

Action Plan

Grantee: Los Angeles, CA

Grant: B-09-LN-CA-0046

LOCCS Authorized Amount:	\$ 100,000,000.00
Grant Award Amount:	\$ 100,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 24,060,543.60
Total Budget:	\$ 124,060,543.60

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Background In the City of Los Angeles, from January 2007 to December 2009, a total of 36,920 housing units (24,551 single-family and 4,045 multi-family housing properties) were foreclosed upon. During the fourth quarter of 2009 alone, 4,260 units were foreclosed citywide. Due to continuing high unemployment in the region, a new wave of foreclosures is expected in 2010. In 2009, President Obama signed the American Recovery and Reinvestment Act, which allocated \$1.93 billion in competitive grants for a second round of Neighborhood Stabilization Program (NSP) funds, entitled NSP2. States, local governments and nonprofit agencies can use NSP2 funds to buy foreclosed or abandoned homes to be rehabilitated and sold to help stabilize neighborhoods. The City of Los Angeles received \$100,000,000 in NSP2 funds to support and enhance the NSP1 funded efforts through the acquisition, rehabilitation and re-sale of housing units targeted as affordable homeownership and rental opportunities. The program strategies and performance measures described below are designed to reduce the number of vacant and abandoned properties, reduce the absorption period for sales of foreclosed properties, and stabilize home values in the target neighborhoods. Target Areas As with NSP1, the selection of the NSP2 target areas was driven by data that quantified neighborhood-specific need based on the HUD Foreclosure Risk Scores. These target areas are smaller than the NSP1 target areas because HUD focused on areas with the highest risk scores. This data showed that the hardest hit areas of Los Angeles are the Eastside, South Los Angeles and certain neighborhoods in the San Fernando Valley. The NSP2 target areas represent less than 10% of the area of the entire city but one third of all foreclosures have taken place in these areas. NSP2 Strategies The objectives of the NSP2 are to acquire, rehabilitate and resell foreclosed and abandoned homes in the NSP2 targeted areas, to implement green building standards, to support and enhance NSP1 projects already underway, and to provide mortgage financing assistance and rehabilitation loans for the purchase and rehabilitation of foreclosed homes for individuals and families in the targeted areas. Building on the infrastructure created for NSP1, the Los Angeles Housing Department (LAHD) will use two programs to carry out the NSP2 activities: the REO Purchase Program through Restore Neighborhoods LA, Inc. (RNLA) and the Walk-In Purchase Assistance with Rehabilitation Program (WIP). Additionally, the LAHD will use NSP funds to pay-off mortgages (except those placed by the City) on City-foreclosed properties so that those properties can be sold to and operated by mission-driven affordable housing owners as rental housing for low income families and individuals. The Los Angeles NSP2 program will transform some of the worst, most blighted housing into attractive properties rehabilitated to the Green Communities Standard. A key feature of the LAHD approach will be to focus on homes and residential properties that are least likely to be purchased because of the amount of rehabilitation required. By purchasing or providing incentives to purchase these properties, the LAHD will remove some of the worst eye-sores and opportunities for gang and other criminal activities from the neighborhoods. Since neighborhood stabilization is a primary objective of NSP2, foreclosed properties adjacent to the worst properties will also be acquired and rehabilitated so that there is a sufficient number of rehabilitated properties to increase market values and decrease absorption time. Proposed Outcomes With the award of \$100,000,000 in NSP2 funds, the LAHD proposes to acquire, rehabilitate and re-sell 264 single family homes and 1,099 units of multifamily rental properties. This goal will be achieved



beyond the three-year program period as funds are recycled through the program. The grant will also directly pay for numerous construction and administrative

Target Geography:

Methodology

The Los Angeles NSP2 target areas were chosen as follows: using the HUD-issued index risk scores, the LAHD selected census tracts with a foreclosure-related risk score of 18 or above out of a possible 20, then identified all the census block groups within those high foreclosure risk census tracts that met the HUD income criteria of a majority of households at 120% of area median income (AMI) and below.

The Targeted Neighborhoods

Mapping the data described above revealed eligible NSP2 geographic clusters in the Eastside of Los Angeles, South Los Angeles, and in the San Fernando Valley. As a result of its data, mapping, and foreclosure activity analysis, the LAHD selected a total of 463 block groups in 164 census tracts for the NSP2 target areas, which represent less than 10% of the area of the entire city. However, approximately one third of all residential foreclosures in the City of Los Angeles have occurred in these areas. In September 2011, LAHD added one census tract through a Substantial Amendment, bringing the total Census Tracts to 165. Within the target areas, between January 2007 and March 2009, there were 6,330 foreclosed properties (which represent 8,525 units). Of these, 4,990 are single-family homes or condos and 3,535 are units in 1,340 multi-family buildings. The foreclosed multi-family buildings in the target areas represent 50% of all the foreclosed multi-unit buildings citywide. Due to the concentration of foreclosures in the target areas, home values have also significantly declined. From 2007 to 2008, home values in the target areas declined 30%-47% and further declines have occurred in 2009. For many households, the equity value in their home represented a significant source of wealth that has evaporated. The NSP2 target areas in Los Angeles represent communities with high concentrations of poverty. Local residents have employment rates that are lower than the City as a whole. They are more likely to live in overcrowded conditions and pay a higher percentage of income on housing costs, and have greater likelihood of being victims of crime. These are primarily the older parts of the City, lacking traditional financial institutions, with a prevalence of high cost financial services such as check cashers, pawnshops and payday lenders and include some of the highest crime areas with active street gangs. All these factors militate against steady neighborhood recovery; the support of additional resources such as the NSP2 grant funds will be critical to arresting their downward spiral. The City's two program strategies (RNLA Purchase Program and Walk-in Program) can be used in every target area, in combination and separately.

Program Approach:

