

Action Plan

Grantee: Los Angeles Neighborhood Housing Services Inc.

Grant: B-09-CN-CA-0048

LOCCS Authorized Amount:	\$ 59,984,375.00
Grant Award Amount:	\$ 59,984,375.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 62,000,000.00
Total Budget:	\$ 121,984,375.00

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Overall NSP 2 Program: With strong support from local municipalities, local lenders, neighborhood leaders and the foundation community, LA NHS and its consortium partners are inspired to expand their local efforts to make a significant contribution that is measurable in the efforts to stabilize targeted neighborhoods that have been impacted by foreclosures. The most significant foreclosure problems in the areas targeted by the LA NHS NSP2 application are older, lower and middle income neighborhoods where significant foreclosures have taken place due to new buyers accessing unaffordable adjustable rate mortgage products, and existing homeowners borrowing at high and sometimes exorbitant interest rates for refinancing and other purposes. Recognizing the threat foreclosures posed to our neighborhoods in Los Angeles, LA NHS established in April, 2007 an immediate and sustainable solution to apply appropriate strategies for dealing with foreclosures and homeownership preservation: The Los Angeles County NeighborWorks® Center for Foreclosure Solutions, (CFS). The CFS is a coalition of government, local government enforcement agencies, financial institutions, consumer protection attorneys, housing counseling/development agencies, realtors and advocacy groups striving to find solutions to the growing problem of foreclosures.

LA NHS proposes to expand its existing community stabilization efforts along with the coalition formed through the CFS using NSP2 funds to significantly change and measurably improve housing market dynamics as required by the NSP2 regulations. The NSP 2 consortium' current activities include property acquisition and use of leveraged financing programs offered by local municipalities, financial institutions, servicers, the County of Los Angeles, State of California and national intermediaries such as NeighborWorks America and Neighborhood Housing Services of America. LA NHS will initiate work in areas that are not already targeted by local municipalities using NSP 1 who are also working in the cities cited in the proposal, unless those cities desire to use LA NHS direct resources as added leverage to reach additional families in need, the consortium will respond.

LA NHS and its partners will utilize NSP2 funds along with loan capital from local financial institutions and private foundations to finance the acquisition and rehabilitation of vacant and foreclosed homes and residential properties, targeting the creation of 500 new buyers and impacting more than 700 units for affordable housing and homeownership. This effort, coupled with leveraging the subsidy programs offered by the municipalities and grant resources from foundations will help the consortium to achieve significant affordable housing for potential buyers and tenants. There will be additional coordinated components not directly funded with NSP that will include a foreclosure support and relocation program, maintaining a lease to purchase



program, offering a discounted 'buyer incentives package' for new homeowners and neighborhood revitalization and transformation projects in the targeted areas.

The coalition strategies include revitalizing some of the most severely impacted foreclosure neighborhoods to help transform wholeblocks back to walkable streets and creating neighborhoods of choice for hopeful new buyers. The properties will be rehabilitated according to the Green Communities Standard and will utilize upgrades in partnership with environmentally sensitive materials whenever possible. A key strategy will be to purchase properties that are not being targeted by other purchasers given their rehabilitation needs, but also purchasing properties that are contiguous to accessible transportation, community facilities and other public services to facilitate an expedited and first choice resale opportunity. In partnership with local mission-driven realty boards, utility companies, retail stores like Home Depot, Sears and others, LA NHS and its partners will also provide significant incentives to potential purchasers to enhance sales opportunities.

Down Payment Assistance (DAP)

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- \$17,350,000

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- NSP(A) Establish financing mechanisms and NSP(B) – Purchase of foreclosed properties; CDBG -24CFR 570.206; 24 CFR 570.201(a)Acquisition, (b)Disposition, 24 CFR 570.202 Rehabilitation; 24 CFR 570.202 (n)Direct homeownership assistance

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NSP Homebuyer Counseling

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- \$150,000

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- NSP(A) Establish financing mechanisms and NSP(B) – Purchase of foreclosed properties; CDBG -24CFR 570.206; 24 CFR 570.201(a)Acquisition, (b)Disposition, 24 CFR 570.202 Rehabilitation; 24 CFR 570.202 (n)Direct homeownership assistance

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Acquisition/Rehab of Single Family Homes and Residential Properties (BLOC)

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- \$36,625,000

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- NSP(A) – Development of financing mechanisms and NSP(B) – Purchase, rehab, sale of foreclosed properties; CDBG – 24 CFR 570.206; CDBG 24 CFR 570.201(a) Acquisition; (b)Disposition; (i) Relocation, and 24 CFR 570.202 Rehabilitation

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NSP Administration

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- \$6,000,000

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- NSP2 allows 10% of initial allocation, and 10% of program income, to be used for general administration and planning activities CDBG – 24 CFR 570.205 and 24 CFR 570.206



Target Geography:

Target Area:

Area Census Tracts with Combined Index Score 18 - 20

South LA Area Census Tracts: Market Absorption Rate is 4.5

239800, 240010, 240020, 240200, 240300, 240400, 240500, 240600, 241000, 241110, 241120, 241200, 241300, 241400, 242000, 242200, 242300, 242600, 242700, 243100, 238320, 239200, 239310, 239320, 239330, 239500, 239600, 237200, 237200, 237300, 237300, 237400, 239700, 237100, 237400, 237500, 237600, 237710, 237720, 237800, 237900, 238200, 238310, 240700, 240800, 240900

