

Action Plan

Grantee: Alameda County, CA

Grant: B-09-CN-CA-0052

LOCCS Authorized Amount:	\$ 10,934,579.20
Grant Award Amount:	\$ 10,934,579.20
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 7,000,000.00
Total Budget:	\$ 17,934,579.20

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Alameda County is one of the many counties in California whose neighborhoods have been hard hit by the foreclosure crisis. While real estate prices have dropped throughout the County, many properties are still sitting vacant and are in need of major rehabilitation. These properties create blighted neighborhoods, invite vandalism, and further threaten to destabilize our communities by bringing down the property values. To increase our effectiveness in reversing the effects of foreclosures and declining property values in our community, HCD (Applicant) developed a consortium of local governments to respond to the foreclosure problem. Consortium members are those cities in the County with eligible census tracts, including Dublin, Emeryville, Hayward, Fremont, Livermore, Pleasanton, Newark, San Leandro, Union City and the urbanized areas of unincorporated Alameda County. HCD will work in these local jurisdictions along with non-profit partners to implement the NSP2 program. Under HCD's direction, non-profit partners will acquire, rehabilitate and resell vacant or foreclosed properties to eligible households, or to create new units for very low income households. Working together, HCD will respond to the crisis created by increased foreclosure and declining property values. HCD will create a minimum of 100 units using the NSP 2 funds, over a period of 5 years (or grant term) We will leverage a minimum of Ten Million Dollars (\$10,000,000) from multiple sources, including setting aside Mortgage Credit Certificate Allocation for qualifying households, tax credits, and other private lenders equity. An average amount of \$100,000 per unit and a maximum of \$150,000, will be invested permanently into each single unit to achieve affordability and feasibility of the program. HCD will track these investments on a unit by unit basis for future reports as necessary.

The NSP budget will allow for the required 25% of the funds to be spent on households at 50% or below Area Median Income, 10% towards administration costs, and 65% towards households between 51-120% of area median income. Our goal is to create up to 100 rental units for households at 50% or below AMI and between 40-50 homeownership units for households below 120% of AMI.

Target Geography:

The County of Alameda has formed a NSP II Consortium comprised of census tracts in the cities of Emeryville (North County), the Cities of San Leandro, Hayward and neighborhoods in the unincorporated portions of Alameda County (Mid County), the cities of Livermore, Pleasanton, Dublin neighborhoods in the unincorporated portions of Alameda County (East County), and the cities of Fremont, Newark and Union City. The target areas within the Consortium are those census tracts with the greatest needs.
NSP2 Census Tracts

North County:
Emeryville - 4251



Mid County:

Unincorporated AC/Castro Valley – 4301, 4302
Unincorporated/EI Portal Ridge - 4305
Unincorporated/Ashland - 4338
Unincorporated/Fairview - 4352
Unincorporated/San Lorenzo - 4358
Hayward & Unincorporated/Five Canyons – 4351, 4351.01
Hayward & Unincorporated/Cherryland - 4356
Hayward – 4377, 4364.01, 4371, 4381, 4382.01, 4382.02
San Leandro – 4325, 4334

South County NSP:

Union City - 4403.01, 4403.02, 4403.09
Fremont - 4414.01, 4415.03, 4416.02, 4417, 4419.01, 4426, 4431.01
Newark – 4441, 4442, 4446
Newark & Fremont - 4443

East County NSP:

Dublin – 4501, 4504, 4507.21, 4505
Pleasanton/Sunol - 4507.22, 4506.02, 4507.01, 4507.03
Livermore & Unincorporated –
Livermore - 4513, 4511.01, 4512.01, 4514.02, 4515.02, 4516.02, 4517.02

Program Approach:

Alameda County and the Consortium partners have established a Technical Advisory Committee (NSP2 TAC) to provide policy direction for the implementation of the NSP2 grant. The Technical Advisory Committee is made up of staff from each participating jurisdiction, with Alameda County staff leading the TAC and providing staff to the TAC and the NSP2 Program.

The overall NSP2 Program is divided between two programs: Single Family Homeownership and the Multi-Family Rental Programs.