The Los Angeles NSP2 has been designed to build on and enhance the programmatic infrastructure created for NSP1. Using the REO Purchase Program through Restore Neighborhoods LA, Inc. (RNLA) and the Walk-In Purchase Assistance with Rehabilitation Program (WIP) operated by the LAHD, the grant funds will be used in the NSP2 target areas to acquire, rehabilitate and resell foreclosed and abandoned homes, to implement green building standards and to provide mortgage financing assistance and rehabilitation loans for the purchase and rehabilitation of foreclosed homes by individuals and families. The NSP2 implementation strategy includes private and public partnerships with mortgage lenders, homebuyer educators and the real estate industry, Enterprise Community Partners (a national community development financial institution), the Housing Authority of the City of Los Angeles and local non-profit service providers. The Los Angeles NSP2 program will transform the worst, most blighted housing into attractive properties rehabilitated to the Green Communities Standard. A key feature of the LAHD approach will be to focus on homes and residential properties that are least likely to be purchased because of the amount of rehabilitation required. By purchasing or providing incentives to purchase these properties, the LAHD will remove some of the worst eye-sores and opportunities for gang and other criminal activities from the neighborhoods. The two programs listed below can be used in every target area, in combination and separately. (1) REO Purchase Program Operated by Restore Neighborhoods LA, Inc. (RNLA), a non-profit 501(c)(3) and Community Based Development Organization (CBDO) acting as LAHD's NSP subrecipient, the REO Purchase Program acquires foreclosed properties from lenders, loan servicers, the National Community Stabilization Trust (NCST) and Fannie Mae, rehabilitates single-family homes and offers them for sale to homebuyers. It also works with mission-driven affordable housing developers to acquire and rehabilitate foreclosed multi-family properties to manage as affordable rental housing. RNLA is also working with the NCST/REO Capital Fund on a \$20 million revolving line of credit that may be used to acquire and rehabilitate foreclosed residential properties. If needed, the line of credit will leverage private loan capital to finance the acquisition and rehabilitation of foreclosed properties in the target neighborhoods. The use of the Line of Credit will depend upon the timing and flow of program income to acquire and rehabilitate properties. (2) Walk-In Purchase Assistance with Rehabilitation Program (WIP) Operated by the LAHD, homebuyers with incomes at or below 120% AMI identify foreclosed upon single family homes in the target area to purchase as their primary residences. The LAHD's NSP website provides the ability to check if a property is in a NSP1 or NSP2 target area. All foreclosed properties acquired with NSP funds must be purchased at a minimum 1% discount from the appraised value. The City provides mortgage assistance and rehabilitation loans to eligible homebuyers using NSP funds for "gap" mortgage assistance and rehabilitation loans. City staff inspect the properties prior to and develop the rehabilitation specifications, and inspect construction to ensure that the methods, materials and workmanship match the scope of work. City-foreclosed Properties Additionally, the LAHD will use NSP to pay-off mortgages (those placed by the City) on City-foreclosed properties so that those properties can be sold to and operated by mission-driven affordable housing owners as rental housing for low income families and individuals. Mortgages placed by the City will be assumed by the new buyer as residual receipts or fully deferred payment loans, whichever is most appropriate for the property. Redevelop Demolished Or Vacant Properties As Housing There may be some instances of foreclosed-upon land, where nuisance properties were demolished



Consortium Members:

The City of Los Angeles NSP2 is not designed as a consortium. The LAHD has one subrecipient, RNLA, which will implement various parts of the program, as described above and elsewhere.

How to Get Additional Information:

Interested homebuyers and real estate agents can find REO properties in NSP1 and NSP2 target areas by searching LAHD's NSP website at <http://lahd.lacity.org/nsp>. The website contains a diverse array of information for buyers and sellers about the NSP.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
01 - Admin.	Administration	1A LAHD Admin	LAHD Administration	
		1B RNLA Admin	RNLA Administration	
03 - Eligible Use	Purchase and Rehabilitation (Use	3A Purchase w Rehab Homeownership	Purchase with Rehab Homeownership	
		3B Purchase w Rehab Homeownership 25% set-aside	Purchase with Rehab Homeownership 25% set-aside	
		3C Purchase w Rehab Rental 1-4 units	Purchase with Rehab Rental 1-4 units	
		3D Purchase w Rehab Rental 1-4 units 25% set-aside	Purchase with Rehab Rental 1-4 units 25% set-aside	
		3G Dunbar/Somerville Rental - 25%	Dunbar/Somerville Rental - 25%	
		3H Florence Morehouse Rental - 25%	Florence Morehouse Rental - 25%	
		3M Rental-25% 7817-7821 S. Figueroa St.	Rental-25% 7817-7821 S. Figueroa St.	
		3N Rental-25% 10424 S. Figueroa St.	Rental-25% 10424 S. Figueroa St.	
		3P Rental-25% 11216 S. Figueroa St.	Rental-25% 11216 S. Figueroa St.	
		3Q Rental-25% 2033 E. Imperial Hwy.	Rental-25% 2033 E. Imperial Hwy.	
		3R Rental-25% 6308 10th Ave.	Rental-25% 6308 10th Ave.	
		3S Rental-25% 8663 S. Main St.	Rental-25% 8663 S. Main St.	
		3T Chinatown Metro Rental - 25%	Chinatown Metro Rental - 25%	
		3V Linda Vista Rental - 25%	Linda Vista Rental - 25%	
		04 - Eligible Use	Redevelopment (Use E)	3W Rental-25% 851-853 W. 81st St.
4A Corridors Project - LMMI Rental	Corridors Project - LMMI Rental			
4D Figueroa Senior Apts Rental-25%	Figueroa Senior Apartments Rental-25%			
4E Sherman Village Rental-25%	Sherman Village Rental-25%			
4F Taylor Yard Rental-25%	Taylor Yard Rental-25%			
4G Paul Williams Rental - 25%	Paul Williams Rental - 25%			
05 - Eligible Use	Demolition (Use D)	5A 3602 Crawford St Demolition - LMMA	3602 Crawford St Demolition - LMMA	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 01 - Admin. / Administration

Grantee Activity Number: 1A LAHD Admin

Activity Title: LAHD Administration

Activity Type:

Administration

Project Number:

01 - Admin.

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Completed

Project Title:

Administration

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 9,661,317.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 9,661,317.25

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Housing and Community Investment Department

Organization Type

Local Government

Proposed Budget

\$ 9,661,317.25

Location Description:

Los Angeles Housing Department (LAHD)
1200 West Seventh Street, 9th Floor
Los Angeles, CA 90017

Activity Description:

The administrative budget for the NSP2 program includes funds for LAHD staff positions (e.g. management assistants, accountants, and financial officer) and contractual services.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 01202021 - c LA City NSP PI Approval.revised signed RW 01-20-2021.pdf



Grantee Activity Number: 1B RNLA Admin

Activity Title: RNLA Administration

Activity Type:

Administration

Project Number:

01 - Admin.

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Completed

Project Title:

Administration

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,740,667.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,740,667.44

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 2,740,667.44

Location Description:

Restore Neighborhoods LA, Inc. (RNLA)
315 West Ninth Street, Suite 501
Los Angeles, CA 90015

Activity Description:

Restore Neighborhoods LA, Inc. (RNLA) is LAHD's subrecipient. This activity captures RNLA expenditures related to the administration of the NSP2 program.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / 03 - Eligible Use B / Purchase and Rehabilitation (Use B)



Grantee Activity Number: 3A Purchase w Rehab Homeownership

Activity Title: Purchase with Rehab Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 47,323,182.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 47,323,182.62

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
130		130	100.00
130		130	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with 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

Total

130

130

124

124

124

212

219

122



#Clothes washers replaced	124
#Refrigerators replaced	124
#Light fixtures (outdoors) replaced	495
#Light Fixtures (indoors) replaced	1695
#Replaced hot water heaters	124
#Replaced thermostats	124
#Efficient AC added/replaced	124
#High efficiency heating plants	124
#Additional Attic/Roof Insulation	124
#Energy Star Replacement Windows	1301
# of Properties	124

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 47,323,182.62

Location Description:

The locations chosen are those communities affected most by the 2008 financial crisis. Some of the targeted communities are located in the San Fernando Valley (such as Pacoima and Arleta) and South Los Angeles (such as Compton and Watts.) These communities are predominantly inhabited by Latinos and African-Americans whose income is below the average income for the City of Los Angeles.