Central LA Area Census Tracts: Market Absorption Rate is 13.0

231300, 231710, 231720, 231800, 232120, 232200, 232600, 232700, 232800, 221820, 232300, 232400, 232500, 234300, 234500, 234600, 234700, 234800, 234900, 235201, 235202, 231500, 231600, 231900, 232110, 234000, 296400, 294120, 294900

East LA & Downtown Area Census Tracts: Market Absorption Rate is 1.5

208000, 208300, 203500, 203600, 530801, 530901, 531101, 531102, 204200, 204300, 204600, 204700, 204910, 204920, 212303

San Fernando Valley Area Census Tracts: Market Absorption Rate is 2.3

133000, 134000, 134303, 134401, 134720, 135203, 131020, 131300, 131400, 131900, 132000, 104401, 104402, 104500, 119100, 119310, 119330, 131600, 131700, 132500, 106402, 106520, 106604, 106605, 117200, 117405, 117406, 117510, 117520, 117530, 109400, 109500, 109602, 109700, 109800, 117100, 128210

Carson, Lynwood & Inglewood Census Tracts: Market Absorption Rate is 2.4

543501, 543604, 543702, 543802, 543904, 544000, 543100, 543303, 543304, 543322, 540101, 540102, 540501, 540502, 541002, 541700, 541801, 541802, 601100, 601302, 601303, 601401, 601211, 600602, 600703, 600801, 600912

Downey, Norwalk & Paramount Census Tracts: Market Absorption Rate is 2.3

550500, 550600, 550700, 550800, 551000, 551202, 551400, 551500, 551900, 550000, 550100, 550200, 550300, 551800, 552000, 552100, 552300, 552601, 552700, 552800, 553000, 542102, 542200, 542501, 543000, 551700, 553501, 553502, 553602, 553701, 553702, 553801, 553802, 553901, 553902

Gardena, Hawthorne & Compton Census Tracts: Market Absorption Rate is 2.3

602600, 603001, 603003, 602104, 602501, 602503, 602700, 541200, 541300, 541603, 541604, 541605, 541606, 542000, 542401, 542402, 542502, 542601, 542602, 542700, 542800, 542900, 543321, 543201, 543202

Marlton, Inglewood Market Street & Crenshaw Gateway 11 Census Tracts: Market Absorption Rate is

2361, 603001, 601001, 218700, 218702, 219300

Program Approach:

NSP2 Strategies:

To preserve affordable housing in the target geography affected by concentrated foreclosures, LA NHS has initiated utilizing its relationships with major financial institutions, servicers, HUD, local asset managers and community residents to start acquiring foreclosed properties in targeted 'hot spots' throughout Los Angeles County. With the support of its consortia partners, LA NHS' NSP2 plan focuses on facilitating property sales of over 500 over the next three years, with an acquisition/rehab target of 550 discounted properties, coupled with using our real estate brokerage company in partnership with local realtors as listing agents for area servicers.

The bulk of the properties negotiated through existing and future contracts will be at 40%--50% discounted value when compared to a year ago (\$200,000 acquisition prices). This allows for maintaining affordability options for potential buyers and provides enough 'equity gap' that a continued market decline will not place buyers in an upside down position. Creating a 'pool' of buyers who understand the importance of 'buying and holding' as the market turns around is critical to success. The consortia's Housing Counseling partners will be a referral source of potential first-time homebuyers. Creating a team of realtors, subsidy resources and lenders who understand investing in these types of buyers is also critical and establishes a solid pipeline of consistent closing opportunities, and ultimately, a more stabilized target geography.

Los Angeles Neighborhood Housing Services (LA NHS) proposes to establish and lead a Consortium under the auspices of the NSP 2 Program that will carry out a broad range of community development activities, including down payment assistance, acquisition/rehab/ resale of single family homes and residential properties, and homebuyer counseling.

LA NHS Through its substantial amendment was approved to expand its existing community stabilization efforts by performing Redevelopment projects in targeted NSP2 area. NSP2 funds will be used to improve the quality of life for the Community and families that we serve. This change is very vital to the success of the NSP2 program. This change improves the housing market dynamics because there will be an increased number of affordable housing units available in these areas.



Consortium Members:

Los Angeles Neighborhood Housing Services (LA NHS) – Lead Agency

LA NHS is a non-profit community based lender and developer, committed to the creation and preservation of wealth through self-sufficiency for families of modest means and revitalizing underserved neighborhoods throughout Los Angeles County. LA NHS works to build stronger communities by creating healthier neighborhoods. A healthy neighborhood does not only have the absence of crime and dilapidation, but is one that promotes and ensures the social, economic and environmental well-being of its residents. Over the last 25 years, LA NHS has developed and rehabilitated more than 11,200 housing and commercial units, educated and counseled over 92,000 homebuyers, created 175 block clubs, employed 200 neighborhood youth, and invested more than \$2.0 billion back into some of Los Angeles' toughest neighborhoods. As a lender to these underserved communities, Los Angeles Neighborhood Housing Services has maintained a loan portfolio with a 3% or less delinquency rate and no foreclosures.