Multi-Family Rental

The Multi-Family Rental Program received an initial allocation of \$2,750,000, which will be allocated to Eden Housing as our development partner and four projects which were identified through a competitive Request for Proposals (NSP2 RFP). The NSP2RFP was released in 2010. At minimum, the funds will generate 100 units of long-term affordable housing. These funds were allocated to the most competitive project proposal(s), rather than distributed across the Consortium geographically.

The first multifamily property(WINGS/Leidig Court), located at 27550 Leidig Court, Hayward, CA was identified during the application period. This property was in an impacted neighborhood, was vacant and in default on a loan. HCD completed a technical amendment December 17, 2010 to include this property in the NSP2 program. The amendment to HUD included adding the census tract (4377) and also requested that \$400,000 of funds from Activity B be transferred to Activity E to be used for this particular property (per the Frank- Dodd Act that allows vacant only properties to be used for the 25% set aside requirement). The technical amendment was approved by HUD SF on January 12, 2011. In addition to the Alameda County NSP2 funds, the Liedig Court project also had funds in the amount of \$1.3 Million from other sources. Total Development Costs for the project are: \$ 2,073,879.00

- The second multi-family property is the acquisition of a blighted and vacant car dealership in South Hayward next to the BART station. This project is called South Hayward BART is located at 28937 Mission Blvd., Hayward, CA and will receive approximately 1.3 Million dollars from Alameda County NSP Program funding towards the development of 150 Very Low Income units. Of the 150 units, 74 of the units are included to meet the LH 24 National Objective. In addition to the Alameda County NSP2 funding, the project also has funds in the amount of \$51,910,018.00. Total Development Costs for the project are: \$ 53,275,018.00

- The third project is the Surf Apartments project. The SURF Apartments located at 15320 Tropic Court San Leandro, CA was owned by a for profit developer which was in default on its state financed bonds. Eden housing acquired the site, refinanced and rehabilitated the property to bring it into its portfolio. This project received approximately \$500,000 of NSP funding. In addition to the Alameda County NSP2 funding, the project also received funds in the amount of \$3,829,959, total development costs for the project are: \$4,329,959. There are a total of 61 units in the Surf Apartments project., 11 units are restricted by HCD to satisfy the LH 25 requirement. 25 units are rented to households making 60% or AMI and 10 units are restricted to households making 80% of AMI.

- The fourth project is the down town Hayward Senior Housing project, which received \$400,000 for 21 units of very low income housing. This project is located at 581, 585 snf 587 B Street, Hayward. HCD is restricting 10 units for LH25 set aside. In addition to the Alameda County NSP2 funding, the project has also received funding in the amount of \$9,364,169. Total Development Costs for the project are \$9,764,171

Single Family Home-ownership

The Single Family Acquisition, Rehab and Resale Program is the largest budgeted program in the Alameda County Consortium NSP2 program, with \$7.15 million allocated. It is expected that this program will create between 40-50 units, at an average subsidy of approximately 100,000 per unit, with a maximum amount of \$150,000 per nits. The primary goal of the NSP2 program is to stabilize neighborhoods. During the course of this program, HCD Development partners, Hello Housing and Habitat for Humanity will actively search all eligible census tracts for qualifying properties. Funds will be allocated based on



availability and feasibility of the proposed unit.

Under the Consortium Funding Agreement, the participating jurisdictions agreed to an initial allocation of funding, split so that no jurisdiction receives less than three units worth of funding and those jurisdictions with the highest number of foreclosures and vacancy rates receive a larger share.

Under the Homeownership program, two non profit development partners (DP's) were selected to implement the NSP2 Homeownership program. Each of the DP's selected for the NSP2 Program were also previously selected competitively through NSP1 funded programs of one or more of the consortium members: Hallmark Community Solutions and Habitat for Humanity East Bay.

