Description:

8663 South Main Street, Los Angeles, CA 90003.

Activity Description:

Multi-Family building. 6 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 16 Rental-25% 851-853 W. 81st St.
Activity Title: Rental-25% 851-853 W. 81st St.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 03/01/2012

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 626,684.92

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 626,684.92

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

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	



- #Clothes washers replaced
- #Refrigerators replaced
- #Light fixtures (outdoors) replaced
- #Light Fixtures (indoors) replaced
- #Replaced hot water heaters
- #Replaced thermostats
- #Efficient AC added/replaced
- #High efficiency heating plants
- #Additional Attic/Roof Insulation
- #Energy Star Replacement Windows
- # of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 676,619.80

Location Description:

851 - 853 West 81st Street, Los Angeles, CA 90044

Activity Description:

Multi-Family building. 8 housing units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 17 Rental-25% 252 S. Rampart Blvd.
Activity Title: Rental-25% 252 S. Rampart Blvd.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 002

Project Title:
 NSP Rental Housing

Projected Start Date:
 02/01/2012

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 15,497.67

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 15,497.67

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

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
#Units \checkmark other green	6
#Units deconstructed	
#Sites re-used	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	



#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Restore Neighborhoods LA, Inc. (RNLA)

Organization Type

Non-Profit

Proposed Budget

\$ 22,000.00

Location Description:

252 South Rampart Boulevard, Los Angeles, CA 90057

Activity Description:

Multi-Family building. 6 housing units.

Environmental Assessment:

COMPLETED

Environmental

None



Grantee Activity Number: 18 Rental Project
Activity Title: \$13,961,303.24

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 002
Projected Start Date:
 01/01/2015
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:
 NSP Rental Housing
Projected End Date:
 12/31/2019
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments	Total
# of Multifamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 0.00

Location Description:

The site will be located in a NSP1 target area in the City of Los Angeles.

Activity Description:

The acquisition or rehabilitation of this future rental property will be completely or partially funded by NSP1 funds. The units will be occupied by NSP-eligible households. The completed/accomplished units and households will be reported in the NSP1 QPRs.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 95 Florence Morehouse
Activity Title: Florence Morehouse

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 002

Projected Start Date:
 12/15/2017

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

	Total	Low	Mod	Low/Mod%
# Renter Households	61	61		100.00
# of Households	61	61		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	61
# of Housing Units	61
#Units with bus/rail access	61
# of Properties	2

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 1,000,000.00



Location Description:

South Los Angeles 910 W. Florence Ave. and 1750 W. Martin Luther King, Jr. Blvd

Activity Description:

HCIDLA is providing \$1,000,000.00 in NSP1 funds, along with bond and 4% tax credit financing. There are 20 low-income rental units in one building, and 41 low-income rental units in the second building.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 96 Beverly Terrace
Activity Title: Beverly Terrace

Activity Type:
 Construction of new housing

Project Number:
 002

Projected Start Date:
 12/22/2015

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)

Activity Status:
 Under Way

Project Title:
 NSP Rental Housing

Projected End Date:
 03/14/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,000,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	39	39		100.00
# of Households	39	39		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	39
# of Housing Units	39
# ELI Households (0-30% AMI)	20

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 1,000,000.00

Location Description:

Rampart Village area of Los Angeles 3314 W Beverly Blvd. and 3330 W Beverly Blvd.

Activity Description:

HCIDLA is providing \$1,000,000.00 in NSP1 funds. There are 20 extremely low-income (30% AMI) rental units and 19 very low-income (50% AMI) rental units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 97 Slauson and Wall
Activity Title: Slauson and Wall

Activity Type:
 Clearance and Demolition

Project Number:
 002

Projected Start Date:
 01/01/2018

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)

Activity Status:
 Under Way

Project Title:
 NSP Rental Housing

Projected End Date:
 12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	85	85		100.00
# of Households	85	85		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	85
# of Housing Units	85

Activity is being carried out by
 Yes

Activity is being carried out through:
 Contractors

Organization carrying out Activity:
 Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 0.00



Location Description:

South Los Angeles area, 5867 South Los Angeles Street

Activity Description:

HCIDLA is providing \$16,942 in NSP1 funds, along with NSP2 and NSP3 funds for the Second Phase of the Slauson and Wall property. The Second Phase entails remediation of extensive soil contamination and related expenses.