Activity Description:

RNLA will obtain vacant REO properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Fannie Mae, and real estate brokers. RNLA will rehabilitate these properties with energy-efficient components and re-sell them to eligible Moderate and Middle Income (MMI) homebuyers.

The potential buyers will also get homeownership loans repayable at the time of sale to assist with down payment and closing costs. Loans have a Shared Appreciation component in which the City will share a certain percentage of the appreciation in the value of the property. Repayment is due on sale, title transfer, first mortgage repayment, or in 30 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:



Environmental Reviews: None

- Document** 6605 2nd. Flyer.pdf
 - Document** ECO FLYER.pdf
 - Document** Flyer - 11040 De Foe Ave..pdf
 - Document** NSP2 - 3D 9.14.16.pdf
 - Document** RNLA Brochures-202 W 58th Street.pdf
-



Grantee Activity Number: 3B Purchase w Rehab Homeownership 25% set-aside

Activity Title: Purchase with Rehab Homeownership 25% set-aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,423,783.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,423,783.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Units deconstructed	20
#Sites re-used	20
#Units with bus/rail access	20
#Low flow showerheads	27
#Low flow toilets	28
#Dishwashers replaced	20
#Clothes washers replaced	20
#Refrigerators replaced	20
#Light fixtures (outdoors) replaced	70
#Light Fixtures (indoors) replaced	235
#Replaced hot water heaters	20
#Replaced thermostats	20



#Efficient AC added/replaced	20
#High efficiency heating plants	20
#Additional Attic/Roof Insulation	20
#Energy Star Replacement Windows	176
# of Properties	20

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 5,423,783.78

Location Description:

The locations chosen are those communities affected most by the 2008 financial crisis. Some of the targeted communities are located in the San Fernando Valley (Pacoima and Arleta) and South Los Angeles (Compton and Watts.) These communities are predominantly inhabited by Latinos and African-Americans whose income is below the average income for the City of Los Angeles.

Activity Description:

RNLA will obtain vacant REO properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Fannie Mae, and real estate brokers. RNLA will rehabilitate these properties and re-sell them to eligible Low-Income (LH25) homebuyers. The potential buyers will also get homeownership loans repayable at the time of sale to assist with down payment and closing costs. Loans have a Shared Appreciation component in which the City will share a certain percentage of the appreciation in the value of the property. Repayment is due on sale, title transfer, first mortgage repayment, or in 30 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:



Environmental Reviews: None

Document 544 W. 113th St. Flyer 1-18-12.pdf

Document ECO FLYER - 2306 E 106th St..pdf

Document Flyer - 1601 66th St.pdf



Grantee Activity Number: 3C Purchase w Rehab Rental 1-4 units

Activity Title: Purchase with Rehab Rental 1-4 units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,220,767.52

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,220,767.52

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
10		10	100.00
10		10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#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

Total

10
10
10
10
10
10
17
16
8
8
10
36
117
10
10
8



#High efficiency heating plants	10
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	92
# of Properties	10

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 2,220,767.52

Location Description:

The locations chosen are those communities affected most by the 2008 financial crisis. Some of the targeted communities are located in the San Fernando Valley (Pacoima and Arleta) and South Los Angeles (Compton and Watts.) These communities are predominantly inhabited by Latinos and African-Americans whose income is below the average income for the City of Los Angeles.

Activity Description:

RNLA will obtain 1-4 units of REO properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Fannie Mae, and real estate brokers. It is highly likely that there will be tenants living in these units. RNLA will:

- Assign a property manager;
- Determine tenant incomes;
- Meet with tenants to explain the rehabilitation process and that the property will become long term affordable rental housing;
- Conduct a property rehabilitation inspection to determine the items needing repairs;
- Develop a rehabilitation scope of work and cost estimate;
- Obtain a contractor or affordable housing developer/owner to rehabilitate the property;
- Rehabilitate the property;
- Provide temporary relocation to tenants, if needed, and
- Complete the sale of the property to a mission-driven affordable housing agency.

All properties will have regulatory agreements to preserve the units for moderate to low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:



Environmental Reviews: None

Document

11235-37 Hooper After.jpg

Image:



Document

11235-37 Hooper Before.jpg

Image:



Grantee Activity Number: 3D Purchase w Rehab Rental 1-4 units 25% set-aside

Activity Title: Purchase with Rehab Rental 1-4 units 25% set-aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,632,845.41

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,632,845.41

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
47	47		100.00
47	47		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

47

of Multifamily Units

of Housing Units

47

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

47

#Sites re-used

27

#Units exceeding Energy Star

#Units with bus/rail access

47

#Low flow showerheads

60

#Low flow toilets

60



#Units with solar panels	
#Dishwashers replaced	45
#Clothes washers replaced	45
#Refrigerators replaced	47
#Light fixtures (outdoors) replaced	130
#Light Fixtures (indoors) replaced	450
#Replaced hot water heaters	47
#Replaced thermostats	47
#Efficient AC added/replaced	47
#High efficiency heating plants	47
#Additional Attic/Roof Insulation	26
#Energy Star Replacement Windows	362
# of Properties	27

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 8,632,845.41

Location Description:

The locations chosen are those communities affected most by the 2008 financial crisis. Some of the targeted communities are located in the San Fernando Valley (Pacoima and Arleta) and South Los Angeles (Compton and Watts.) These communities are predominantly inhabited by Latinos and African-Americans whose income is below the average income for the City of Los Angeles.

Activity Description:

RNLA will obtain 1-4 units of REO properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Fannie Mae, and real estate brokers. It is highly likely that there will be tenants living in these units. RNLA will:

- Assign a property manager;
- Determine tenant incomes;
- Meet with tenants to explain the rehabilitation process and that the property will become long term affordable rental housing;
- Conduct a property rehabilitation inspection to determine the items needing repairs;
- Develop a rehabilitation scope of work and cost estimate;
- Obtain a contractor or affordable housing developer/owner to rehabilitate the property;
- Rehabilitate the property;
- Provide temporary relocation to tenants, if needed, and
- Complete the sale of the property to a mission-driven affordable housing agency.