Each of the jurisdictions within the consortium chose which DP to work with, and the funding allocated to that jurisdiction was given to the selected DP through a contractual development agreement between the DP and the Alameda County. After the first year, the initial allocation will be reviewed, and if implementation in that area is not working as anticipated, funding may move between DP's or jurisdictions, in order to best utilize all funding allocated to the program

The two DP's will use funding from NSP2, in combination with leverage funds from commercial sources to acquire and rehabilitate blighted properties. Once a property is identified as a potential addition to the program, it will be evaluated for health and safety hazards, and a project proposal specific to that property, will be developed and presented to the Alameda County NSP2 Program administrators. If selected, the home will be rehabilitated and readied for resale to first time home buyers making up to 120% of AMI. Construction is expected to take between four and six months on each home.

Properties will be marketed during construction, so that once complete, qualified potential buyers are identified who are interested in these properties, and who are willing to participate in a minimum of eight hours of homebuyer counseling through the Unity Council, or other HUD qualified first time home buyer training program.

Consortium Members:

Alameda County Housing and Community Development is the Grantee and Lead Member of the Consortium. Consortium members include the cities of Emeryville, Dublin, Pleasanton, Livermore, Fremont, Newark, Union City, San Leandro, Hayward and unincorporated Alameda County.

How to Get Additional Information:

The Regional NSP website www.homehub.org is the best place to find information about all NSP programs in Alameda and Contra Costa Counties. For specific information on the Alameda County program, Contact Michelle Starratt at y HCD by calling 510-670-5207 or emailing her at NSP@acgov.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
100(2)	Administrative costs NSP2	100 (2)	Administration
120 (2) Homeownership	NSP2 Homeownership	200 (2) Hello Housing	Homeownership - HCS
		200 (2) HH	Homeownership - HH
300 B MF LMMI Units	Low Mod Units in Multi Family	300 B MF Leidig Court	Leidig Court LMMI Units
		300 B MF Surf Apartments	Surf Apartments LMMI Units
400 VLI Homeownership	VLI Homeownership	400 VLI Homeownership	Habitat Homeownership VLI
500 SF VLI Rental	SF VLI Rental	500 SF Hello Housing Rental	Hello Housing SF Rental
		LH	
9999	Restricted Balance	<i>No activities in this project</i>	
VLI Rental NSP2	VLI NSP2 Multifamily Rental	300 - Hayward Jr.	Hayward Jr.
		300 - Leidig Court	Leidig Court
		300 - South Hayward BART	South Hayward BART
		300 Surf Apartments	Surf Apartments



Activities

Project # / Title: 100(2) / Administrative costs NSP2

Grantee Activity Number: 100 (2)
Activity Title: Administration

Activity Type:

Administration

Project Number:

100(2)

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administrative costs NSP2

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 2,000,000.00

Other Funds

\$ 0.00

Total Funds

\$ 2,000,000.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Alameda County Housing and Community Development Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Alameda County Housing and Community Development Department

Organization Type

Unknown

Proposed

\$

Location Description:



Administration Activities are carried out by Alameda County's Housing and Community Development Department, located in Hayward, CA.

Activity Description:

Grant Administration, staffing the NSP2 Technical Advisory Committee, Selection and approval of Development Partners, administering the contracts with the Development Partners, Financial oversight, Program oversight, setting Policy and monitoring performances and program objectives.

Project # / Title: 120 (2) Homeownership / NSP2 Homeownership

Grantee Activity Number: 200 (2) Hello Housing
Activity Title: Homeownership - HCS

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 120 (2) Homeownership

Projected Start Date:
 04/27/2010

Project Draw Block by HUD:
 Blocked by Trina Walker

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP2 Homeownership

Projected End Date:
 06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,129,003.27
Other Funds: \$ 0.00
Total Funds: \$ 8,129,003.27

Program Income Account:
 HCS PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	25		25	100.00
# of Households	25		25	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hallmark Community Solutions

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Hallmark Community Solutions	Non-Profit	\$

Location Description:

Hello Housing, formerly Hallmark Community Solutions (HCS), was selected by the following Consortium partners to work in each of their jurisdictions: the Cities of Dublin, Pleasanton, Livermore, Fremont, Union City, San Leandro and the Unincorporated County. HCS had competed and won two NSP1 RFP rounds representing all of the cities listed above. The City of Newark choose to split its pot of funding and award 3 of its units to HCS and two to Habitat, so both organizations will be working in both cities.