Environmental Assessment:

Environmental None

Project # / 003 / Program Administration

Grantee Activity Number: 01 Program Administration
Activity Title: Program Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

003

Project Title:

Program Administration

Projected Start Date:

02/27/2009

Projected End Date:

02/28/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 4,084,966.87

Most Impacted and Distressed Budget: \$ 0.00

National Objective:

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

Other Funds: \$ 0.00

Total Funds: \$ 4,084,966.87

Benefit Report Type:

NA



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 4,259,858.52
Los Angeles Housing Department	Unknown	\$ 0.00

Location Description:

The Los Angeles Housing Department is located at 1200 W. 7th St., Los Angeles, CA 90017. The properties to be purchased will be located within the designated target areas of greatest need in the City of Los Angeles. RNLA is located at 315 W. Ninth Street, Suite 407, Los Angeles, CA 90015.

Activity Description:

The proposed administrative budget for the NSP program includes funds for LAHD staff position(s), equipment, contractual payments for professional and technical services, and may also include administrative budget(s) of subrecipient(s).

Environmental Assessment:

Environmental None



Grantee Activity Number: 01-1 Admin Reserve 2014-2015
Activity Title: Admin Reserve 2014-2015

Activity Type:

Administration

Project Number:

003

Projected Start Date:

07/01/2014

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:

Program Administration

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 174,891.65

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 174,891.65

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 174,891.65

Location Description:

The Los Angeles Housing Department is located at 1200 W. 7th Street, Los Angeles, CA 90017. The properties to be funded by NSP will be located within the designated target areas of greatest need in the City of Los Angeles.

Activity Description:

The proposed administrative budget for the NSP program includes funds for HCIDLA staff position(s), equipment,



contractual payments for professional and technical services.

Environmental Assessment:

Environmental None



Grantee Activity Number: 01-2 Admin Reserve 2015-2016
Activity Title: Admin Reserve 2015-2016

Activity Type:

Administration

Project Number:

003

Projected Start Date:

07/01/2015

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:

Program Administration

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Housing and Community Investment Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 0.00

Location Description:

The Los Angeles Housing Department is located at 1200 W. 7th Street, Los Angeles, CA 90017. The properties to be funded by NSP will be located within the designated target areas of greatest need in the City of Los Angeles.

Activity Description:

The proposed administrative budget for the NSP program includes funds for HCIDLA staff position(s), equipment,



contractual payments for professional and technical services.

Environmental Assessment:

Environmental None

Project # / 004 / NSP Redevelopment

Grantee Activity Number: 81 Vacant Lot - 616 W. 79th St.
Activity Title: Vacant Lot - 616 W. 79th St.

Activity Type:
Land Banking - Disposition (NSP Only)

Project Number:
004

Projected Start Date:
01/20/2012

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:
Area Benefit (Census)

Activity Status:
Under Way

Project Title:
NSP Redevelopment

Projected End Date:
02/28/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 220,869.79

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 220,869.79

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	3612564	1204171	644879	51.18

Proposed Accomplishments	Total
# of Singlefamily Units	1

of Housing Units 1

of Properties 1

LMI%:	51.18
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 220,869.79

Location Description:

616 West 79th Street, Los Angeles, CA 90044

Activity Description:

This vacant lot will be acquired by the non-profit property holding and development company, Restore Neighborhoods LA, Inc. (RNLA). RNLA is a subrecipient of the City of Los Angeles NSP funds, whose primary task is the purchase, rehabilitation and resale of foreclosed or abandoned properties in the designated target areas. Under this activity, RNLA will purchase the vacant lot from Enterprise Home Ownership Partners and build new construction of affordable homeownership or rental units on the property.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 82 Vacant Lot - 624 W. 84th St.
Activity Title: Vacant Lot - 624 W. 84th St.