All properties will have regulatory agreements to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents:

Document 1528-30 E 46th After.jpg

Image:



Document 1528-30 E 46th Before.JPG

Image:



Grantee Activity Number: 3G Dunbar/Somerville Rental - 25%

Activity Title: Dunbar/Somerville Rental - 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Purchase and Rehabilitation (Use B)

Projected End Date:

09/29/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 6,900,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,900,000.00

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers 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

Total

81

81

81

2

81

83

83

83

83

34

253

83

83

83

83



#Additional Attic/Roof Insulation 2
 # of Properties 2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 6,900,000.00

Location Description:

4201 South Central Avenue, Los Angeles, CA 90011 - The Site consists of three separate mixed-use buildings located on the 4200 blocks of Central Avenue. The Dunbar Hotel was built in 1928 as a luxury hotel for the African American community, at a time when Central Avenue thrived as a mecca for west coast jazz. In its heyday during the 1930s and 1940s, the hotel guests included W.E.B DuBois, Thurgood Marshall, and Louis Armstrong.

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 the project will involve in-place rehabilitation. The two combined properties have a total of 81 units.

The funding for this project is NSP2 grant funds, CRA/LA funds, Bonds, and tax credits. Dunbar Village will have a regulatory agreement to preserve the units for low-income renters of 50% AMI and lower for 55 years. The property is age-restricted for seniors 55 years and older.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document DV_ba_01.jpg

Image:



Environmental Reviews: None

**Document
Image:**

DV_ba_02.jpg



**Document
Image:**

DV_ba_03.jpg



**Document
Image:**

DV_ba_04.jpg



Environmental Reviews: None

**Document
Image:**

DV_ba_05.jpg



**Document
Image:**

DV_ba_06.jpg



**Document
Image:**

DV_ba_07.jpg



Environmental Reviews: None

**Document
Image:**

DV_ba_08.jpg



**Document
Image:**

DV_ba_09.jpg



**Document
Image:**

DV_ba_10.jpg



Environmental Reviews: None

**Document
Image:**

DV_ba_11.jpg



Grantee Activity Number: 3H Florence Morehouse Rental - 25%

Activity Title: Florence Morehouse Rental - 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

12/14/2017

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.

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

06/29/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 786,739.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 786,739.55

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
7	7		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with 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

Total

7

7

2

7

7



#Clothes washers replaced	
#Refrigerators replaced	7
#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	2
#Energy Star Replacement Windows	
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Housing and Community Investment Department	Local Government	\$ 786,739.55
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 0.00

Location Description:

South Los Angeles 910 W. Florence Ave. and 1750 W. Martin Luther King, Jr. Blvd - These properties are all located in South Los Angeles. The residents of these properties are Latino and African-American whose income on-average is below the City of Los Angeles average-income.

Activity Description:

The Florence Morehouse project consists of two properties. There are 20 low-income rental units in one building, and 41 low-income rental units in the second building. The property will be for residents who AMI are 60% and below. The NSP portion will only be for LH25 residents. HCIDLA is providing \$1,000,000.00 in NSP1 funds, \$759,758 in NSP2, with bonds, and 4% tax credit financing. NSP grants only financed 7 of the 61 units and preserved the units for 55 years for low-income tenants. All the other units are preserved as well for 55 years per their funding source.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 3M Rental-25% 7817-7821 S. Figueroa St.

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,008,434.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,008,434.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Total

16

16

16

2

16

16

16

2

16

21

99

16

16

16

16



#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	78
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 2,008,434.16

Location Description:

7817-7821 South Figueroa Street, Los Angeles, CA 90003 – The property is in the Vermont Knolls neighborhood of South Los Angeles. Vermont Knolls is known to be a Latino and African-American neighborhood whose inhabitants' on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, which is located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. The project consists of two adjoining eight-unit apartments. Together the sixteen units will be made available to individuals and families whose income is below 50% AMI. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 7817 Figueroa.pdf

Document 7821 Figueroa.pdf



Grantee Activity Number: 3N Rental-25% 10424 S. Figueroa St.

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
03 - Eligible Use B

Projected Start Date:
02/10/2010

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:
Purchase and Rehabilitation (Use B)

Projected End Date:
02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,053,351.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,053,351.74

Proposed Beneficiaries

Renter Households
of Households

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

Proposed Accomplishments

of Multifamily Units
of Housing Units
#Units deconstructed
#Sites re-used
#Units with bus/rail access
#Low flow showerheads
#Low flow toilets
#Clothes washers replaced
#Refrigerators replaced
#Light fixtures (outdoors) replaced
#Light Fixtures (indoors) replaced
#Replaced hot water heaters
#Replaced thermostats
#High efficiency heating plants
#Additional Attic/Roof Insulation

	Total
# of Multifamily Units	11
# of Housing Units	11
#Units deconstructed	11
#Sites re-used	1
#Units with bus/rail access	11
#Low flow showerheads	11
#Low flow toilets	11
#Clothes washers replaced	2
#Refrigerators replaced	11
#Light fixtures (outdoors) replaced	16
#Light Fixtures (indoors) replaced	44
#Replaced hot water heaters	12
#Replaced thermostats	11
#High efficiency heating plants	11
#Additional Attic/Roof Insulation	1



#Energy Star Replacement Windows 36
of Properties 1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,053,351.74

Location Description:

10424 South Figueroa Street, Los Angeles, CA 90003 - The property is in the Vermont Vista neighborhood of South Los Angeles. Vermont Vista is known to be a Latino and African-American neighborhood whose inhabitants' on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, which is located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with eleven units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 10424 figueroa.pdf



Grantee Activity Number: 3P Rental-25% 11216 S. Figueroa St.**Activity Title: Rental-25% 11216 S. Figueroa St.****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 891,663.37**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 891,663.37**Benefit Report Type:**

Direct (Households)

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
#Units deconstructed	8
#Sites re-used	1
#Units with bus/rail access	8
#Low flow showerheads	8
#Low flow toilets	8
#Clothes washers replaced	2
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	13
#Light Fixtures (indoors) replaced	51
#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#High efficiency heating plants	8



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	36
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 891,663.37

Location Description:

11216 South Figueroa Street, Los Angeles, CA 90061. - The property is in the Magnolia Square neighborhood of South Los Angeles. Magnolia Square is known to be a Latino and African-American neighborhood whose inhabitants' on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with eight units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 11216 figueroa .pdf



Grantee Activity Number: 3Q Rental-25% 2033 E. Imperial Hwy.

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,484,262.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,484,262.11

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Total

10

10

10

1

10

10

10

5

10

15

60

10

10

10

10



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	41
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 1,484,262.11

Location Description:

2033 East Imperial Highway, Los Angeles, CA 90059 - The property is in the Watts neighborhood of South Los Angeles. Watts is a Latino and African-American community whose on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, which is located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with ten units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 2033 imperial hwy.pdf



Grantee Activity Number: 3R Rental-25% 6308 10th Ave.

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 922,801.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 922,801.59

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Total

13

13

13

1

13

13

13

2

13

32

67

13

13

13

13



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	55
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 922,801.59

Location Description:

6308 10th Avenue, Los Angeles, CA 90043 - The property is in the Hyde Park neighborhood of South Los Angeles. Hyde Park is an African-American and Latino neighborhood whose on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with thirteen units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 6308 10TH AFTER.pdf

Document 6308 10TH BEFORE.pdf



Grantee Activity Number: 3S Rental-25% 8663 S. Main St.

