

Action Plan

Grantee: Long Beach, CA

Grant: B-11-MN-06-0511

| | |
|---------------------------------|-----------------------|
| LOCCS Authorized Amount: | \$ 1,567,935.00 |
| Grant Award Amount: | \$ 1,567,935.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL Funds: | \$ 1,693,370.00 |
| Total Budget: | \$ 3,261,305.00 |

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional \$1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. The City of Long Beach will distribute its \$1,567,935 in NSP3 funds to the areas of greatest need, based on HUD-assigned NSP3 scores (ranging from 1-20). The City will use these funds to reduce the effects of foreclosures in our City by addressing areas with a high number of foreclosures, a high percentage of homes financed with subprime mortgages and an increased risk of future foreclosures.

The selected sites have need scores above 17 and include those with the greatest percentage of home foreclosures, the highest percentage of homes financed by sub prime mortgage loans, and those areas that have been identified by the City as likely to face a significant rise in the rate of home foreclosures. Accordingly, the City will meet the requirements set forth in Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act.

ACQUISITION/REHABILITATION

The City will ensure that 100% of NSP3 funds will be used to benefit individuals and households with incomes below 120% of area median income. In addition, at least 25% of NSP3 funds will be used to benefit individuals and households with incomes below 50% of the area median income. Most of the activities eligible under NSP3 represent a subset of the eligible activities under 42 U.S.C. 5305(a). Certain CDBG-eligible activities correlate to specific NSP-eligible uses and vice versa. The City will undertake the following NSP3 activities to purchase and rehabilitate properties that have been abandoned or foreclosed and to administer NSP3. The City will expend NSP3 funds to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell such homes and properties. The resale price will not exceed the aggregate of the acquisition, rehabilitation and delivery costs. The City anticipates that a minimum of 25% of the funding (\$391,984) allocated to this activity will be used to assist households earning less than 50% area median income.

RESALE

Following the successful rehabilitation of a foreclosed property, the City will use NSP3 funds to create financing mechanisms in the form of second mortgage assistance in order to assist first-time homebuyers. The NSP3 Second Mortgage Assistance program will mainly be used to provide an "affordability gap" soft second mortgage to buyer-occupants of foreclosed homes. The prospective buyer will be required to qualify for and obtain a first trust deed (first mortgage) from a private lending institution. The interest rate for the first mortgage should be in line with prevailing rates.

The disposition of rehabilitated abandoned/foreclosed residential properties may generate program income.

PROGRAM INCOME

As a result of the resale activity, program income may be generated as a result of the proceeds for the first trust deed. It is estimated that the first trust deeds will produce program income between 40-50% of the total NSP3 expenditures for a particular activity. The City will reuse this program income for additional acquisition and rehabilitations until required expenditure



deadlines are reached.

How Fund Use Addresses Market Conditions:

The City's target area for the NSP3 program was developed by reviewing the neediest census tracts, those with need scores above 18 (on a scale of 1-20), where it was believed that mitigation efforts could best be used to generate a measurable impact within the target area. By overlapping those areas of greatest need in NSP3 with NSP1 areas that had Abandonment Risk Scores between 9 and 10 (on a scale of 1-10) and NSP2 areas with NSP2 need scores averaging 18 and above (on a scale of 1-20), the City was able to refine the target area to be one where funds can be put to best use. The target area consists of four areas scattered throughout the City of Long Beach. Each area drawn using HUD's NSP3 mapping tool was assigned a unique Neighborhood Identification number by the program. Those neighborhoods have been combined to create the selected target area. The City believes that removing foreclosures from the rolls and increasing home ownership opportunities within the target areas will increase the stability of the neighborhoods by reducing nuisances caused by vacancies and by building upon successes of NSP1 and NSP2 to create a generation of committed residents within the City.

Ensuring Continued Affordability:

To ensure the continued affordability of projects funded by NSP3, affordability covenants will be recorded against the property, thereby restricting the properties for rental or purchase by low-and moderate-income households. For rental projects, the restriction period could range from 5 to 20 years depending on the amount of the NSP3 investment. For-sale properties, affordability will be required for a period of 30 years. Additionally, the City will annually monitor these properties to ensure compliance with the occupancy requirements.