Activity Description:

Hello Housing will acquire, rehabilitate and resell vacant and blighted homes in their approved census tracks. They will be working with CDFI Clearinghouse to leverage the NSP2 funding, and leave approximately \$100,000-\$150,000 of NSP2 funding in each of the properties they acquire and rehabilitate. The properties will be available for sale to income eligible homebuyers, who will be able to access Mortgage Credit Certificates to achieve affordable homeownership.

Activity Supporting Documents

- Document** NSP2 Hallmark Pro Agr Amendment.pdf
- Document** NSP2 Hallmark Pro Agrem w Exbts A-G.pdf



Grantee Activity Number: 200 (2) HH
Activity Title: Homeownership - HH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

120 (2) Homeownership

Projected Start Date:

04/27/2010

Project Draw Block by HUD:

Blocked by Trina Walker

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

NSP2 Homeownership

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,794,433.00

Other Funds \$ 0.00

Total Funds \$ 2,794,433.00

Program Income Account:

HCS PI

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

12

12

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity East BAY

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity East BAY

Organization Type

Non-Profit

Proposed

\$



Location Description:

Habitat for Humanity East Bay (HH) was selected by the following Consortium partners to work in each of their jurisdictions: the Cities of Emeryville, Hayward and Newark. HH had competed in the NSP1 Hayward RFP and won. The City of Newark choose to split its pot of funding and award 2 of its units to HH and three to HCS, so both organizations will be working in both cities.

Activity Description:

Habitat for Humanity East Bay (HH) will acquire, rehabilitate and resell vacant and blighted homes in their approved census tracks. They will leverage their NSP2 funding with a construction line of credit and leave approximately \$100,000 - \$150,000 of NSP2 funding in each of the properties they acquire and rehabilitate. The properties will be available for sale to income eligible homebuyers, who will be able to access Mortgage Credit Certificates to achieve affordable homeownership.

Project # / Title: 300 B MF LMMI Units / Low Mod Units in Multi Family

Grantee Activity Number: 300 B MF Leidig Court
Activity Title: Leidig Court LMMI Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

300 B MF LMMI Units

Projected Start Date:

10/02/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Low Mod Units in Multi Family

Projected End Date:

06/20/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450.00

Other Funds \$ 0.00

Total Funds \$ 450.00

Proposed Beneficiaries

Renter Households

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

of Households



Proposed Accomplishments	Total
# of Multifamily Units	9
# of Housing Units	9
# of Substantially Rehabilitated Units	9
#Units with bus/rail access	9
#Low flow showerheads	9
#Low flow toilets	9
#Refrigerators replaced	9
#Light Fixtures (indoors) replaced	9
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Alameda County Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Alameda County Housing and Community Development	Local Government	\$ 0.00
Eden Housing, Inc	Non-Profit	\$ 450.00

Location Description:

This property is located in the city of Hayward.

Activity Description:

These 9 units will be rented to households at 60% of AMI. These units do not qualify for the LH-25, but they are still units restricted to the low income population. We are counting these 9 units, even though our LH-25 funding did not support them.



Grantee Activity Number: 300 B MF Surf Apartments
Activity Title: Surf Apartments LMMI Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

300 B MF LMMI Units

Projected Start Date:

11/01/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Low Mod Units in Multi Family

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450.00

Other Funds: \$ 0.00

Total Funds: \$ 450.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	35		35	100.00
# of Households	35		35	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	35
# of Housing Units	35
# of Substantially Rehabilitated Units	35
#Units with bus/rail access	35
#Low flow showerheads	35
#Refrigerators replaced	35
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Eden Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Eden Housing, Inc	Non-Profit	\$ 450.00

Location Description:

This property is located in the city of San Leandro.

Activity Description:

These 35 units will be rented to households at 60% of AMI (25 units) and 80% of AMI (10 units). These units do not qualify for the LH-25, but they are still units restricted to the low income population. We are counting these 35 units, even though our LH-25 funding did not support them.