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 484,912.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 484,912.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#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

Total

6

6

6

1

6

6

6

6

6

21

41

6

6

6

6



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	33
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 484,912.10

Location Description:

8663 South Main Street, Los Angeles, CA 90003 - The property is in the Broadway Square neighborhood of South Los Angeles. Broadway Square is a Latino and African-American community whose on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, located in the NSP1 and NSP2 target area, will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with six units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 8663 MAIN BEFORE AND AFTER.pdf



Grantee Activity Number: 3T Chinatown Metro Rental - 25%

Activity Title: Chinatown Metro Rental - 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

06/29/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 12,600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 12,600,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	104	104		100.00
# of Households	104	104		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	104
# of Housing Units	104
#Units deconstructed	104
#Sites re-used	1
#Units with bus/rail access	104
#Low flow showerheads	104
#Low flow toilets	104
#Dishwashers replaced	104
#Clothes washers replaced	24
#Refrigerators replaced	104
#Replaced thermostats	104
#Efficient AC added/replaced	104
# of Properties	1



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 12,600,000.00

Location Description:

808 & 810 North Spring Street, Los Angeles, CA 90012 – The property was an abandoned/vacant former office building located in the Chinatown neighborhood of Los Angeles. The neighbor is primarily an Asian community whose income is below the City of Los Angeles' average income.

Activity Description:

The Chinatown Metro project is an adaptive reuse of a residential zoned building, which will create one hundred and four (104) affordable rental units for seniors. The proposed project is within walking distance of amenities, such as grocery markets, pharmacy, medical clinic, and a school. In addition, the project is within one-quarter mile of the Chinatown Metro transit station, meeting the California Department of Housing and Community Development (HCD) Transit Oriented Design (TOD) criteria and was awarded \$10,518,465 of HCD TOD funding. In addition, the project will benefit from \$3,000,000 in Tax-Exempt Bonds and \$14,000,000 in Federal Low Income Housing Tax Credits. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document Chinatown Metro Apartments - Fact Sheet_v2.0.pdf



Grantee Activity Number: 3V Linda Vista Rental - 25%

Activity Title: Linda Vista Rental - 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03 - Eligible Use B

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 8,999,999.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,999,999.99

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	118	118		100.00
# of Households	118	118		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units deconstructed

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Refrigerators replaced

#Replaced thermostats

of Properties

Total

118

118

118

2

118

97

119

7

6

14

2



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 8,999,999.99

Location Description:

610 South St Louis Street, Los Angeles, CA 90023 & 630 South St Louis Street, Los Angeles, CA 90023 - The property was a former Santa Fe Railroad hospital servicing the railroad employees. After the slowing of the railroad industry, the property was sold in the 1980s and renamed the Linda Vista community hospital. The hospital is located in the Boyle Heights neighborhood of East Los Angeles, a predominantly Latino community with an average income below the City of Los Angeles average.

Activity Description:

The Linda Vista Senior Apartments and Medical Plaza Project is an adaptive reuse of a dormitory building at a vacant hospital site, which will create 118 affordable rental units. This project involves the rehabilitation of 118 units which will house households at or below 50% AMI for up to 55 years. The units are reserved for seniors 55 years of age or older.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document Linda Vista Phase 1 Fact Sheet_Final.pdf



Grantee Activity Number: 3W Rental-25% 851-853 W. 81st St.

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
03 - Eligible Use B

Projected Start Date:
02/29/2012

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:
Purchase and Rehabilitation (Use B)

Projected End Date:
02/27/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 713,619.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 713,619.78

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
#Units deconstructed	8
#Sites re-used	1
#Units with bus/rail access	8
#Low flow showerheads	12
#Low flow toilets	12
#Clothes washers replaced	2
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	13
#Light Fixtures (indoors) replaced	37
#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	9
#High efficiency heating plants	9



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	44
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Restore Neighborhoods LA, Inc. (RNLA)	Non-Profit	\$ 713,619.78

Location Description:

851 - 853 West 81st Street, Los Angeles, CA 90044 - The property is in the Vermont-Slauson neighborhood of South Los Angeles. Vermont-Slauson is known to be a Latino and African-American neighborhood whose inhabitants' on-average income is below the City of Los Angeles average-income.

Activity Description:

This multifamily rental property, located in the NSP1 and NSP2 target area and will be acquired with NSP1 funds and rehabilitated with NSP2 funds. The completed/accomplished units and households will be reported in the NSP1 and NSP2 QPRs. This project consists of one multifamily building with eight units. The units will be made available to individuals and families whose income is at 50% AMI or below. This property will have a regulatory agreement to preserve the units for low-income renters for 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document 851 west 81street.pdf

Project # / 04 - Eligible Use E / Redevelopment (Use E)



Grantee Activity Number: 4A Corridors Project - LMMI Rental

Activity Title: Corridors Project - LMMI Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

04 - Eligible Use E

Projected Start Date:

12/31/2014

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:

Redevelopment (Use E)

Projected End Date:

12/30/2018

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 420,382.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 420,382.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	44		44	100.00
# of Households	44		44	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	44
# of Housing Units	44
#Units with bus/rail access	44
# of Properties	3

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

Los Angeles Housing and Community Investment Department

Organization Type

Local Government

Proposed Budget

\$ 420,382.90

Location Description:

NSP2 Target Areas throughout the City of Los Angeles. Properties are located at:
6503 S. Victoria Ave., Los Angeles, 90043
2217-2133 W. 54th St., Los Angeles, 90062
3507-3511 Stocker St., Los Angeles, 90008



These properties are all located in South Los Angeles and were foreclosed. The residents of these properties are Latino and African-American whose income on-average is below the City of Los Angeles average-income.

Activity Description:

RNLA will obtain properties through REO lenders, Fannie Mae, and real estate brokers. These may be demolished or vacant properties or properties that are in such bad condition that they need to be demolished and rebuilt as affordable housing. These properties will have a regulatory agreement to preserve the units for low-income renters for 55 years.

RNLA will:

- Obtain an affordable housing developer/owner to redevelop the property;
- Approve the redevelopment plans for the property;
- Complete the sale of the property to a mission-driven affordable housing agency with a deed restriction specifying the number of LH25 and non-LH25 units and the rent formulas for those units;
- Oversee the construction to ensure that it meets all requirements; and
- Oversee the initial occupancy to ensure that eligible tenants are in residence.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 4D Figueroa Senior Apts Rental-25%

Activity Title: Figueroa Senior Apartments Rental-25%

Activity Type:

Construction of new housing

Project Number:

04 - Eligible Use E

Projected Start Date:

02/10/2010

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:

Completed

Project Title:

Redevelopment (Use E)

Projected End Date:

06/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,450,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,450,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

34 34 100.00

of Households

34 34 100.00

Proposed Accomplishments

of Multifamily Units

Total

34

of Housing Units

34

#Sites re-used

1

#Units with bus/rail access

34

#Low flow showerheads

34

#Low flow toilets

34

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Housing and Community Investment Department

Organization Type

Local Government

Proposed Budget

\$ 4,450,000.00

Location Description:

7621 South Figueroa Street, Los Angeles, CA 90003 - The property is in the



Vermont-Slauson neighborhood of South Los Angeles. Vermont-Slauson is a Latino and African-American neighborhood whose on-average income is below the City of Los Angeles average-income.