Definition of Blighted Structure:

The California Health and Safety Code Section 33031 describes physical conditions that cause blight related to structures as:

33031(a)

(1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

33031(b)

(3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

(7) A high crime rate that constitutes a serious threat to public safety and welfare.

The Long Beach Municipal Code references blighted structures to buildings or conditions, which will impair or destroy the quality of life, to the detriment of the city, through the deterioration of property and business values for adjacent properties. Long Beach Municipal Code references to the source, condition, prevention, elimination or spread of "Blight" appear in Sections 18.21.010, 18.21.020, and 18.20.030 for the monitoring of vacant buildings; Section 8.56 for the abatement of graffiti on buildings; Section 10.46.010 for the abatement of abandoned and wrecked vehicles; Section 21.10.020 for the protection and preservation of the city's cultural heritage; and Section 21.27.050 as a reason for the abandonment or revocation of a property's non-conforming rights.

In addition, the overall spirit of all the regulatory codes used in Code Enforcement are designed and written so as to provide standards, which in their application and enforcement will eliminate blighted structures and conditions in whatever capacity it may appear.

Definition of Affordable Rents:

The generally accepted affordability standard or "Affordable Rent" is rent that does not exceed 30% of the household's income. The CDBG program does not mandate the exact rent to be applied to NSP3 properties. Jurisdictions are, however, allowed to determine the rent standard to be applied and may adopt rent limits similar to those used for the HOME Program. Whichever standard is approved, the rents must be truly affordable to low- and moderate-income households.

Section 50053 of the California Health and Safety Code, defines "affordable rents" as rents that do not exceed a certain percentage of the area median income, by income category, adjusted for family size appropriate for the unit.

HOME Affordable Rents:

Maximum HOME rent for a low-income household renting a 3-bedroom unit in the Long Beach area is \$1,365 per month. For a very low-income household the maximum HOME rent is \$1,076 per month. Note that since HOME funds can not be used for moderate-income households, HOME does not publish an affordable rent standard for this income category.

Comparing the California State affordable rents and HOME rents indicates that the California rents would provide a more affordable rent. However, the HOME rents, although still considered affordable, would provide a higher rent to the property owner, which may be needed to make the project work financially.



Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards currently in use by the City of Long Beach for all Federal and State housing rehabilitation programs, and application to all NSP3-assisted activities will include:

- Current Uniform Housing Code, which provides complete requirements affecting conservation and rehabilitation of housing and which are compatible with the Uniform Building Code.
- The 2007 Edition of California Building Code, which incorporates the California Electrical Code, California Plumbing Code, and California Mechanical Code.
- City of Long Beach Municipal Code Title 18, Sections 18.24 through 18.40, which describe Electrical, Plumbing and Mechanical Codes and includes Prohibited Uses and Maintenance, which in some instances are more stringent than those of the California Building Code.
- City of Long Green Lite Building Policy, which utilizes elements of the LEED Green Building Rating System when replacing building components within the scope of project rehabilitation. This policy primarily consists of replacing damaged or deteriorated components or mechanical systems in connection with project rehabilitation with FSC wood products, Energy Star appliances, low-energy lighting, low-voc paint, low-e windows, recyclable carpet, drought-tolerant planting and irrigation, and construction waste management.
- Mitigation of lead-based paint hazards in all residential property built prior to 1978.

Vicinity Hiring:

The City of Long Beach will publish a Request for Qualification (RFQ) in order to solicit construction companies for rehabilitation projects to address health, safety and code standards for homes acquired with NSP3 funds. The expenditure for rehabilitation will be funded directly through NSP3 funds, so the RFQ will be sent to known local firms and will ask respondents to identify whether they will be able to offer vicinity hiring for local residents of the target area.