Project # / Title: 400 VLI Homeownership / VLI Homeownership

Grantee Activity Number:	400 VLI Homeownership
Activity Title:	Habitat Homeownership VLI

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

400 VLI Homeownership

Project Title:

VLI Homeownership

Projected Start Date:

06/01/2012

Projected End Date:

06/30/2014

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

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.

Total Budget: \$ 460,242.93

Other Funds \$ 0.00

Total Funds \$ 460,242.93

Environmental Assessment:

COMPLETED



Benefit Report Type:

Direct (Households)

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
# of Substantially Rehabilitated Units	3
#Units exceeding Energy Star	3
#Low flow showerheads	3
#Low flow toilets	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Replaced hot water heaters	3
#Additional Attic/Roof Insulation	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity East BAY

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity East BAY	Non-Profit	\$ 460,242.93

Location Description:

The proposed single family homes are located in the City of Hayward

Activity Description:

Acquisition of foreclosed or vacant blighted homes, and rehabilitation and resale to Very Low Income Households (below 50% of Area Median Income). Habitat will utilize a CalHOME Grant to add additional funding to the three units and will utilize homebuyer "sweat equity" to keep costs low. NSP Permanent subsidy will also allow the properties to be occupied by Very Low Income Households.



Project # / Title: 500 SF VLI Rental / SF VLI Rental

Grantee Activity Number: 500 SF Hello Housing Rental LH
Activity Title: Hello Housing SF Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 500 SF VLI Rental

Projected Start Date:
 06/10/2013

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 SF VLI Rental

Projected End Date:
 12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,800,000.00
Other Funds: \$ 0.00
Total Funds: \$ 1,800,000.00

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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Alameda County Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Alameda County Housing and Community Development	Local Government	\$

Location Description:

Unincorporated County

Activity Description:

Hello Housing will replicate its NSP 1 very-low income shared housing model to serve disabled households in the California Community Transitions program. Hello will acquire, rehabilitate the properties, and then transfer ownership of rental properties to a partner non-profits which will own, manage and coordinate tenant services over the life of the regulatory agreement.

Project # / Title: VLI Rental NSP2 / VLI NSP2 Multifamily Rental

Grantee Activity Number: 300 - Hayward Jr.
Activity Title: Hayward Jr.

Activity Type:

Construction of new housing

Project Number:

VLI Rental NSP2

Projected Start Date:

11/01/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

VLI NSP2 Multifamily Rental

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 400,000.00

Other Funds \$ 0.00

Total Funds \$ 400,000.00

Proposed Beneficiaries

Renter Households

Total **Low** **Mod** **Low/Mod%**

21 21 100.00

of Households

21 21 100.00

Proposed Accomplishments

Total



# of Multifamily Units	21
# of Housing Units	21
#Units exceeding Energy Star	21
#Units with bus/rail access	21
#Low flow toilets	21

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Eden Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Alameda County Housing and Community Development Department	Unknown	\$ 0.00
Eden Housing, Inc	Non-Profit	\$ 400,000.00

Location Description:

581, 585, 587 B Street Hayward, CA 94541

Activity Description:

21 Very Low Income Senior units constructed in Hayward: HCD is restricting 10 units out of 21 for LH25 set aside. However, all 21 units are at 50% or below Area Median Income and all units in the building qualify as NSP 2 LH25 National Objective.



Grantee Activity Number: 300 - Leidig Court
Activity Title: Leidig Court

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

VLI Rental NSP2

Projected Start Date:

11/01/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

VLI NSP2 Multifamily Rental

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 485,000.00

Other Funds: \$ 0.00

Total Funds: \$ 485,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	8
# of Housing Units	8
# of Substantially Rehabilitated Units	8
#Sites re-used	1
#Low flow showerheads	8
#Refrigerators replaced	8
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Eden Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Alameda County Housing and Community Development Department	Unknown	\$ 0.00
Eden Housing, Inc	Non-Profit	\$ 485,000.00

Location Description:

27550 Leidig COurt, Hayward, CA 94544

Activity Description:

17 Family units rehabilitated in Hayward. HCD is restricting all 17 units in the building but only 8 units qualify for the LH25 set aside. Leidig Court is reporting the units under two activities 300 - Leidig Court and 300B MF Leidig COurt LMMI Units, the funds spent under this activity supported the very low units. All 17 units are at 60% or below Area Median Income and all units in the building qualify as NSP 2 National Objective. See the companion 300 – B Liedig Court activity which counts the other 9 units in the building.