Activity Description:

7621 South Figueroa Street is a vacant property with residential zoning located within an NSP2 target area. This project involves new construction of 34 units which will house households at or below 50% AMI for up to 55 years. The property is also age-restricted for seniors ages 55 years and older.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document Angled_View_O4W2684-1.jpg

Image:



Document COVER-Outside-1-Final.jpg

Image:



Environmental Reviews: None

Document Image: Community.png



Document Image: Lobby-1.jpg



Document Image: Mail-2.jpg



Environmental Reviews: None

**Document
Image:**

Outside-1-2.jpg



Grantee Activity Number: 4E Sherman Village Rental-25%

Activity Title: Sherman Village Rental-25%

Activity Type:

Construction of new housing

Project Number:

04 - Eligible Use E

Projected Start Date:

02/10/2010

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:

Redevelopment (Use E)

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,550,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,550,000.00

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
--	-------	-----	-----	----------

72	72		100.00
----	----	--	--------

of Households

72	72		100.00
----	----	--	--------

Proposed Accomplishments

of Multifamily Units

Total

72

of Housing Units

72

#Sites re-used

1

#Units with bus/rail access

72

#Low flow showerheads

72

#Low flow toilets

124

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

Los Angeles Housing and Community Investment Department

Organization Type

Local Government

Proposed Budget

\$ 1,550,000.00

Location Description:

18900 West Sherman Way, Reseda, CA 91335 / 7135 North Wilbur Avenue, Reseda,



CA 91335 – The property is vacant land in the Reseda neighborhood of the San Fernando Valley. Reseda's primary residents are Latino and White, whose income is about average for the City of Los Angeles.

Activity Description:

The Sherman Village apartments are located at 18900 W. Sherman Way/7135 N. Wilbur Ave. is a vacant property with residential zoning located within an NSP2 target area. The property will feature one, two, and three-bedroom units. The funding for this project is NSP funds, IIG Funds, and tax-credits. This project involves new construction of 72 units which will house households at or below 50% AML for up to 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document sherman-village-apartments-reseda-ca-building-photo(1).jpg

Image:



Document sherman-village-apartments-reseda-ca-building-photo(2).jpg

Image:



Environmental Reviews: None

Document

sherman-village-apartments-reseda-ca-building-photo(3).jpg

Image:



Document

sherman-village-apartments-reseda-ca-building-photo(4).jpg

Image:



Document

sherman-village-apartments-reseda-ca-building-photo(5).jpg

Image:



Grantee Activity Number: 4F Taylor Yard Rental-25%

Activity Title: Taylor Yard Rental-25%

Activity Type:

Construction of new housing

Project Number:

04 - Eligible Use E

Projected Start Date:

03/31/2012

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:

Completed

Project Title:

Redevelopment (Use E)

Projected End Date:

02/27/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,060,064.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,060,064.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units with other green

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

12

12

1

12

21

27

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

Los Angeles Housing and Community Investment Department

Organization Type

Local Government

Proposed Budget

\$ 1,060,064.00

Location Description:

1311 North San Fernando Road, Los Angeles, CA 90065 – The vacant property is located in the Glassell Park neighborhood of Los Angeles. The property is located next to the Los Angeles River on a brownfield site. Glassell Park's population is primarily Latino and Asian, with an average income for the City of Los Angeles.

Activity Description:

The Taylor Yard Apartments Project site is a vacant brownfield site for the development of affordable housing. A substantial amendment was submitted and approved by HUD in July 2012 that added census tracts 187100 and 295101 to the NSP2 Target Areas. The sources of funding are NSP, IIG, bonds, and tax credits. The Taylor Yard Master Plan describes the new construction of sixty-eight units of affordable multifamily units, of which NSP2 funds will fund twelve units. All NSP2-funded units will be targeted to households at or below 50% AMI for up to 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document WEB-1-Taylor_Yard-schafphoto-.jpg

Image:



Document WEB-20-Taylor_Yard-schafphoto-3446.jpg

Image:



Environmental Reviews: None

**Document
Image:**

WEB-27-Taylor_Yard-schafphoto-3690.jpg



Grantee Activity Number: 4G Paul Williams Rental - 25%

Activity Title: Paul Williams Rental - 25%

Activity Type:

Construction of new housing

Project Number:

04 - Eligible Use E

Projected Start Date:

01/31/2018

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.

Activity Status:

Completed

Project Title:

Redevelopment (Use E)

Projected End Date:

07/19/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 2,826,408.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,826,408.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
-------	-----	-----	----------

20	20		100.00
----	----	--	--------

of Households

20	20		100.00
----	----	--	--------

Proposed Accomplishments

of Multifamily Units

Total

20

of Housing Units

20

#Sites re-used

1

#Units exceeding Energy Star

20

#Units with bus/rail access

20

#Low flow showerheads

34

#Low flow toilets

34

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

Hollywood Community Housing Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 2,826,408.00

Location Description:

1010 E. Jefferson Blvd., Los Angeles, CA 90011 - The Angelus Funeral Home was designed by Paul R. Williams and built in 1934. It is a two-story building designed in a combination of both Georgian and Spanish Colonial Revival. Mr. William's design applied historical details of the past to enrich a comparatively streamlined, horizontal modern design of that time. There are a number of historically significant elements of the building remaining both on the interior and exterior. In addition to its historic architectural significance, the Angelus Funeral Home is located near Central Avenue, which has long been considered the geographic heart of the African-American community's roots in the City of Los Angeles and the center for jazz music during this same period. Funeral services for important African-American figures of the time, including Nat King Cole, were held at this Angelus Funeral Home on Jefferson Boulevard. Central Avenue was an area where African-American owned businesses thrived from the 1920s to the late 1940s. One of the largest privately-owned African-American businesses in Los Angeles by the late 1930s was the Angelus Funeral Homes. By 1950, the Angelus Family was recognized in Ebony Magazine as "one of the nation's largest undertakers."

Activity Description:

The Paul R. William Apartments is a redevelopment of the former Angelus Funeral Home site into 20 units of low-income rental housing. The project will meet the California Building and Energy-efficient codes for fully constructed housing. Expected completion sometime in 2019. The funding for this project is HOME, NSP, and tax credits. All NSP2-funded units will be targeted to households at or below 50% AMI for up to 55 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document paul_williams_after.jpg

Image:



Grantee Activity Number: 5A 3602 Crawford St Demolition - LMMA

Activity Title: 3602 Crawford St Demolition - LMMA

Activity Type:

Clearance and Demolition

Project Number:

05 - Eligible Use D

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Demolition (Use D)

Projected End Date:

02/28/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 255,977.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 255,977.05

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Properties	1

LMI%:	51.18
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Proposed budgets for organizations carrying out Activity:

Responsible Organization

Restore Neighborhoods LA, Inc. (RNLA)

Organization Type

Non-Profit

Proposed Budget

\$ 255,977.05

Location Description:

3602 Crawford Street, Los Angeles 90011-2614 - The property is in the South Central neighborhood of South Los Angeles. South Central is a Latino and African-American community whose on-average income is below the City of Los Angeles average-income.