Procedures for Preferences for Affordable Rental Dev.:

Recent housing inventory data shows that the percent of renter-occupied units in Long Beach (49.3%) exceeds the national average of 33%. Therefore, renters are relatively well-served in the community and NSP3 efforts will be focused on providing ownership opportunities to eligible beneficiaries. However, the local housing market remains out of reach for people who earn less than 50% AMI. Therefore, the City will search for foreclosed multi-unit housing that can be used to serve this target population.

Grantee Contact Information:

City of Long Beach
 Alem S. Hagos, HUD Grants Officer
 100 West Broadway, Suite 550
 Long Beach, California 90802
 Telephone: (562) 570-7403
 Email: alem.hagos@longbeach.gov

Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|-------------|------------------------------------|----------------------------------------------|-----------------------------------|
| 9999 | Restricted Balance | <i>No activities in this project</i> | |
| Activity B | Administration | CDNSNSP3-10NSA | NSP3 Administration |
| Project - 1 | Acquisition and Rehabilitation for | CDNSNSP3-10NSL | Acquisition/Rehab - 25% Set-Aside |
| | | CDNSNSP3-10NSM- DVNSNSP3 - 1044 Maine Ave | 1044 Maine Ave |
| | | CDNSNSP3-10NSS | Acquisition/Rehab - LMMI |
| | | CDNSP3-10NSS-DVNSNSP3 | 271 E Cummings Lane |
| | | CDNSP3-10NSS-DVNSNSP3 | 272 E Forhan St |
| | | CDNSP3-10NSS-DVNSNSP3 | 272 E Forhan St |
| | | CDNSP3-10NSS-DVNSNSP3 | 272 E Forhan St |
| | | CDNSP3-10NSS-DVNSNSP3 | 518 E. Burnett |
| | | CDNSP3-10NSS-DVNSNSP3 | 518 E. Burnett |
| | | CDNSP3-10NSS-DVNSNSP3 | 6833 Cerritos Ave |
| | | CDNSP3-10NSS-DVNSNSP3 | 6833 Cerritos Ave |



Activities

Project # / Title: Activity B / Administration

Grantee Activity Number: CDNSNSP3-10NSA
Activity Title: NSP3 Administration

Activity Type:

Administration

Project Number:

Activity B

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 326,130.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 326,130.50

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 156,793.50

Location Description:



N/A

Activity Description:

The City will expend up to 10% of its NSP3 funds on program administration associated with eligible activities as defined in 24 CFR 570.206.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Project - 1 / Acquisition and Rehabilitation for Resale

Grantee Activity Number: CDNSNSP3-10NSL
Activity Title: Acquisition/Rehab - 25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

03/01/2011

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:

Cancelled

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 2 | 2 | | 100.00 |
| # of Households | 2 | 2 | | 100.00 |

of Households



Proposed Accomplishments

Total

of Singlefamily Units

2

of Housing Units

2

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Long Beach

Local Government

\$ 0.00

Location Description:

These activities will occur in the area identified as the Area of Greatest Need and is comprised of 4 neighborhoods identified using the NSP3 mapping tool. Neighborhood #4283538 is located in the northwest corner of the City. Featuring 5484 housing units with a combined need score of 19.14, this area has been refined to focus on three census tracts that had very high abandonment risk scores during NSP1 planning. With 35.62% of housing units with high-cost mortgages and 281 foreclosure starts in the past year, this area needs further intervention to support gains made in the NSP1 and NSP2 programs. The second area of focus, neighborhood #3895996, is located on the west side of Long Beach. It has an NSP3 need score of 19, based on 35.9% of units with a high cost mortgage and 30 Real-Estate Owned housing units. This area continues to appear as a needy area in foreclosure analysis, but significant gains have not yet been seen through NSP1 and NSP2. It is the hope that by including this neighborhood in the target area for NSP3, the City can promote stabilization in this neighborhood. The third area slated for inclusion in the target area is HUD neighborhood #9119720. Located in central Long Beach, this area has an NSP3 need score of 18.17 and an NSP1 Abandonment Risk Score of nine. With 105 Real-Estate Owned units and 29.05% of homes financed with a high-cost mortgage, this area continues to be in need of financial intervention. The efforts of NSP1 resulted in the significant removal of foreclosed homes in this area; however, the more homeowner-driven NSP2 program has not shown as much impact in this neighborhood. This area is therefore included in NSP3 in an attempt to further bridge the gains seen in NSP1 for central Long Beach. The fourth neighborhood included in NSP3 is HUD Neighborhood #1235382. Located in central Long Beach to the west of Cherry Avenue, this is area is similar to the previous in that it requires additional intervention to support impact achieved through NSP1. With an NSP3 need score of 18.29 and 30% of housing units financed by high-cost mortgages, it is believed that a focused investment now can help reverse declining influences caused by the high foreclosure rate.