Activity Type:
 Land Banking - Disposition (NSP Only)

Activity Status:
 Under Way

Project Number:
 004

Project Title:
 NSP Redevelopment

Projected Start Date:
 01/20/2012

Projected End Date:
 02/28/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 100,925.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,925.37

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

Benefit Report Type:
 Area Benefit (Census)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	3612564	1204171	644879	51.18

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

LMI%:	51.18
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Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 100,925.37



Location Description:

624 West 84th Street, Los Angeles, CA 90044

Activity Description:

This vacant lot will be acquired by the non-profit property holding and development company, Restore Neighborhoods LA, Inc. (RNLA). RNLA is a subrecipient of the City of Los Angeles NSP funds, whose primary task is the purchase, rehabilitation and resale of foreclosed or abandoned properties in the designated target areas. Under this activity, RNLA will purchase the vacant lot from Enterprise Home Ownership Partners and build new construction of affordable homeownership or rental units on the property.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 83 Vacant Lot - 920 W. 81st St.
Activity Title: Vacant Lot - 920 W. 81st St.

Activity Type:
 Land Banking - Disposition (NSP Only)

Activity Status:
 Under Way

Project Number:
 004

Project Title:
 NSP Redevelopment

Projected Start Date:
 01/19/2012

Projected End Date:
 02/27/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 264,405.40

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 264,405.40

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

Benefit Report Type:
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	3612564	1204171	644879	51.18

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

LMI%:	51.18
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Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 264,405.40



Location Description:

920 West 81st Street, Los Angeles, CA 90044

Activity Description:

This vacant lot will be acquired by the non-profit property holding and development company, Restore Neighborhoods LA, Inc. (RNLA). RNLA is a subrecipient of the City of Los Angeles NSP funds, whose primary task is the purchase, rehabilitation and resale of foreclosed or abandoned properties in the designated target areas. Under this activity, RNLA will purchase the vacant lot from Enterprise Home Ownership Partners and build new construction of affordable homeownership or rental units on the property.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 84 - Parks Sites
Activity Title: Parks Sites

Activity Type:
 Rehabilitation/reconstruction of public facilities

Project Number:
 004

Projected Start Date:
 06/01/2011

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:
 Area Benefit (Census)

Activity Status:
 Under Way

Project Title:
 NSP Redevelopment

Projected End Date:
 09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,644,444.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,644,444.44

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	3612564	1204171	644879	51.18

Proposed Accomplishments

	Total
# of public facilities	9

LMI%:	51.18
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Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Restore Neighborhoods LA, Inc. (RNLA)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,644,444.44

Location Description:

833 West 76th Street, Los Angeles, CA 90044
 4916 South McKinley Avenue, Los Angeles, CA 90011

139 East 61st Street, Los Angeles, CA 90003
670 East 49th Street, Los Angeles, CA 90011
13116 West Kagel Canyon Street, Los Angeles, CA 91331
609 West 105th Street, Los Angeles, CA 90044
4600 South Orchard Ave, Los Angeles, CA 90037
554 West 97th Street, Los Angeles, CA 90044
207 East 111th Place, Los Angeles, CA 90061

Activity Description:

To date, RNLA has acquired nine properties located in NSP1 eligible areas that have been identified as potential community park sites by the City's Department of Recreation and Parks (RAP). For each new park site, RAP will engage in a collaborative planning and design process with the community in order to customize each park to the needs of area residents. Experience has shown that working closely with local communities in the design and development process for parks helps to inspire a sense of "local ownership" for each park, which is a critical component in the long-term success of any public space.

Each new park design will include sustainable landscapes as well as water and energy conservation elements (such as solar powered trash cans, smart irrigation systems, and solar lighting). All park designs will be reviewed by the RAP maintenance team to ensure long term affordability of park maintenance costs.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

- Itoga, 11/20/08. grantee inadvertently submitted; rejected plan at entities request. w.
- Itoga, plan rejected [again] per cities request. inadvertent submission. w.
- Wilson, The activities submitted are consistent with the 2008 NSP Action Plan substantial amendment submitted.
- Reviewer - No changes - plan was reopened by grantee in error. 1/19/2010 jwy
- Reviewer - Technical amendment to increase budgeted LH-25 to the full amount. 2/11/10 jwy
- Reviewer - Technical amendment to correctly indicate responsible entity for various activities. 2/22/10 jwy.
- Reviewer - Minor amendment on 3/18/10 to add two LH25 activities (activities 7 and 8). Approved 3/18/10 jwy
- Reviewer - Minor amendment to increase budgeted amount in activity 3. Approved 5/4/10 jwy
- Reviewer - Revision of budget of Project 2, Activity 7. Approved 6/3/10 jwy