Grantee Activity Number: 300 - South Hayward BART
Activity Title: South Hayward BART

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

VL1 Rental NSP2

Projected Start Date:

03/01/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

VL1 NSP2 Multifamily Rental

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,365,000.00

Other Funds: \$ 0.00

Total Funds: \$ 1,365,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	74	74		100.00
# of Households	74	74		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	74
# of Housing Units	74
#Low flow showerheads	74
#Low flow toilets	74
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Eden Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Alameda County Housing and Community Development Department

Organization Type

Unknown

Proposed

\$ 0.00



Alameda County Housing and Community Development

Local Government

\$ 0.00

Eden Housing, Inc

Non-Profit

\$

Location Description:

28937 Mission Blvd, Hayward, CA 94544

Activity Description:

150 Family and Senior units constructed in Hayward near the South Hayward BART station. HCD is restricting 74 units for LH24 set aside, but all 150 units are at 50% or below Area Median Income and all units in the building qualify as NSP 2 LH25 National Objective.



Grantee Activity Number: 300 Surf Apartments
Activity Title: Surf Apartments

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

VLI Rental NSP2

Projected Start Date:

04/27/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

VLI NSP2 Multifamily Rental

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,000.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	11	11		100.00
# of Households	11	11		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	11
# of Housing Units	11
#Units with bus/rail access	11
#Low flow showerheads	11
#Low flow toilets	11
#Light Fixtures (indoors) replaced	11
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Eden Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Alameda County Housing and Community Development Department	Unknown	\$ 0.00
Eden Housing, Inc	Non-Profit	\$ 500,000.00

Location Description:

15320 Tropic Court, San Leandro CA 94580

Activity Description:

46 Family units constructed in San Leandro. HCD is restricting 11 units for LH25 set aside, but all 46 units in the building qualify as NSP 2 National Objective. See the 300 B MF Surf Apartments project which counts the other 35 units.

Action Plan Comments:

- Reviewer - Alameda County' NSP2 Action Plan is very solid, given its overall strategy, geographic target areas, income-targeting, type and scope of activities, budget and measurable objectives.
- Reviewer - Reviewer Rafael Cedillos - Alameda County' NSP2 Action Plan is very solid, given its overall strategy, geographic target areas, income-targeting, type and scope of activities, budget and measurable objectives. *Note: Grantee has requested approval of two technical amendments, which are under review by HUD-CPD and which would become effective January 2011.
- Reviewer - Minor budget changes to reflect actual funding contracts.
- Reviewer - AP approved with comments; questions about Low Income beneficiary goals in LMMI activities; some Moderate Income beneficiary goals in LH25 activities; comments sent to Grantee via email on PDF



version of the plan.

Reviewer - Plan rejected - see comments on PDF attached to review checklist.

Action Plan History

Version	Date
B-09-CN-CA-0052 AP#1	07/15/2016
B-09-CN-CA-0052 AP#2	04/15/2016
B-09-CN-CA-0052 AP#3	07/09/2015
B-09-CN-CA-0052 AP#4	07/01/2015
B-09-CN-CA-0052 AP#5	04/08/2015
B-09-CN-CA-0052 AP#6	01/09/2014
B-09-CN-CA-0052 AP#7	06/25/2013
B-09-CN-CA-0052 AP#8	06/18/2013
B-09-CN-CA-0052 AP#9	06/17/2013
B-09-CN-CA-0052 AP#10	01/07/2013
B-09-CN-CA-0052 AP#11	12/19/2012
B-09-CN-CA-0052 AP#12	05/17/2012
B-09-CN-CA-0052 AP#13	01/13/2012
B-09-CN-CA-0052 AP#14	12/21/2011
B-09-CN-CA-0052 AP#15	12/21/2011
B-09-CN-CA-0052 AP#16	02/10/2011
B-09-CN-CA-0052 AP#17	01/28/2011

