

Action Plan

Grantee: Los Angeles County, CA

Grant: B-08-UN-06-0502

LOCCS Authorized Amount:	\$ 16,847,672.00
Grant Award Amount:	\$ 16,847,672.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 200,000.00
Total Budget:	\$ 17,047,672.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

NSP Contact Information: Jurisdiction(s): Los Angeles County Jurisdiction Web Address: <http://www.lacdc.org/CDCWebsite/CDBG/PlansReports.aspx?id=2520> NSP Contact Person: Linda Jenkins Address: 2 Coral Circle Monterey Park, CA 91755 Telephone: (323) 890-7168 Fax: (323) 890-8595 Email: Linda.Jenkins@lacdc.org A. Distribution and Uses of Funds Los Angeles Urban County Selected NSP Uses and Activities The following table shows the selected eligible uses and activities that the County will implement with NSP funding (in bold). Each program may carry out any eligible activity under each use. For example, it may be necessary to provide housing counseling to persons under the first-time homebuyer program. This is an eligible activity under A. Eligible Use Eligible Activities A. Establishing financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Los Angeles Urban County's Housing and Economic Recovery Homeownership (HERO) Program – includes a first-time homebuyer program and housing rehabilitation program for individuals or households at or below 120 % of area median income. • As an activity delivery cost for an eligible activity. • Also, the eligible activities listed below to the extent financing mechanisms are used to carry them out. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes or properties. Los Angeles Urban County's NSP Scattered Sites Rental Program – includes assistance for acquisition and rehabilitation of foreclosed and abandoned homes for rental to persons or household at or below 50% of area median income. • Acquisition • Disposition • Relocation • Direct homeownership assistance • Eligible rehabilitation and preservation activities for homes and other residential properties • Housing counseling for those seeking to take part in the activity Funding Breakdown The County will receive \$16,847,672 in NSP funding. The County plans to use 65% of this funding for the Housing Economic Recovery Homeownership (HERO) Program to assist persons at or below 120% of area median income and 25% of the funding for the NSP Scattered Sites Rental Program to assist person at or below 50% of area median income. The remaining 10% will also be used for administration. Note that it may be necessary to shift funding from one eligible use to another in order to meet the expenditure deadlines. However, the percentage of Administration funding will not exceed 10% of the allocation and at least 25% will be used for eligible activities to benefit persons or households at or below 50% of areas median income as required by the NSP. Pre-Award Costs The County may incur pre-award costs in compliance with 24 CFR 570.200(h). Permissible costs incurred as of September 29, 2008 for items such as development of the Action Plan amendment and other administrative actions necessary to receive the NSP grant from HUD. Additional NSP Funding from the State The County will also apply to the State of California for additional NSP funding as necessary for the same uses and activities identified in this application. Use Requirement NSP funds must be used no later than 18 months after execution of the grant agreement. It is expected that the grant agreement between HUD and the County will be signed in January. Program Income Any program income received before July30, 2013 may be retained by the County and used to carryout eligible NSP activities.

Distribution and and Uses of Funds:

SUMMARIES OF LOS ANGELES URBAN COUNTY NSP ACTIVITIES The following are summaries of the programs that are planned to be implemented with NSP funding. Specific details of each program are included in Section G. beginning on Page 15. HOUSING