Activity Description:

RNLA acquired a vacant and blighted duplex, and subsequently demolished. The original intent with the property was to reconstruct a single family home for sale to a lower-income homebuyer, however the sitewas in dilapidated and blighted conditions resulting in the demolition of the property to reduce the risk of health and safety issues in the neighborhood.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document NSPPolicyAlert_GuidanceonDispositionDemolition.pdf

Action Plan Comments:

- Reviewer - Plan conforms to NSP2 application, and is in conformance to best practices guidance. Approved 4.6.10 jwy

- Reviewer - Extremely minor revision, changing the numbering scheme at grantee's finance department's request. Approved 5/5/10 jwy

- Reviewer - Minor revision, updating obligations to specific activities. No changes to approved project budgets. Approved 2.14.11 jy

- Reviewer - Addition of new multi-family activities per original budget. Approved 3.30.11 jwy

- Reviewer - Addition of activity 3T, which was authorized per an amendment approved by HUD HQ. Approved 9.1.11 jwy

- Reviewer - Addition of multi-family activity per original budget. Approved. EOO. 12/8/11.

- Reviewer - Grantee inadvertently hit save which put the Action Plan in modified mode. No amendments were made to the action plan. Approved. EOO. 1/11/2012

- Reviewer - Minor technical amendment to adjusted estimated PI budget. Approved. EOO. 3/5/2011.

- Reviewer - Minor correction required in technical amendment. Rejected. EOO. 6/1/2012.

- Reviewer - Technical amendment to make budgetary adjustments to facilitate a transfer of funds between activities 3A and 3B to capture additional LH25 beneficiaries. Approved. EOO. 6/1/12.

- Reviewer - Technical amendment to make increase estimated program income receipts and make budgetary adjustment Project 003 to reflect increase in program income. Approved. EOO. 8/28/12.

- Reviewer - The changes consist of technical amendments to Project 003 as follows:
 - decreased Activities 3M, 3N, 3P, 3Q, and 3S (cumulative decrease is \$850,000).
 - created Activity 3W for 851-853 W 81st Street (budget is \$850,000). This is a split funded project from NSP1 and NSP2 funds, NSP1 Activity 16.
 - No net difference to Project 003. Approved. EOO. 11/29/12.



- Reviewer - Technical amendment to increase Project 003 budget and decrease Project 004 budget by the same amount (\$139,936). Budget adjustments were made to several Project 003 activities. Approved. EOO. 1/7/13.
- Reviewer - A technical amendment to 1) increase estimated program income, 2) reallocation of funds from rental activities to homeownership, and 3) adding new activities for admin and Taylor Yard project. Approved. EOO. 2/19/13.
- Reviewer - A technical amendment to reallocate funds between Project 03 as a result of split funding projects between their NSP1 and 3 programs. Approved. EOO. 4/29/13.
- Reviewer - Technical amendment to increase estimated PI by \$4.55 million and allocate funds across various activities in Project 03, 04, and admin. Approved. EOO. 7/1/13.
- Reviewer - Technical amendment to increase budget amount for activities 3R and 3S. No changes to approved project budgets. Approved. EOO. 7/8/13.
- Reviewer - Technical amendment to make adjustment to program income per monitoring finding made July 2013. Rebates were incorrectly receipted as program income by grantee. In addition, grantee is decreasing code 3A by \$513,241.57 and increasing code 3B by the same amount. Approved. EOO. 10/1/13.
- Reviewer - Technical amendment to make adjustments as follows: decrease in Admin Project by \$67,782 to be consistent with the overall 10% admin cap; decrease in Redevelopment Project by \$2.8 million, reduced Activity Budget for 4C to \$0; increase in Acquisition Rehab Project by \$2.8 million, increased Activity Budgets for 3A, 3B, 3D, 3M and 3N. Approved. CVC for EOO. 01.13.2014.
- Reviewer - Technical amendment to make adjustments as follows: Increase in budget for Project Acquisition Rehab Use B by \$2,867,782.89; Decrease in budget for Project Redevelopment Use E by \$2,800,000; and Decrease in budget for Project Program Administration by \$67,782.89. Approved. CVC. 04.10.2014
- Reviewer - Technical amendment to make adjustments as follows: increased Activity 3M by \$630.00 by shifting funds from Activity 3C; increased Activity 1A LAHD Admin by \$264,675.28 by reducing Activity 1C Admin Reserve. Approved. CVC. 07.08.2014
- Reviewer - Technical amendment to make adjustments as follows: created a new project under eligible use D, demolition with a budget of \$255,452.05 for project #05; created a new code 5A for 3602 Crawford demolition costs; reduced project #03 by \$255,452.05 for activity 3A. Approved. CVC. 08.29.2014
- DiGruccio, Updates for QPR processing. Approved. RMD. 10/8/14.
- Kovalsky, Decrease in Project 01 Administration by \$157,213.61 to meet admin cap.
Decrease in Project 03 Acq Rehab by \$5,356,972.58 for technical adjustments.
Increase in Project 04 Redevelopment by \$4,806,655 for technical adjustments.
Increase in Project 05 Demolition by \$525 for technical adjustments.
Estimated Program Income reduced to \$23,260,752.

Approved MK 1-8-2015
- Kovalsky, Technical amendment including the following adjustments:
Project #03:
- Decrease Acq & Rehab (Use B)DRGR code 3A by \$9,849.57.
- Increase Acq & Rehab (Use B)DRGR code 3D by \$7,298.07.
- Increase Acq & Rehab (Use B)DRGR code 3N by \$201.50.
- Increase Acq & Rehab (Use B)DRGR code 3Q by \$2,100.00.
- Increase Acq & Rehab (Use B)DRGR code 3S by \$250.00.
M.Kovalsky
- Kovalsky, Technical amendment with the following minor budget change:
Project #03:
- Decrease Acq & Rehab (Use B)DRGR code 3A by \$515.
- Increase Acq & Rehab (Use B)DRGR code 3D by \$515.

Kovalsky, Technical amendment with the following changes:
 Project #03:
 - Increase Acq & Rehab (Use B)DRGR code 3A by \$682,717.05.
 Project #01:
 - Increase Program Admin DRGR code 1A by \$171,983.
 Estimated Program Income increased to \$23,860,000.

Kovalsky, Technical amendment to increase activity 3R by \$2,000 and activity 3M by \$1,199.18 and to reduce activity 3A by \$3,199.18.