Asian American Drug Abuse Program (AADAP)

The Asian American Drug Abuse Program was founded in 1972. Today, some 37 years later, AADAP remains one of only two programs in the nation with a mission to target and design services for Asian and Pacific Islanders with drug abuse problems. AADAP's activities to further its mission include to facilitate economic development for the purpose of sustaining and expanding services and to increase skills of and employment for local residents and clients. AADAP develops, owns and manages six residential treatment facilities, and provides acquisition/rehab of residential properties through its own construction firm. AADAP also provides extensive property management services.

City of Carson (NSP1 recipient)

The Housing and Neighborhood Development Division is one of four divisions within the Economic Development Work Group of the City of Carson. The Housing Division is responsible for the overall management and oversight of the Community Development Block Grant Program (CDBG), the Redevelopment Agency 20% Low and Moderate Housing Fund, the Mobile Home Space Rent Control Ordinance which includes the Mobile Home Rental Review Board, the Housing and Commercial Rehabilitation Program, the First Time Home Buyer Program, and other various housing activities.

Programmatic compliance to all housing and economic activity is a primary objective of the Housing Division; as such staff provides the necessary administrative support to monitor CDBG, Redevelopment, and Mobile Home activities to ensure amenability to local, state and federal regulation. Staff is also responsible for seeking other funding sources to augment existing and new programs that can aid in the development of new affordable housing and community based services to residents.

City of Compton (NSP1 recipient)

The mission of the City of Compton's Community Redevelopment Agency is to support the City's mission of creating a viable, affluent, self-reliant and safe community by causing the resurgence of Compton's physical, economic, and social development through dynamic growth achieved by commercial, industrial and residents.

The Community Redevelopment Agency serves as the economic development arm of the City for rebuilding and generating economic vitality in the community. The overriding objective of the Agency is to implement the Council's policy of fostering growth by utilizing tax increment revenues, in combination with state and federal resources; providing physical and social infrastructure to stimulate growth; and providing gap financing options to attract private investment for retail and residential development, as well as job development, in the community.

City of Inglewood (NSP1 recipient)

The City of Inglewood is engaged in a wide range of programs and activities designed to ensure decent, safe, & affordable housing for the City's residents, including:

- HOME Rehabilitation program which targets very low to low-income senior citizens who are homeowners; this program provides rehab dollars to an aging housing stock in order to bring the properties up to code and installs solar panels for additional energy savings to seniors;
- Community Housing Development Organizations (CHDO) - \$171,005 HOME funds which are mandatory Set-Aside to increase and expand the supply of affordable housing;
- Affordable Housing – Homeowner Assistance program to provide housing, rehabilitation, homebuyers & foreclosure counseling services for 5-10 very-low, to moderate-income residents with housing related services.

GRID Alternatives

GRID Alternatives was established in 2001 to empower under-resourced communities by providing renewable energy and energy efficiency services, equipment and training. GRID Alternatives works collaboratively with communities, local organizations and municipalities to identify specific needs and to develop renewable energy solutions that are environmentally, socially, and economically sustainable. GRID Alternatives' flagship Solar Affordable Housing Program makes renewable energy available to low-income communities that often lack the capital and other needed resources to implement these technologies. Under this program, GRID Alternatives works with local governments and affordable housing nonprofits to install solar electric systems for both new affordable homes and existing homes of low-income homeowners.

To date GRID Alternatives has installed 230 solar electric systems for low-income families. These systems are reducing each family's electric bills on average by 75%, and will generate over \$3.7 million in clean, renewable energy over the systems' projected life spans. They will also prevent over 11,000 tons of greenhouse gas emissions over the next 30 years, the equivalent of planting over 16,000 trees. GRID Alternatives has also trained over 2,000 community volunteers and job trainees, providing them with opportunities to gain hands-on experience with real-world solar installation projects.

Search to Involve Pilipino Americans (SIPA)

In Historic Filipino town, a densely populated area with a high percentage of residents living below the poverty line, jobs and affordable housing are critical needs in the community. To address these issues, SIPA's Community Development services include affordable family housing projects, small business development programs, and activities related to the continuing facility development of the Temple Gateway Youth & Community Center.



SIPA now offers bilingual (English/Tagalog) foreclosure prevention assistance, consumer credit/mortgage refinancing education, and other key-related financial literacy services. SIPA develops, owns and manages affordable family housing projects for low-income families, averaging production of more than 100 units annually. SIPA also provides acquisition/rehab of residential properties, along with property management services.

Vermont Slouson Economic Development Corporation (VSEDC)

The primary mission of VSEDC is to facilitate community development of the Vermont Slouson area by providing programs structured to revitalize the physical, economic and social life of the community. In order to realize this objective, VSEDC has developed and implemented a comprehensive approach to community economic development that includes business development, technical assistance and training, residential housing, commercial and industrial development. With a history of more than 30 years in the community, VSEDC owns and manages over 180 units of affordable housing, provides acquisition/rehab services to families and extensive construction management services through a community-based network of minority general contractor.