AND ECONOMIC RECOVERY HOMEOWNERSHIP (HERO) PROGRAM Assistance for first time homebuyers to purchase and rehabilitate foreclosed and abandoned homes The HERO Program has been designed to meet the needs of first time homebuyers with low-, moderate- and middle-incomes who are unable to qualify for a mortgage and/or obtain the necessary down payment without financial assistance. The home must be vacant and foreclosed upon or abandoned pursuant to program guidelines, and must be used as the principal residence of the homebuyer. Eligible homes must be located in one of the targeted areas identified on Page 10. This program will provide secured loans as follows: • Homebuyers with household incomes that do not exceed 120% of area median income may borrow up to \$75,000 or 25% of the purchase price, whichever is less. • Homebuyers with household incomes that do not exceed 80% of area median income may borrow up to \$100,000 or 25% of the purchase price, whichever is less. Down payment assistance is also offered for down payment and/or closing cost assistance up to \$21,000 or 6% of the purchase price, whichever is less. This program also offers "as needed" assistance for the rehabilitation of foreclosed and abandoned homes: • The HERO rehabilitation grant component has been designed to provide rehabilitation assistance through grants for homebuyers with low-, moderate- and middle-incomes in conjunction with their purchase of a home through the CDC's HERO Program. After completion of the purchase, the program assistance must be used to rehabilitate the home to a decent, safe, and habitable condition in accordance with program standards. The value of the home after completion of rehabilitation may not exceed the County's HOME maximum purchase price (currently \$493,000 for single family homes, \$394,250 for condominiums). • Homebuyers with household incomes that do not exceed 120% of area median income may receive up to \$25,000 or 25% of the purchase price, whichever is less. Income limits are included above. NSP SCATTERED SITES RENTAL PROGRAM Assistance for acquisition and rehabilitation of foreclosed and abandoned homes for rental to low-income persons The NSP Scattered Sites Rental Program has been designed to provide financial assistance for creation of affordable rental housing for low-income persons. Housing developers will receive secured zero interest deferred loans, to acquire and rehabilitate properties, and agree to operate the housing at affordable rents for a minimum of 15 years. The properties must have between 1 and 4 units that were foreclosed upon or abandoned pursuant to program guidelines. Eligible properties must be located in one of the target areas identified on Page 10. B. Areas of Greatest Need The HERA statute indicates that grantees should give priority emphasis in targeting the funds that they receive to "those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those-- (A) with the greatest percentage of home foreclosures; (B) with the highest percentage of homes financed by a subprime Mortgage related loan; and (C) in the State or unit of general government as likely to face a significant rise in the rate of home foreclosures." LOS ANGELES URBAN COUNTY – AREAS OF GREATEST NEED HUD has provided a table with data to assist grantees in determining target areas. This table provides data from four sources that are used to predict whether or not a neighborhood has a high or low risk for foreclosed and abandoned homes. The data used to calculate the risk scores included home price declines, high cost loan rates, unemployment rates, and vacancy rates. HUD used the data to determine an "Estimated foreclosure abandonment risk score" which provides a score for each neighborhood from 0 to 10, where 0 indicates that the data suggest a very low risk and 10 suggest a very high risk. HUD also used the data to arrive at a "Predicted 18 month underlying problem foreclosure rate" which does not provide the actual level of problem in each neighborhood, but rather indicate there is a risk for problems. HUD Indicated that if a state or local government was looking for a place to start in considering how to target their funds, they may want to look at the neighborhoods with high risk scores. However, they also encouraged States and local governments to use other data, such as county records on foreclosure filings or tax foreclosures that may also point to areas with the greatest problems. The County chose to use HUD's data as well as look at foreclosures and foreclosure rates in developing the target areas to carry out NSP activities. The County chose to use HUD's estimated foreclosure abandonment risk scores and private data relative to foreclosures and foreclosure rates as a starting point and then compared relatively high risk scores with high cost loan data and the predicted 18 month underlying problem foreclosures rates provided by HUD. Together, these factors address the HERA requirements for targeting NSP funding. Data for HUD's estimated abandonment risk scores, high cost loan data, predicted 18 month underlying problem foreclosure rates were provided at the census tract block group level and were rolled up to the community level. The foreclosure data was also collected for each census tract block group and was obtained from Data Quick for 2007 and the 1st half of 2008. Data Quick also provided the number of properties in each census tract block group as of October 2008. Foreclosures and properties were rolled up to the community level for both incorporated (cities) and unincorporated areas. Once data was rolled up to the community level, the number of properties divided by the number of foreclosures was calculated to arrive at a foreclosure rate for each community. Once the data was collected and tabulated, the County decided that each targeted area would need to include one or more of the following: (A) A risk score of 7 or more based on HUD's estimated foreclosure abandonment risk score (B) At least 100 foreclosures reported in 2007 and 1st half of 2008 (C) At least a 2% foreclosure rate in 2007 and 1st half of 2008 The County chose to use a risk score of 7 or more because those scores also corresponded to above average high cost loan rates and above average predicted 18 month underlying problem foreclosure rates. For example, the average high cost loan rate throughout the Los Angeles Urban County was 19% and areas with risk scores of 7 or more had high cost loan rates of at least 25%. Also, the average predicted 18 month underlying problem foreclosure rate for the Los Angeles Urban County was 6% and all areas with risk scores of 7 or more had a predicted 18 month underlying problem foreclosure rate of at least 7%. Thirty-two (32) areas out of the 113 communities in the Los Angeles Urban County were included based on this approach. Then, the County wanted to make sure that HUD's risk scores were accurate and corresponded to actual foreclosure data. For the most part they were consistent; however, some areas that did not have risk scores above 7 had relatively high foreclosures and foreclosure rates. Therefore, the County decided to include areas that had at least 100 foreclosures and at least a 2% foreclosure rate. Note that the average number of foreclosures was 54 and the average foreclosure rate was 1.28% overall for the Los Angeles Urban County. This approach allowed some communities that didn't necessarily have high risk scores but had a relatively high number of foreclosures or foreclosure rates to be included as target areas. Twelve (12) additional target areas were included based on this approach. Altogether, 44 target areas were identified. The target areas are listed on the next page and are group geographically by color. Appendix B has a list of communities in the Los Angeles Urban County as well as the data used to determine the target areas such as HUD's risk scores and Data Quick's foreclosure data.