- Reviewer - Minor amendment to add six new multi-family activities, all with LH25 as the national objective. Approved 7/1/10 jwy
- Reviewer - Minor amendment to adjust activity funding. Approved 7/23/10 JWY
- Reviewer - Minor amendment to adjust activity funding to allow for full obligation of grant amount. Approved 8/4/10 jwy
- Reviewer - Minor amendment to adjust activity funding to more accurately reflect actual costs incurred. Approved 9/1/10 jwy
- Reviewer - Revisions include adding summary language from initial Substantial Amendment so that all sections of this plan are completed; minor changes to proposed accomplishments of activities 4 and 5 to better reflect funds obligated. Approved 10.20.10 jwy
- Reviewer - Revisions pertain to the addition of green performance measurements (grantee was already including these elements but was not reporting them). Approved 1.24.11 jwy
- Reviewer - Narrative grammar and punctuation cleanup at grantee's request. Approved 1.27.11 jwy
- Reviewer - Opened in error by grantee. No changes. 3.31.11 jwy
- Reviewer - Revision of budgets to Project 1, Activity 3 (increase) and Project 2, Activity 5 (decrease) to reflect the change from acquisition as a rental to sale as an ownership unit. Approved 7.25.11 jwy
- Reviewer - Revision to budgets which includes an increase of budget to Activity 3 associated with a decrease of budget to Activity 5 to reflect the change of properties from rental to ownership. Approved. 12/13/11. EOO.
- Reviewer - Revision of budget to Project 1, Activity 3 to address a technical error created by the 7.3 DRGR release. Approved. EOO. 12/29/11.
- Reviewer - Revision of budget to Project 1, Activity 2 to address a technical error created by the 7.3 DRGR release. Approved. EOO. 12/29/11.
- Reviewer - New Demolition (Eligible Use D) and Redevelopment (Eligible Use E) project and activities added to the action plan as part of a substantial amendment completed on February 24, 2011. Approved. Reviewed by EOO. 2/1/12.
- Reviewer - Minor amendment to increase estimated PI budget for the program. Reviewed by EOO. 2/2/12.
- Reviewer - Technical amendment to decrease budget for Redevelopment Activity 82 and increase budget for Activity 83 by the same amount. Approved. Reviewed by EOO. 2/8/12.
- Reviewer - Minor amendment to adjust activity budgets stemming from previously approved substantial amendment. Approved. EOO. 2/13/12.
- Reviewer - Technical amendment to adjust estimated program income to be received. Approved. EOO. 3/30/12.
- Reviewer - Technical amendment to decrease budget for Project 002 \$1,033,445.09 and increase budget for Project 001 in the same amount with budgetary adjustments to respective activities within those projects. Approved. EOO. 7/16/12.
- Reviewer - Technical amendment to increase Project 001 \$297,499 and decrease Project 002 in the same amount with budgetary adjustments to respective activities within those projects. Approved. EOO. 7/24/12.
- Reviewer - Technical amendment to increase estimated program income to \$7,754,130, budget increases and technical amendments to Project 001, 002 and 004 to reflect estimated program income. Approved. EOO. 8/20/12.
- Reviewer - Technical amendment to decrease budget for Activity 05 by \$100,000 and re-allocate \$50,000 to Activity 10 and \$50,000 to Activity 14. Approved. EOO. 9/25/12.