Vermont Village Community Development Corporation (VV-CDC)

Vermont Village Community Development Corporation (VV-CDC) is a community-based organization incorporated in 1995 and headquartered on the grounds of Crenshaw Christian Center in South Los Angeles to carry out the mission of visionary founder Dr. Betty Price. VV-CDC was established to restore, rebuild and repair the community within the Vermont/Manchester corridor in South Los Angeles. Its mission is to expand the opportunities available to residents to obtain adequate affordable rent and safe housing accommodations by rehabilitating existing substandard buildings, constructing new facilities in place of blighted structures or vacant sites, combating deterioration of the community, and contributing to the physical improvement of the community for persons and families of low-income who otherwise would be unable to find or afford a suitable place to live. VV-CDC has developed, owned and manages more than 400 units of affordable housing, provides ongoing acquisition/rehab/resale of properties within its target area and ongoing residential and commercial property management services.

Watts Century Latino Organization (WCLO)*

Founded in 1990, the Watts/Century Latino Organization (WCLO) is a non-profit, community-based organization dedicated to supporting the development of healthy neighborhoods and self-sufficient families. Working with public and private sector agencies, WCLO engages in comprehensive community development projects and programs that promote civic action and engagement, community and economic development, education, community safety, cultural awareness, and equity and unity. WCLO works to improve the quality of life for all Watts area residents and to ensure that the special needs of the growing Latino population are addressed.

Serving as HUD certified housing counselors; WCLO assists low- and moderate-income families and individuals who are looking to purchase their first home. The program provides potential first time homebuyers with a comprehensive education and counseling to become conscientious homebuyers. In addition, WCLO provides assistance to troubled homeowners who may be in jeopardy of losing their homes. WCLO's counselors also serve as intermediaries between mortgage lenders and homeowners by assessing individual cases, and educate and assist homeowners in preparing documents to negotiate a loan modification with their lenders.

WCLO fills a vital role in the community, helping families and individuals to build assets & wealth. For the past 24 months, Watts/Century Latino Organization has provided foreclosure counseling that has assisted over 500 clients. In the past, WCLO submitted and was funded 50 residential rehab home loans to the Community Redevelopment Agency and the Los Angeles Housing Department.

How to Get Additional Information:

For information on the NSP2 program, please contact:
 Paul Samuels
 213-381-2862 Ext. 243
 psamuels@lanhs.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01 - Admin.	Administration	1. LANHS Admin	LANHS Administration
02 - Eligible Use A	Financing Mechanisms (Use A)	2. A. Down Payment Assist - City of Inglewood	LMMI: DPA - City of Inglewood
		2. A. Down Payment Assistance - City of Carson	LMMI: DPA - City of Carson
		2. A. Down Payment Assistance - City of Compton	LMMI: DPA - City of Compton
03 - Eligible Use B	Purchase and Rehabilitation (Use B)	2. A. Down Payment Assistance - LA NHS	LMMI: DPA - LA NHS
		3. A. Purch/Rehab 25% Set Aside - City of Compton	LH25: 25% Set Aside - City of Compton
		3. A. Purchase w Rehab - 25% Set Aside - LA NHS	LH25: 25% Set Aside - LA NHS
		3. A. Purchase w Rehab - 25% Set Aside - AADAP	LH25: 25% Set Aside - AADAP



3. A. Purchase w Rehab - 25%LH25: 25% Set Aside - SIPA
 Set Aside - SIPA
 3. A. Purchase w Rehab - 25%LH25: 25% Set Aside - VSEDC
 Set Aside - VSEDC
 3. A. Purchase w Rehab - 25%LH25: 25% Set Aside - VVCDC
 Set Aside - VVCDC
 3. A. Purchase/Rehab 25% LH25: 25% Set Aside: City of Carson
 Set Aside: City of Carson
 3. B. Purchase Rehab - City of LMMI: Purchase w Rehab 1-4 units: City
 Carson of Carson
 3. B. Purchase Rehab - City of LMMI: Purch/Rehab - City of Compton
 Compton
 3. B. Purchase Rehab - City of LMMI: Purch/Rehab 1-4 units - City of
 Inglewood Inglewood
 3. B. Purchase Rehab - Grid LMMI: Purch/Rehab 1-4 units - Grid
 Alternative Alternative
 3. B. Purchase Rehab - LA LMMI: Purchase Rehab 1-4 units - LANHS
 NHS
 3. B. Purchase w Rehab - LMMI: Purchase w Rehab 1-4 units - ANR
 ANR
 3. B. Purchase w Rehab - LMMI: Purchase w Rehab 1-4 units -
 VSEDC VSEDC
 3. B. Purchase w Rehab - LMMI: Purchase w Rehab 1-4 units -
 VVCDC VVCDC
 B-09-CN-CA-0048 Redevelopment

04 Eligible Use E

Redevelop Demolished or Vacant

9999

Restricted Balance

No activities in this project



Activities

Project # / Title: 01 - Admin. / Administration

Grantee Activity Number: 1. LANHS Admin
Activity Title: LANHS Administration

Activity Type:

Administration

Project Number:

01 - Admin.