TARGET AREAS FOR THE HERO PROGRAM Based on the criteria above, first-time homebuyers assisted through the HERO program must purchase homes in the following target areas: Athens-West Athens-Westmont -U East Antelope Valley-Lake Los Angeles/Roosevelt-U Avocado Heights-Bassett-U Bell city Littlerock-Pearlblossom-Sun Village-Longview/Llano-U Hacienda Heights-U Commerce city Quartz Hill-Del Sur/Green Valley/Leona Valley-U La Puente city East Compton-U South Antelope Valley-U Rowland Heights-U Florence-U West Antelope Valley – Elizabeth Lake/Green Valley-U South San Jose Hills-U Graham-Firestone-U Valinda-U Hawaiian Gardens city Castaic-Val Verde-U West Puente Valley-U Lawndale city East Canyon Country – Lang/Sulphur Springs-U Maywood city Oat Mountain-U Azusa city Walnut Park-U West Canyon Country – Bouquet Canyon/Forrest park-U Covina city West Compton-U West Santa Clarita Valley-Stevenson Ranch-U Covina Islands – Citrus-U Willowbrook-U East Azusa Islands-U Altadena-U Irwindale city East Los Angeles-U San Fernando city La Mirada city Lennox-U



Norwalk-Cerritos Islands-U View Park-Windsor Hills-U North Whittier-U South Whittier-U Diamond Bar city TARGET AREAS FOR THE NSP SCATTERED SITES RENTAL PROGRAM As with the HERO program, the NSP Rental Program will target areas with the greatest need. Based on HERA's requirement that properties that are purchased or redeveloped be foreclosed, the County has defined its target areas for this program to be those that have had a high share of foreclosed multi-family rental properties in 2007 and in the 1st half of 2008. The County chose this factor because HUD's risk scores are not broken out into single-family and multi-family scores. Therefore, the best available data on the extent of multi-family foreclosure problems would be the actual foreclosures that have recently occurred and are likely to continue in the near future. As such, areas that had at least 2% of the total multi-family foreclosures in the Los Angeles County during 2007 and in the 1st half of 2008 will be targeted under the NSP Rental Program. These areas are as follows: East Los Angeles-U Bell city East Compton-U Athens-West Athens-Westmont-U Monrovia city Signal Hill city Florence-U Maywood city Alondra Park-U Graham (firestone)-U Altadena-U South Antelope Valley-U Lawndale city Bell Gardens city Willowbrook-U Azusa city C. Definitions and Descriptions (1) Definition of "blighted structure" In the October 6, 2008 Notice, HUD has defined a blighted structure when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Notice also indicates that grantees must define blighted structure in the context of state or local law. As such, the following provides the definition of blighted structure under the Amended State of California Health and Safety Code (Effective January 1, 2007): Section 33030 (a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state. (b) A blighted area is one that contains BOTH of the following: (1) An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031. (c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities Section 33031 (a) This subdivision describes physical conditions that cause blight: (1) Buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities., (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions (b) This subdivision describes economic conditions that cause blight: (1) Depreciated or tagantproert vaues () Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations. (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. (7) A high crime rate that constitutes a serious threat to the public safety and welfare. (2) Definition of "affordable rents" Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability. The CDC will use the HOME Program Rent definition for person below 50% of area median income, which is 30% of 50% of area median income. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. For homebuyers, the CDC will use the standards of its HOME Home Buyer program where the homebuyer repays the loan upon transfer, sale or refinancing of the home. Such covenants are recorded against the property. For rental, the CDC will use the terms of its HOME Infill Sites RFP for acquisition and rehabilitation program and record affordability covenants requiring affordable rents for the low-income occupants for at least 15 years. (4) Describe housing rehabilitation standards that will apply to NSP assisted activities. The CDC will use the Federal Housing Administration (FHA) property Standards as well as compliance with all applicable state and local laws, codes, and other requirements. D. Low-Income Targeting HUD requires grantees to identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income. The Los Angeles Urban County will receive \$16,847,672 in NSP funding and will use 25% of this funding, or \$4,211,918, for housing individuals and families whose incomes do not exceed 50 percent of area median income. The specific activity includes the NSP Scattered Sites Rental Program described on pages 4, 7 and 19. E. Acquisition and Relocation HUD requires that grantees indicate if they intend to demolish or convert any low- and moderate-income dwelling units. The CDC does not intend to conduct these activities. F. Public Comment HUD requires that a summary of public comments received to the proposed NSP Substantial Amendment be included in the final document submitted. Any comments received and responses to those comments will be included in the final substantial amendment submitted to HUD on December 1, 2008.