Kovalsky, Technical amendment w/the following changes:
 Project #03:
 - Decrease Acq & Rehab (Use B)DRGR code 3A by \$2,446.78.
 - Increase Acq & Rehab (Use B)DRGR code 3M by \$1,199.18.
 - Increase Acq & Rehab (Use B)DRGR code 3N by \$1,247.60.
 Project #01:
 - Decrease Program Admin DRGR code 1A by \$16,390.57.
 - Increase Program Admin DRGR code 1B by \$16,390.57.

Kovalsky, Technical amendment w/the following changes:
 - Increase estimate PI/RI funds to \$24,146,000.00
 - Increase total budget to \$124,146,000.00
 Project #03:
 - Decrease Acq & Rehab (Use B)DRGR code 3A by \$366,499.72.
 - Increase Acq & Rehab (Use B)DRGR code 3B by \$366,499.72.
 - Increase Acq & Rehab (Use B)DRGR code 3D by \$760,000.00.
 Project #04:
 - Decrease Redevelopment Rentals (Use E) DRGR code 4A by \$502,600.00.
 Project #01:
 - Increase Program Admin DRGR code 1A by \$20,012.57.
 - Increase Program Admin DRGR code 1B by \$8,587.43.

Kovalsky, Minor Budget Changes:
 Project #03:
 - Decrease Acq & Rehab (Use B)DRGR code 3A by \$904.32.
 - Increase Acq & Rehab (Use B)DRGR code 3N by \$233.32.
 - Increase Acq & Rehab (Use B)DRGR code 3W by \$671.00.

Kovalsky, Minor amendment:
 Project #03:
 - Decrease Acq & Rehab (Use B)DRGR code 3A by \$75.22.
 - Increase Acq & Rehab (Use B)DRGR code 3R by \$75.22.

Kovalsky, Minor budget amendment: Project #03:
 - Decrease Acq & Rehab (Use B)DRGR code 3A by \$13,543.95.
 - Increase Acq & Rehab (Use B)DRGR code 3B by \$13,228.77.
 - Increase Acq & Rehab (Use B)DRGR code 3P by \$315.18.

Kovalsky, Per 7/11/16 email from City, only formatting changes were made.

Kovalsky, Budget correction by the City to move \$24,884.33 from Activity 3A to 3D. Per 9/27/16 email from Mary Arcena.

Wilson, City budget change to move from 3A to 3D \$449,601.41. per email dated 10/7/16

DiGruccio, Grantee is adjusting activities and clearing flags with the assistance of TA. Approved. RMD. 2/9/18

DiGruccio, Approval to submit QPR. Ta working to correct data. RMD. 7/31/18



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

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

DiGruccio, Budget updates. Approved. RMD. 12/18/18.

DiGruccio, Budget modifications per TA assistance to submit QPR. Approved. RMD. 1/31/19.

DiGruccio, budget modifications. Approved. RMD. 12/18/19

DiGruccio, updates to: Approved. RMD. 6/24/2020.
 ¿ Updating the proposed green measures for all activities
 ¿ Updated unit counts for some activities
 ¿ Made minor changes to a project name
 ¿ Made minor description edits
 ¿ Carry out budget edits

DiGruccio, Approved. RMD 6/25/2020. follow up from 6/24/2020 submission.

DiGruccio, Budget updates. Approved. RMD. 8/13/2020.

DiGruccio, The edits that were made in NSP2 are:
 1. Activity 3A budget was increased by \$177,296.12, and measures increased to reconcile two projects.
 2. Activity 3H's activity was edited, and the budget had been increased by \$786,739.55 to reconcile the miscategorized project.
 3. All Activities had descriptions edited per TA. Approved. RMD. 9/24/2020.

DiGruccio, Budget edits. Approved. RMD 1/5/2021.

DiGruccio, PI Updates. Approved. RMD. 4/8/2021.

DiGruccio, ¿ NSP2 - closed out all activities except 3A and 3D (processing final invoices). Prep for close out. Approved. RMD. 6/2/2021
 ¿

Action Plan History

Version	Date
B-09-LN-CA-0046 AP#47	06/02/2021
B-09-LN-CA-0046 AP#46	04/08/2021
B-09-LN-CA-0046 AP#45	01/05/2021
B-09-LN-CA-0046 AP#44	09/24/2020
B-09-LN-CA-0046 AP#43	08/13/2020
B-09-LN-CA-0046 AP#42	06/25/2020
B-09-LN-CA-0046 AP#41	06/24/2020
B-09-LN-CA-0046 AP#40	12/18/2019
B-09-LN-CA-0046 AP#39	01/31/2019
B-09-LN-CA-0046 AP#38	12/18/2018
B-09-LN-CA-0046 AP#37	10/16/2018
B-09-LN-CA-0046 AP#36	09/25/2018



B-09-LN-CA-0046 AP#35	07/31/2018
B-09-LN-CA-0046 AP#34	02/09/2018
B-09-LN-CA-0046 AP#33	10/07/2016
B-09-LN-CA-0046 AP#32	09/27/2016
B-09-LN-CA-0046 AP#31	07/12/2016
B-09-LN-CA-0046 AP#30	05/12/2016
B-09-LN-CA-0046 AP#29	11/19/2015
B-09-LN-CA-0046 AP#28	09/21/2015
B-09-LN-CA-0046 AP#27	09/16/2015
B-09-LN-CA-0046 AP#26	09/08/2015
B-09-LN-CA-0046 AP#25	06/26/2015
B-09-LN-CA-0046 AP#24	04/09/2015
B-09-LN-CA-0046 AP#23	03/12/2015
B-09-LN-CA-0046 AP#22	03/02/2015
B-09-LN-CA-0046 AP#21	01/08/2015
B-09-LN-CA-0046 AP#20	10/08/2014
B-09-LN-CA-0046 AP#19	10/08/2014
B-09-LN-CA-0046 AP#18	08/29/2014
B-09-LN-CA-0046 AP#17	07/08/2014
B-09-LN-CA-0046 AP#16	04/10/2014
B-09-LN-CA-0046 AP#15	01/13/2014
B-09-LN-CA-0046 AP#14	10/01/2013
B-09-LN-CA-0046 AP#13	07/08/2013
B-09-LN-CA-0046 AP#12	07/01/2013
B-09-LN-CA-0046 AP#11	04/29/2013
B-09-LN-CA-0046 AP#10	02/19/2013
B-09-LN-CA-0046 AP#9	01/07/2013
B-09-LN-CA-0046 AP#8	11/29/2012
B-09-LN-CA-0046 AP#7	08/28/2012
B-09-LN-CA-0046 AP#6	06/01/2012
B-09-LN-CA-0046 AP#5	03/05/2012
B-09-LN-CA-0046 AP#4	01/11/2012
B-09-LN-CA-0046 AP#3	12/08/2011
B-09-LN-CA-0046 AP#2	09/01/2011
B-09-LN-CA-0046 AP#1	02/14/2011