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 9,000,000.00

Other Funds: \$ 0.00

Total Funds: \$ 9,000,000.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 9,000,000.00

Location Description:



Los Angeles Neighborhood Housing Services, Inc
 3926 Wilshire Blvd.
 Suite 200
 Los Angeles, CA 90010

Activity Description:

The administrative budget for the NSP2 program includes funds for new LA NHS staff positions (e.g. Program Director, Finance Manager, Construction supervision, Accounting, Grant management, Field monitoring), and contractual services.

Project # / Title: 02 - Eligible Use A / Financing Mechanisms (Use A)

Grantee Activity Number: 2. A. Down Payment Assist - City of Inglewood
Activity Title: LMMI: DPA - City of Inglewood

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

Activity Status:
 Under Way

Project Number:
 02 - Eligible Use A

Project Title:
 Financing Mechanisms (Use A)

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

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

Total Budget: \$ 250,000.00
Other Funds: \$ 0.00
Total Funds: \$ 250,000.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	30			0.00
# of Households	30			0.00
Proposed Accomplishments		Total		
# of Housing Units	30			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Neighborhood Housing Services, Inc.	Non-Profit	\$ 1,500,000.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive Summary

Activity Description:

City of Inglewood will provide "Down Payment Assistance" mortgages to assist eligible low and moderate income homebuyers to acquire NSP2 eligible properties as their principal residences. These mortgages are "gap" financing; the homebuyer will obtain a first mortgage from another lender.



Grantee Activity Number: 2. A. Down Payment Assistance - City of Carson

Activity Title: LMMI: DPA - City of Carson

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02 - Eligible Use A

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
20			0.00
20			0.00

Proposed Accomplishments

of Housing Units

Total

20

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,000,000.00

Location Description:



These target areas are in the County of Los Angeles. For the City of Carson, the following properties were submitted for DPA assistance but subsequently cancelled:

1. 21728 Grace Ave #106, Carson \$50,000
2. 1 Eastridge Lane, Carson \$50,000
3. 200 W. Clarion Dr, Carson \$50,000
4. 12 Quail Row Lane, Carson \$50,000
5. 11 Kingswood Lane, Carson \$50,000

Activity Description:

City of Carson will provide "Down Payment Assistance" mortgages to assist eligible low and moderate income homebuyers to acquire NSP2 eligible properties as their principal residences. These mortgages are "gap" financing; the homebuyer will obtain a first mortgage from another lender.

NEPA ERR were conducted on all five properties listed in the prior section and submitted to HUD for approval. While environmental clearance was approved, the City of Carson cancelled their requests for the DPA's identified in the prior section. To date, there is no activity to report pending executed agreement with the City of Carson.



Grantee Activity Number: 2. A. Down Payment Assistance - City of Compton

Activity Title: LMMI: DPA - City of Compton

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02 - Eligible Use A

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

Proposed Accomplishments

of Housing Units

Total

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,000,000.00

Location Description:



NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive Summary

Activity Description:

City of Compton will provide "Down Payment Assistance" mortgages to assist eligible low and moderate income homebuyers to acquire NSP2 eligible properties as their principal residences. These mortgages are "gap" financing; the homebuyer will obtain a first mortgage from another lender.



Grantee Activity Number: 2. A. Down Payment Assistance - LA NHS
Activity Title: LMMI: DPA - LA NHS

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02 - Eligible Use A

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
150			0.00
150			0.00

Proposed Accomplishments

of Housing Units

Total

150

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 5,100,000.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

LA NHS will provide "Down Payment Assistance" mortgages to assist eligible low and moderate income homebuyers to acquire NSP2 eligible properties as their principal residences. These mortgages are "gap" financing; the homebuyer will obtain a first mortgage from another lender.

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

Grantee Activity Number: 3. A. Purch/Rehab 25% Set Aside - City of Compton

Activity Title: LH25: 25% Set Aside - City of Compton

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,000,000.00

Other Funds: \$ 0.00

Total Funds: \$ 3,000,000.00

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

20

0.00

of Households

20

0.00

Proposed Accomplishments

of Housing Units

Total

20



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 2,000,000.00

Location Description:

Activity Description:



Grantee Activity Number: 3. A. Purchase w Rehab - 25% Set Aside
Activity Title: LH25: 25% Set Asude - LA NHS

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

Projected Start Date:

02/12/2010

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:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

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

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

Total

12

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 2,900,000.00



Location Description:

Activity Description:



Grantee Activity Number: 3. A. Purchase w Rehab - 25% Set Aside - AADAP

Activity Title: LH25: 25% Set Aside - AADAP

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
16			0.00
16			0.00

Proposed Accomplishments

of Housing Units

Total

16

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,840,000.00

Location Description:



Activity Description:

LA NHS in partnership and contract with Asian American Drug Abuse Program, will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

Asian American Drug Abuse Program will rehabilitate these properties and rent them to eligible Low-Income (LH25) families, whose incomes are at or under 50% Area Median Income

In a situation where there are tenants living in these units. Vermont Village Community Development Corporation 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 an affordable housing developer/owner to rehabilitate the property;
- Rehabilitate the property;
- Provide temporary relocation to tenants, if needed, and
- Complete the acquisition of the property through one of the partners listed above.

All properties acquired under this Activity will include units for tenants whose incomes are above and below 50% AMI; therefore, the same property information, rehabilitation and sales process will be undertaken. Units will be deed restricted for occupancy and rent by households with incomes consistent with the NSP income ranges for the Activities under which the property is located.