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>	
NSP001-08	NSP Administration	NSP001-08	NSP Administration
		NSP1 PI Admin	PI Program Administration
NSP100-08	NSP Infill Sites Rental Program	NSP101-08	Cross Roads Housing
NSP200-08	Housing Economic Recovery	NSP1 PI HERO	PI HERO
		NSP200-08	Housing Economic Recovery Ownership (HERO) Program



Activities

Project # / Title: NSP001-08 / NSP Administration

Grantee Activity Number: NSP001-08
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

NSP001-08

Projected Start Date:

03/10/2009

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)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,024,767.00

Other Funds \$ 0.00

Total Funds \$ 1,024,767.00

Program Income Account:

NSP1 Program Income

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Los Angeles Community Development Commission

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Los Angeles Community Development Commission

Organization Type

Unknown

Proposed

\$

Location Description:



Activity Description:

This activity is for NSP grant administration as allowed by HUD.



Grantee Activity Number: NSP1 PI Admin
Activity Title: PI Program Administration

Activity Type:

Administration

Project Number:

NSP001-08

Projected Start Date:

07/23/2014

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

01/01/2034

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 20,000.00

Other Funds \$ 0.00

Total Funds \$ 20,000.00

Program Income Account:

NSP1 Program Income

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Los Angeles Community Development Commission	Administration	NSP001-08	NSP001-08	NSP Administration	NSP1 Program Income

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Community Development Commission of the County of Los Angeles1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Commission of the County of Los Angeles1

Organization Type

Local Government

Proposed

\$ 20,000.00



Location Description:

700 W. Main Street, Alhambra, CA 91801

Activity Description:

Administration costs to be funded through generated program income.

Project # / Title: NSP100-08 / NSP Infill Sites Rental Program

Grantee Activity Number: NSP101-08
Activity Title: Cross Roads Housing

Activity Type:
Acquisition - general

Project Number:
NSP100-08

Projected Start Date:
10/19/2009

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.

Environmental Assessment:
EXEMPT

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
NSP Infill Sites Rental Program

Projected End Date:
01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,661,918.00
Other Funds: \$ 0.00
Total Funds: \$ 4,661,918.00

Program Income Account:
NSP1 Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12



Total acquisition compensation to owners

# of Parcels acquired voluntarily	6
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Commission of the County of Los Angeles1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Community Development Commission of the County of Los Angeles1	Local Government	\$

Location Description:

11818-11820 Robin Street, Los Angeles, CA, 90059, Census Tract 5407.00, 2nd District
 6826-6828 Florence Pl., Bell Gardens, CA, 90201, Census Tract 5340.02, 1st District
 1422-1424 E. 59th St., Los Angeles, CA 90001, Census Tract 5328.00, 2nd District
 1181 N. Rowan Ave., Los Angeles, CA, 90063, Census Tract 5308.01, 1st District
 4043-4043A Acacia St., Bell, CA, 90201, Census Tract 5336.02, 1st District
 1428-1428 1/2 E. 59th St., Los Angeles, CA, 90001, Census Tract 5328.00, 2nd District

Activity Description:

Financing for acquisition and rehabilitation of parcel in order to create affordable housing for low-income persons.