- Reviewer - Rejected per grantees request. EOO. 10/11/12.
- Reviewer - Technical amendment to Project 002. Decreased activity 05 by \$300,000 and added activity 17 in the amount of \$300,000. Activity 17 is for a 6-unit project. Approved. EOO. 10/11/12.
- Reviewer - Technical amendment shifting funding from homeownership activities and moving them to rental activities. In addition, grantee increased estimated PI based on projected revenue from resale activity. Approved. EOO. 2/7/13.
- Reviewer - Minor administrative changes revising activity names and adding green measures. Approved. EOO. 3/13/13.
- Reviewer - Revision needed to budget for Activity # 01-1 Admin Reserve. Rejected. EOO. 7/17/13.
- Reviewer - Technical amendment to increase estimated program income and increase budgeted amount for project 02 and 03 activities. Approved. EOO. 7/17/13.
- Reviewer - Additional budget adjustments are needed. Rejected. EOO. 10/18/13.
- Reviewer - Technical amendment to make budgetary adjustment as a result of decreasing estimated program income. Approved. EOO. 10/23/13.
- Reviewer - Technical amendment to make budgetary adjustment as a result of decreasing estimated program income. Approved. EOO. 10/23/13.
- Reviewer - Minor budgetary amendment to reallocate \$36,222 within project 002. Approved. EOO. 1/28/14.
- Reviewer - Technical amendments to proposed units in Project 002 Rental Housing, to be consistent with split funding of projects funded from a combination of NSP1 and NSP2 funds. Approved. CVC. 04.29.2014
- DiGruccio, Technical amendments. Approved. RMD. 10/28/14.
- Kovalsky, On 11/14/14, City requested that the amendment be rejected. It was submitted by mistake.
- Kovalsky, Amendment to decrease budgets from activities: 01-1, 01-2, 09, 33, 04, 05, 16, 17, 81, 82, 83 and 4 and increase budgets for activities: 01 and 03. Amendment also adjusted PI to reflect actual receipts.
- Kovalsky, Technical amendments
- Project #004:
 - Increase NSP Redevelopment, DRGR code 84 by \$500.00.
 - Increase Total Budget to \$2,050,527.74
- Project #001:
 - Decrease homeownership DRGR code 03 by \$853.00
 - Increase homeownership DRGR code 09 by \$353.00
 - Decrease Total Budget by \$500.00
- M.Kovalsky
- Kovalsky, Technical amendment to Project #003:
 - Increase code 01 for Program Admin by \$291,881.00
 - Decrease code 01-1 Admin Reserve by \$291,881.00
- Kovalsky, Technical amendment:
 Project #003:
 - Increase code 01 for Program Admin by \$13,227.05



- Decrease code 01-1 Admin Reserve by \$13,227.05

- Kovalsky, Minor budget change:
Project 003 Program Operations
Decrease in code 01-1 Admin Reserve 2014-15 by \$12,051.52 Increase in codes 01 Program Administration by \$12,051.52

- Kovalsky, Technical budget change:
Project #003:
- Increase code 01 for Program Admin by \$18,591.26
- Decrease code 01-1 Admin Reserve by \$18,591.26

- Kovalsky, Minor budget change: Project #003:
- Increase code 01 for Program Admin by \$5,500.00
- Decrease code 01-1 Admin Reserve by \$5,500.00

- Kovalsky, Minor budget amendments:
Project #003:
- Decrease code 01-1 Admin Reserve by \$1,728.02

Project #004:
- Increase code 81 for NSP Redevelopment by \$1,728.02

- Kovalsky, City indicated on 1/12/16 via email that it made an error in the QPR. Sending back to City for correction.

- Kovalsky, Minor adjustment:
Project #003:
- Increase code 01 for Program Admin by \$2,712.87
- Decrease code 01-1 Admin Reserve by \$2,712.87

- Kovalsky, Minor budget change:
Project 01-1 Admin Reserve 2014-15 Decrease by \$5,030.71 which came a balance of \$224,906.41.
Increase in codes 01 Program Admin by \$5,030.71, total balance of \$3,963,536.57

- Kovalsky, Project 001 Program Admin
Decrease in code 01-1 Admin Reserve by \$788.50 Increase in codes 001 Program Admin by \$788.50

- Kovalsky, Minor Budget Change:
Project #003:
- Decrease code 01-1 Admin Reserve by \$9,814.69
- Increase code 01 Program Administration by \$11,542.71
Project #001:
- Decrease code 03 for NSP Homeownership by \$1,728.02

- Kovalsky, Various budget changes: Increase 01 Prog Admin; Decrease 01-1 Admin Reserve; Decrease 33 Homeownership Assistance-RNLA; Increase 81, 82 and 83 Vacant Lots.