Grantee Activity Number: 3. A. Purchase w Rehab - 25% Set Aside - SIPA
Activity Title: LH25: 25% Set Aside - SIPA

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
65			0.00
65			0.00

of Households

Proposed Accomplishments

of Housing Units

Total

65

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 5,500,000.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

LA NHS in partnership and contract with Search to Involve Pilipino Americans (SIPA), will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

Search to Involve Pilipino Americans (SIPA) will rehabilitate these properties and rent them to eligible Low-Income (LH25) families, whose incomes are at or under 50% Area Median Income

In a situation where there are tenants living in these units. Vermont Village Community Development Corporation 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 an affordable housing developer/owner to rehabilitate the property;
- Rehabilitate the property;
- Provide temporary relocation to tenants, if needed, and
- Complete the acquisition of the property through one of the partners listed above.

All properties acquired under this Activity will include units for tenants whose incomes are above and below 50% AMI; therefore, the same property information, rehabilitation and sales process will be undertaken. Units will be deed restricted for occupancy and rent by households with incomes consistent with the NSP income ranges for the Activities under which the property is located.

Grantee Activity Number: 3. A. Purchase w Rehab - 25% Set Aside - VSEDC

Activity Title: LH25: 25% Set Aside - VSEDC

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
40			0.00
40			0.00

Proposed Accomplishments

of Housing Units

Total

40

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 3,000,000.00

Location Description:



Activity Description:

LA NHS in partnership and contract with Vermont Slauson Economic Development Corporation, will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

Vermont Slauson Economic Development Corporation will rehabilitate these properties and rent them to eligible Low-Income (LH25) families, whose incomes are at or under 50% Area Median Income

In a situation where there are tenants living in these units. Vermont Slauson Economic Development Corporation 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 an affordable housing developer/owner to rehabilitate the property;
 - Rehabilitate the property;
 - Provide temporary relocation to tenants, if needed, and
 - Complete the acquisition of the property through one of the partners listed above.
- All properties acquired under this Activity will include units for tenants whose incomes are above and below 50% AMI; therefore, the same property information, rehabilitation and sales process will be undertaken. Units will be deed restricted for occupancy and rent by households with incomes consistent with the NSP income ranges for the Activities under which the property is located.

Grantee Activity Number: 3. A. Purchase w Rehab - 25% Set Aside - VV CDC

Activity Title: LH25: 25% Set Aside - VV CDC

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

03 - Eligible Use B

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation (Use B)

Projected End Date:

02/11/2013

Project Draw Block Date 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.

Environmental Assessment:

Total Budget: \$ 4,500,000.00

Other Funds: \$ 0.00

Total Funds: \$ 4,500,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	40			0.00
# of Households	40			0.00

of Households

Proposed Accomplishments

of Housing Units

Total

40

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 4,500,000.00

Location Description:



Activity Description:

LA NHS in partnership and contract with Vermont Village Community Development Corporation, will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

Vermont Village Community Development Corporation will rehabilitate these properties and rent them to eligible Low-Income (LH25) families, whose incomes are at or under 50% Area Median Income

In a situation where there are tenants living in these units. Vermont Village Community Development Corporation 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 an affordable housing developer/owner to rehabilitate the property;
 - Rehabilitate the property;
 - Provide temporary relocation to tenants, if needed, and
 - Complete the acquisition of the property through one of the partners listed above.
- All properties acquired under this Activity will include units for tenants whose incomes are above and below 50% AMI; therefore, the same property information, rehabilitation and sales process will be undertaken. Units will be deed restricted for occupancy and rent by households with incomes consistent with the NSP income ranges for the Activities under which the property is located.

Grantee Activity Number: 3. A. Purchase/Rehab 25% Set Aside: City of Carson
Activity Title: LH25: 25% Set Aside: City of Carson

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
20			0.00
20			0.00

Proposed Accomplishments

of Housing Units

Total
20

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 1,000,000.00

Location Description:



Activity Description:



Grantee Activity Number: 3. B. Purchase Rehab - City of Carson
Activity Title: LMMI: Purchase w Rehab 1-4 units: City of Carson

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Purchase and Rehabilitation (Use B)

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,186,674.40
Other Funds: \$ 0.00
Total Funds: \$ 2,186,674.40

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	30			0.00
# of Households	30			0.00

Proposed Accomplishments	Total
# of Housing Units	30

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Neighborhood Housing Services, Inc.	Non-Profit	\$ 3,000,000.00

Location Description:



NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive Summary

Activity Description:

LA NHS in partnership and contract with City of Carson, will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

The City of Carson will rehabilitate NSP2 eligible properties and re-sell them to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.