Project # / Title: NSP200-08 / Housing Economic Recovery Ownership (HERO)

Grantee Activity Number:	NSP1 PI HERO
Activity Title:	PI HERO

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP200-08

Projected Start Date:

06/23/2014

Activity Status:

Under Way

Project Title:

Housing Economic Recovery Ownership

Projected End Date:

01/01/2034



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

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 180,000.00

Other Funds \$ 0.00

Total Funds \$ 180,000.00

Program Income Account:

NSP1 Program Income

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Los Angeles Community Development Commission	Homeownership Assistance to low- and moderate-income	NSP200-08	NSP200-08	Housing Economic Recovery Ownership (HERO) Program	NSP1 Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Community Development Commission of the County of Los Angeles1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Community Development Commission of the County of Los Angeles1	Local Government	\$ 180,000.00

Location Description:

To be determined.

Activity Description:

First-time homebuyer assistance and possible rehabilitation for two units.





Grantee Activity Number: NSP200-08
Activity Title: Housing Economic Recovery Ownership (HERO) Program

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

Project Number:
 NSP200-08

Projected Start Date:
 03/10/2009

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Housing Economic Recovery Ownership

Projected End Date:
 01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 11,160,987.00
Other Funds: \$ 0.00
Total Funds: \$ 11,160,987.00

Program Income Account:
 NSP1 Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	70		70	100.00
# of Households	70		70	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	70
# of Housing Units	70

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Los Angeles Community Development Commission

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Los Angeles Community Development Commission	Unknown	\$



Location Description:

Community Development Commission, 2 Coral Circle, Monterey Park, CA 91755 Activities will be targeted to the following eligible areas: U = Unincorporated areas EAST ANTELOPE VALLEY - LAKE LOS ANGELES/ROOSEVELT -U LITTLEROCK-PEARBLOSSOM-SUN VILLAGE - LONGVIEW/LLANO -U QUARTZ HILL - DEL SUR/GREEN VALLEY/LEONA VALLEY -U SOUTH ANTELOPE VALLEY -U WILLOWBROOK -U ATHENS-WEST ATHENS-WESTMONT -U GRAHAM - FIRESTONE - SUP DIST 1 & 2 -U SOUTH SAN JOSE HILLS -U FLORENCE - SUP DIST 1 & 2 -U SOUTH WHITTIER - SUP DIST 1 & 4 -U Azusa city EAST LOS ANGELES - BELVEDERE/CITY TERRACE/EASTMONT -U La Puente city San Fernando city COVINA ISLANDS - CITRUS - SUP DIST 5 -U Hawaiian Gardens city Lawndale city WEST PUENTE VALLEY -U EAST AZUSA ISLANDS - SUP DIST 1 & 5 -U EAST COMPTON -U VALINDA -U VIEW PARK-WINDSOR HILLS -U Bell city WALNUT PARK -U Maywood city AVOCADO HEIGHTS-BASSETT -U WEST COMPTON -U LENNOX -U Commerce city NORTH WHITTIER -U NORWALK-CERRITOS - ISLANDS -U Irwindale city ALTADENA -U La Mirada city ROWLAND HEIGHTS - SUP DIST 1 & 4 -U WEST CANYON COUNTRY - BOUQUET CANYON/FORREST PARK -U WEST SANTA CLARITA VALLEY - STEVENSON RANCH -U HACIENDA HEIGHTS -U Covina city Diamond Bar city CASTAIC-VAL VERDE -U EAST CANYON COUNTRY - LANG/SULPHUR SPRINGS -U OAT MOUNTAIN -U WEST ANTELOPE VALLEY - ELIZABETH LAKE/GREEN VALLEY -U

Activity Description:

This project will provide funds for seventy (70) below-market rate loans and down payment assistance grants to eligible first-time home buyers to be used towards foreclosed properties in pre-determined target areas with home values not exceeding \$493,000 for single family homes or \$394,250 for condominiums. Funds will also be made available for housing rehabilitation assistance on an as-needed basis, to be determined by Housing Development and Preservation Division staff. All properties will be vacant and foreclosed upon or abandoned pursuant to program guidelines and will be used as the principal residence of the homebuyer. Homebuyers with household incomes that do not exceed 80% of AMI will be eligible to receive up to \$100,000 or 25% of the purchase price of the home, whichever is less. Homebuyers with household incomes between 81 - 120% of AMI will be eligible to receive up to \$75,000 or 25% of the purchase price of the home, whichever is less. Down payment assistance will be provided in the amount of up to \$21,000 or 6% of the purchase price, whichever is less. The homebuyer's purchase price will be at least 5% or more below the current market appraised value of the property pursuant to an appraisal dated within 60 days of the offer to purchase. All eligible homebuyers will attend and complete at least eight (8) hours of homebuyer counseling from a HUD-approved housing counseling agency.

Action Plan Comments:

Reviewer - Approved 10/22/09 RMD

Reviewer - Grantee redefined Cross Roads activities. Approved. RMD 11/3/09

Reviewer - Grantee reduced administration below 10% and moved to additional Activity. Approved. RMD. 6/17/10.

Reviewer - Per telephone conversation; Corrected Total Budget and Proposed Budget in the above two Activities. Approved. RMD. 6/18/10.

Reviewer - Approved. RMD. 1/31/11.



- Reviewer - Grantee decreased NSP Infill budget by \$130,000 and increased the NSP HERO program by \$130,000 so they can complete two rehab projects that require additional work. Approved. RMD. 6/7/11.
- Reviewer - Grantee submitted "submitted by" input field only. No other changes. Approved. RMD. 6/7/11.
- Reviewer - Minor technical amendment. Approved 7.12.11 jwy
- Reviewer - Minor amendment to move funds between activities. Approved 9/8/11 jwy
- Reviewer - Grantee minor admendment: moved \$30,000 from the NSP1 admin. activity to the the NSP 1 Hero program so that we can cover unexpected costs. NSP200 (HERO) from \$11,130,987 to \$11,160,987; NSP001 (NSP 1 Admin)from \$1,064,767 to \$1,034,767. Approved 11/17/11 mea
- Reviewer - Minor amendment to transfer \$10,000 from admin activity to NSP101-infill rental activity to cover unexpected costs. Approved. 7/16/12. EOO.
- Reviewer - Grantee submitted amendment to change the status of Program Activities from Underway to Complete. Approved CVC 06.20.13.
- Reviewer - No change made. Grantee inadvertently began creating new activity. Approved. CVC. 06.11.2014
- Reviewer - Grantee amended Action Plan to report receipt of program income funds as follows:
 1. Added \$200,000 in program income under Estimated PI/RL Funds. This is the amount the grantee estimates it will receive in program income over the grant.
 2. Created a new activity, NSP1 PI HERO, with a budget of \$180,000. Grantee increased the NSP1 HERO project budget to include \$180,000 in estimated program income. NSP1 PI HERO is now included under this project.
 3. Created another new activity, NSP 1 PI Admin, with a budget of \$20,000. Grantee increased the NSP1 Admin project budget by \$20,000 in estimated program income. NSP1 PI Admin is now included under this project.
 Approved. CVC. 06.26.2014
- Reviewer - Grantee made correction after inadvertently entering \$2,000,000 instead of \$200,000 under Estimated PI/RL Funds. Approved. CVC. 06.26.2014
- Reviewer - Grantee amendment to change the status of program activities, NSP101 Infill and NSP200 HERO, from completed to underway in order to post program income receipts. Approved. CVC. 06.26.2014
- Reviewer - Approved. RMD. 5/5/15.

Action Plan History

Version	Date
B-08-UN-06-0502 AP#1	05/05/2015
B-08-UN-06-0502 AP#2	06/26/2014
B-08-UN-06-0502 AP#3	06/26/2014
B-08-UN-06-0502 AP#4	06/26/2014
B-08-UN-06-0502 AP#5	06/11/2014
B-08-UN-06-0502 AP#6	06/20/2013
B-08-UN-06-0502 AP#7	07/16/2012
B-08-UN-06-0502 AP#8	11/17/2011
B-08-UN-06-0502 AP#9	06/18/2010