Activity Description:

This activity to ensure the City meets the 25% set-aside requirement. It is for the acquisition, rehabilitation of a multi-family unit to provide rental housing to very low-income beneficiaries (under 50% Area Median Income). The City will expend NSP3 funds to purchase and/or rehabilitate residential properties that have been abandoned or foreclosed upon, in order to rent such homes and properties to homebuyers at or under 50% Area Median Income (AMI).

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number: CDNSNSP3-10NSM-DVNSNSP3 - 1044 Maine Ave

Activity Title: 1044 Maine Ave

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

12/01/2013

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:

Acquisition and Rehabilitation for Resale

Projected End Date:

12/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 450,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

11 11 100.00

of Households

11 11 100.00

Proposed Accomplishments

of Singlefamily Units

Total

11

of Housing Units

11

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 450,000.00



Location Description:

1044 Maine is a 12 unit substandard building in the historic Willmore Drake Park area of Long Beach. Census Tract # 5758.01 located in zipcode 90813-2873 in the Central Long Beach Redevelopment area. It is located in an eligible NSP3 area.

Activity Description:

This activity is specifically for households earning less than 50% AMI. Under this activity the City will undertake rehabilitation and rental activity.

The property at 1044 Maine was originally a 12-unit property that had blighted the surrounding neighborhood in its depressed state. The property has been rehabilitated into 11-units and will be used as affordable housing for seniors earning less than 50% AMI.

This activity has been completed. The City has conveyed the property to a management company which will adhere to the NSP3 guidelines related to rental activities. Rents cannot exceed 30% of the tenants' income and must remain at this affordable rate for a minimum of 20 years.

The City remains the sole owner of the building and does not intend to relinquish the property any time in the foreseeable future.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: CDNSNSP3-10NSS
Activity Title: Acquisition/Rehab - LMMI

Activity Type:

Acquisition - general

Project Number:

Project - 1

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Planned

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 5 | 1 | 4 | 100.00 |
| # of Households | 5 | 1 | 4 | 100.00 |

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

5

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:



These activities will occur in the area identified as the Area of Greatest Need and is comprised of 4 neighborhoods identified using the NSP3 mapping tool. Neighborhood #4283538 is located in the northwest corner of the City. Featuring 5484 housing units with a combined need score of 19.14, this area has been refined to focus on three census tracts that had very high abandonment risk scores during NSP1 planning. With 35.62% of housing units with high-cost mortgages and 281 foreclosure starts in the past year, this area needs further intervention to support gains made in the NSP1 and NSP2 programs.

The second area of focus, neighborhood #3895996, is located on the west side of Long Beach. It has an NSP3 need score of 19, based on 35.9% of units with a high cost mortgage and 30 Real-Estate Owned housing units. This area continues to appear as a needy area in foreclosure analysis, but significant gains have not yet been seen through NSP1 and NSP2. It is the hope that by including this neighborhood in the target area for NSP3, the City can promote stabilization in this neighborhood.

The third area slated for inclusion in the target area is HUD neighborhood #9119720. Located in central Long Beach, this area has an NSP3 need score of 18.17 and an NSP1 Abandonment Risk Score of nine. With 105 Real-Estate Owned units and 29.05% of homes financed with a high-cost mortgage, this area continues to be in need of financial intervention. The efforts of NSP1 resulted in the significant removal of foreclosed homes in this area; however, the more homeowner-driven NSP2 program has not shown as much impact in this neighborhood. This area is therefore included in NSP3 in an attempt to further bridge the gains seen in NSP1 for central Long Beach.