As at 02/04/2011, two properties worth \$599,791 has been purchased but none has been sold, thus, a direct benefit breakout is not yet available for this activity



Grantee Activity Number: 3. B. Purchase Rehab - City of Compton
Activity Title: LMMI: Purch/Rehab - City of Compton

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

Project Number:
03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
25			0.00
25			0.00

Proposed Accomplishments

of Housing Units

Total
25

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 10,000,000.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

LA NHS will obtain NSP2 eligible properties in the City of Compton at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.
L NHS and/or Development Partners will rehabilitate NSP2 eligible properties acquired and re-sell them to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.
As at 02/04/2011, two properties worth \$349,087 has been purchased but none has been sold, thus, a direct benefit breakout is not yet available for this activity



Grantee Activity Number: 3. B. Purchase Rehab - City of Inglewood
Activity Title: LMMI: Purch/Rehab 1-4 units - City of Inglewood

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

Project Number:
03 - Eligible Use B

Projected Start Date:
02/11/2010

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:
Under Way

Project Title:
Purchase and Rehabilitation (Use B)

Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

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

Environmental Assessment:

Total Budget: \$ 2,500,000.00
Other Funds: \$ 0.00
Total Funds: \$ 2,500,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	30			0.00
# of Households	30			0.00

Proposed Accomplishments	Total
# of Housing Units	30

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Neighborhood Housing Services, Inc.	Non-Profit	\$ 2,500,000.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive Summary

Activity Description:

LA NHS will obtain NSP2 eligible properties in the City of Inglewood at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

LA NHS and/or Development Partners will rehabilitate NSP2 eligible properties acquired and re-sell them to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.

As at 02/04/2011, no property has been purchased or sold, thus, a direct benefit breakout report is not yet available for this activity



Grantee Activity Number: 3. B. Purchase Rehab - Grid Alternative
Activity Title: LMMI: Purch/Rehab 1-4 units - Grid Alternative

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
90			0.00
90			0.00

Proposed Accomplishments

of Housing Units

Total
90

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 1,200,000.00

Location Description:



NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive Summary

Activity Description:

GRID Alternatives (GRID) will perform Construction management and Solar systems installation services for up to 90 units of NSP2 eligible properties acquire by LA NHS.



Grantee Activity Number: 3. B. Purchase Rehab - LA NHS
Activity Title: LMMI: Purchase Rehab 1-4 units - LANHS

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
400			0.00
400			0.00

Proposed Accomplishments

of Housing Units

Total
400

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 17,855,640.00

Location Description:
 NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

LA NHS will obtain NSP2 eligible properties at a discount through the National Community Stabilization Trust (NCST), other REO lenders, Freddie Mac and Fannie Mae and FHA.

LA NHS will rehabilitate NSP2 eligible properties acquired and re-sell them to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.

As at 02/28/2011, sixteen (16) properties worth \$3,642,697 has been purchased but none has been sold, thus, a direct benefit breakout is not yet available for this activity



Grantee Activity Number: 3. B. Purchase w Rehab - ANR
Activity Title: LMMI: Purchase w Rehab 1-4 units - ANR

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
225			0.00
225			0.00

Proposed Accomplishments

of Housing Units

Total
225

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 750,000.00

Location Description:
 NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

ANR Industries will rehabilitate NSP2 eligible properties acquired by LA NHS for re-sell to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.



Grantee Activity Number: 3. B. Purchase w Rehab - VSEDC
Activity Title: LMMI: Purchase w Rehab 1-4 units - VSEDC

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

Project Number:
 03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
225			0.00
225			0.00

Proposed Accomplishments

of Housing Units

Total
225

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Los Angeles Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 562,500.00

Location Description:

NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

Vermont Slauson Economic Development Corporation will rehabilitate NSP2 eligible properties acquired by LA NHS for re-sell to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.



Grantee Activity Number: 3. B. Purchase w Rehab -VVCDC
Activity Title: LMMI: Purchase w Rehab 1-4 units - VV CDC

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

Project Number:
03 - Eligible Use B

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

Environmental Assessment:

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
105			0.00
105			0.00

Proposed Accomplishments

of Housing Units

Total
105

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Los Angeles Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
Los Angeles Neighborhood Housing Services, Inc.

Organization Type	Proposed Budget
Non-Profit	\$ 262,500.00

Location Description:
NSP2 Target Areas in the County of Los Angeles as outlined by census tracts in the Target Area tab of the Executive



Summary

Activity Description:

Vermont Village Community Development Corporation will rehabilitate NSP2 eligible properties acquired by LA NHS for re-sell to eligible Low, Moderate, and Middle Income (LMMI) homebuyers.

Project # / Title: 04 Eligible Use E / Redevelop Demolished or Vacant Properties

Grantee Activity Number: B-09-CN-CA-0048
Activity Title: Redevelopment

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
04 Eligible Use E

Projected Start Date:
01/15/2015

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
Redevelop Demolished or Vacant Properties

Projected End Date:
01/10/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 12,000,000.00
Other Funds: \$ 0.00
Total Funds: \$ 12,000,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	105	105		100.00
# Owner Households	182	162	20	100.00
# of Households	287	267	20	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	182
# of Multifamily Units	105



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Los Angeles Neighborhood Housing Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Los Angeles Neighborhood Housing Services	Non-Profit	\$ 12,000,000.00

Location Description:

The location of the project will be at 87th street in Los Angeles, Alondra Villas, Parmelee and Sylmar.