- DiGruccio, Please update flags. RMD. 1/24/18

- DiGruccio, Please update flags. RMD. 1/24/18

- DiGruccio, Approved> TA correcting Data. RMD. 7/31/18.

- DiGruccio, Budget modifications to update QPR's. TA is assisting grantee. Approved. RMD. 9/25/28.

- DiGruccio, LA City is receiving TA and has re-budgeted activities in preparation for close out. Approved. RMD. 10/4/18.



DiGruccio, Re-Budget per TA assistance. Approved. RMD. 10/16/18.

DiGruccio, Budget modification. Approved. RMD. 10/31/18.

DiGruccio, Budget modifications. Approved. RMD. 11/7/18.

DiGruccio, Budget Adjustments. Approved. RMD. 11/20/18

DiGruccio, Re-budget activity. Approved. RMD. 11/27/18.

DiGruccio, Budget modifications. Approved. RMD. 12/6/18.

DiGruccio, reimburse RNLA for expenditures incurred. updated Action Plan flags. Approved. RMD 7/24/2020.

Action Plan History

Version	Date
B-08-MN-06-0512 AP#1	01/24/2011
B-08-MN-06-0512 AP#2	07/25/2011
B-08-MN-06-0512 AP#3	12/13/2011
B-08-MN-06-0512 AP#4	12/29/2011
B-08-MN-06-0512 AP#5	12/29/2011
B-08-MN-06-0512 AP#6	02/01/2012
B-08-MN-06-0512 AP#7	02/02/2012
B-08-MN-06-0512 AP#8	02/08/2012
B-08-MN-06-0512 AP#9	02/13/2012
B-08-MN-06-0512 AP#10	03/30/2012
B-08-MN-06-0512 AP#11	07/16/2012
B-08-MN-06-0512 AP#12	07/24/2012
B-08-MN-06-0512 AP#13	08/20/2012
B-08-MN-06-0512 AP#14	09/25/2012
B-08-MN-06-0512 AP#15	10/11/2012
B-08-MN-06-0512 AP#16	02/07/2013
B-08-MN-06-0512 AP#17	03/13/2013
B-08-MN-06-0512 AP#18	07/17/2013
B-08-MN-06-0512 AP#19	10/23/2013
B-08-MN-06-0512 AP#20	10/31/2013
B-08-MN-06-0512 AP#21	01/28/2014
B-08-MN-06-0512 AP#22	04/29/2014
B-08-MN-06-0512 AP#23	10/28/2014
B-08-MN-06-0512 AP#24	01/27/2015
B-08-MN-06-0512 AP#25	03/02/2015
B-08-MN-06-0512 AP#26	06/26/2015
B-08-MN-06-0512 AP#27	11/09/2015



B-08-MN-06-0512 AP#28	11/19/2015
B-08-MN-06-0512 AP#29	12/16/2015
B-08-MN-06-0512 AP#30	12/23/2015
B-08-MN-06-0512 AP#31	12/28/2015
B-08-MN-06-0512 AP#32	01/19/2016
B-08-MN-06-0512 AP#33	01/20/2016
B-08-MN-06-0512 AP#34	01/26/2016
B-08-MN-06-0512 AP#35	02/25/2016
B-08-MN-06-0512 AP#36	06/14/2016
B-08-MN-06-0512 AP#37	07/06/2017
B-08-MN-06-0512 AP#38	02/08/2018
B-08-MN-06-0512 AP#39	07/31/2018
B-08-MN-06-0512 AP#40	09/25/2018
B-08-MN-06-0512 AP#41	10/04/2018
B-08-MN-06-0512 AP#42	10/16/2018
B-08-MN-06-0512 AP#43	10/31/2018
B-08-MN-06-0512 AP#44	11/07/2018
B-08-MN-06-0512 AP#45	11/20/2018
B-08-MN-06-0512 AP#46	11/27/2018
B-08-MN-06-0512 AP#47	12/06/2018
B-08-MN-06-0512 AP#48	07/24/2020