Activity Description:

Redevelopment

Action Plan Comments:

- Reviewer - In the matrix you need to put your partners names. I gave Danta an example on Friday. 4/23/10. Call me for additional help. RMD. 4/27/10.
- Reviewer - Consortium Action Plan that meets LH25 requirement, Administration 10%, and Approved Activities. RMD. 4/29/10.
- Reviewer - Note correction of intiials. RMD. 1/25/11.
- Reviewer - Grantee was requested to update direct benefit. However, as at 02/28/2011, sixteen (16) properties worth \$3,642,697 has been purchased but none has been sold, thus, a direct benefit breakout is not yet available for this activity. Approved. RMD. 2/28/11.
- Reviewer - Narritive from original submittal needs to be readded to reflect original Action Plan. RMD. 7/13/11.
- Reviewer - Narritive from original submittal has been added. RMD. 7/21/11.
- Reviewer - Funding moved according to amendment submitted in August for review and approval by HQ. Action Plan Approved. MEA 9/22/11
- Reviewer - Narrative modified by grantee to be consistent with QPR. Approved mea 10/12/11
- Reviewer - Minor budget reallocation: \$3 million reallocated from 3. B. Purchase Rehab - LA NHS to activities 3. B. Purchase Rehab - City of Inglewood and 3. B. Purchase Rehab - City of Compton. Public notice



published in newspaper for 10-day comment period (12/24/11-1/2/12). No public comments received. Approved MEA 01/04/12

- Reviewer - Grantee added wrong census tract no. to target geography. Rejected. EOO. 4/11/12.
- Reviewer - Addition of census tract 2123.03 to facilitate the development of a multi-family acq/rehab project per substantial amendment submitted February 2012 and approved by HQ. Approved. EOO. 4/11/12.
- Reviewer - Minor budget increase to accommodate program income receipts. Approved. EOO. 5/15/12.
- Reviewer - Minor budget adjustment to accommodate program income receipts. Approved. EOO. 1/10/13.
- Reviewer - Technical amendment moving \$10 million from Project 02- Financing Mechanisms to Project 03- Purchase Rehab. No change in eligible uses. Approved. EOO. 1/29/13.
- Reviewer - Technical amendment to allocate \$5,000,000 in Program Income to Activity 3. B. Purchase Rehab - City of Compton. Approved. CVC. 04.16.2014
- Reviewer - The only changes made in the Action Plan are the reporting and allocating of program income into Eligible Use B for the City of Compton and for LANHS. It appears that program income is generating a system approval requirement. Approved RMD. 4/25/14.
- Reviewer - Technical amendment to increase the amount in Eligible Use B - City of Carson by \$380,000, bringing the total amount of funds allocated to Carson to be \$2,186,674.40. This allows the grantee to acquire and rehab the property at 400 West 223rd Street, #212, Carson 90745. Approved. CVC. 06.02.2014
- Reviewer - Technical amendment shifting \$5,000,000 to Activity 3A 25% Set Aside - City of Compton from Activity 3B Purchase Rehab - City of Compton. Approved. CVC. 07.09.2014
- Reviewer - Technical amendment to increase the program income budget from \$26 million to \$45 million dollars, and increase the budget for Project 3 from \$70 million to \$85 million. Approved. CVC. 12.15.2014
- Reviewer - Technical Amendment included the following changes:
Program income budget increase by \$5,000,000
Programming of increase in PI budget and of \$5M in PI not previously programmed:
The following categories were increased:

Administrative	\$3,000,000
DPA City of Compton	\$1,000,000
DPA City of Los Angeles (LANHS)	\$2,000,000
25% Set Aside LANHS	\$2,000,000
Purchase Rehab. LANHS	\$2,000,000
Total	\$10,000,000
- Reviewer - Grantee increased 25% set aside budget by \$500,000. M.Kovalsky
- Reviewer - The grantee added the following language under strategies:
LA NHS proposes to expand its existing community stabilization efforts by preforming Redevelopment in Los Angeles and the city of Compton. NSP2 funds will be used to improve the quality of life for the Community and families that we serve. This change is very vital to the success of the NSP2 program. This change improves the housing market dynamics because there will be an increase number of affordable housing available in these areas.
- Reviewer - Based on communication with CPD rep, these changes are approved.
- Reviewer - 3/14/17 approval of change of completion date.

Action Plan History

Version

Date



B-09-CN-CA-0048 AP#1	03/14/2017
B-09-CN-CA-0048 AP#2	02/15/2017
B-09-CN-CA-0048 AP#3	01/20/2017
B-09-CN-CA-0048 AP#4	10/13/2016
B-09-CN-CA-0048 AP#5	09/18/2015
B-09-CN-CA-0048 AP#6	05/28/2015
B-09-CN-CA-0048 AP#7	12/15/2014
B-09-CN-CA-0048 AP#8	07/09/2014
B-09-CN-CA-0048 AP#9	06/02/2014
B-09-CN-CA-0048 AP#10	04/25/2014
B-09-CN-CA-0048 AP#11	04/16/2014
B-09-CN-CA-0048 AP#12	01/29/2013
B-09-CN-CA-0048 AP#13	01/10/2013
B-09-CN-CA-0048 AP#14	05/15/2012
B-09-CN-CA-0048 AP#15	04/11/2012
B-09-CN-CA-0048 AP#16	01/04/2012
B-09-CN-CA-0048 AP#17	10/12/2011
B-09-CN-CA-0048 AP#18	04/30/2010