The fourth neighborhood included in NSP3 is HUD Neighborhood #1235382. Located in central Long Beach to the west of Cherry Avenue, this area is similar to the previous in that it requires additional intervention to support impact achieved through NSP1. With an NSP3 need score of 18.29 and 30% of housing units financed by high-cost mortgages, it is believed that a focused investment now can help reverse declining influences caused by the high foreclosure rate.

Activity Description:

This activity is for the acquisition, rehabilitation and resale to first-time homebuyers. The tenure of the beneficiary is home ownership.

The City will expend NSP3 funds to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell such homes and properties to homebuyers at 51-120% Area Median Income (AMI). The resale price will not exceed the aggregate of the acquisition, rehabilitation and delivery costs.

Following the successful rehabilitation of a foreclosed property, the City will use NSP3 funds to create financing mechanisms in the form of second mortgage assistance in order to assist first-time homebuyers. The NSP3 Second Mortgage Assistance program will mainly be used to provide an "affordability gap" soft second mortgage to buyer-occupants of foreclosed homes. The prospective buyer will be required to qualify for and obtain a first trust deed (first mortgage) from a private lending institution. The interest rate for the first mortgage should be in line with prevailing rates.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: CDNSP3-10NSS-DVNSNSP3 - 271 E Cumminngs Lane
Activity Title: 271 E Cummings Lane

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

01/04/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

01/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 357,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 357,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

| | | | |
|---|--|--|------|
| 1 | | | 0.00 |
|---|--|--|------|

of Households

| | | | |
|---|--|--|------|
| 1 | | | 0.00 |
|---|--|--|------|

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 357,000.00



Location Description:

The property at 271 E Cummings Ln is located in census tract 570401, block 2011, which is in the NSP3 grant area.

Activity Description:

The property located at 271 E Cummings Ln was purchased on December 28, 2012 for the purchase price of \$207,900. Once the property is rehabilitated an income-eligible buyer will also be eligible to use NSP3 funding for Second Mortgage Assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: CDNSP3-10NSS-DVNSNSP3 - 272 E Forhan St
Activity Title: 272 E Forhan St

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

02/28/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 409,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 409,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------------|--------------|------------|------------|-----------------|
| # Owner Households | 1 | | 1 | 100.00 |
| # of Households | 1 | | 1 | 100.00 |

Proposed Accomplishments

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

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---------------------------------|--------------------------|------------------------|
| City of Long Beach | Local Government | \$ 409,500.00 |



Location Description:

The property at 272 E Forhan St is located in census tract 570402, block group 1017, which is in the NSP3 grant area.

Activity Description:

The property at 272 E Forhan St was purchased on February 26, 2013 for the purchase price of \$272,000. The property will now be rehabilitated and sold to an income-eligible owner.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: CDNSP3-10NSS-DVNSNSP3 - 518 E. Burnett
Activity Title: 518 E. Burnett

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

12/19/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation for Resale

Projected End Date:

03/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 390,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 390,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 1 | | 1 | 100.00 |
| # of Households | 1 | | 1 | 100.00 |

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 390,000.00



Location Description:

The property at 518 E Burnett St is located in census tract 573201, block 2011, which is in the NSP3 grant area.

Activity Description:

The property located at 518 E Burnett St Ln was purchased on November 26, 2012 for the purchase price of \$232,650. The property will now be rehabilitated and sold to an income-eligible owner.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: CDNSP3-10NSS-DVNSNSP3 - 6833 Cerritos Ave

Activity Title: 6833 Cerritos Ave

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Project - 1

Projected Start Date:

02/01/2013

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:

Acquisition and Rehabilitation for Resale

Projected End Date:

02/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 520,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 520,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

| | | | |
|---|--|---|--------|
| 1 | | 1 | 100.00 |
|---|--|---|--------|

of Households

| | | | |
|---|--|---|--------|
| 1 | | 1 | 100.00 |
|---|--|---|--------|

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Long Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Long Beach

Organization Type

Local Government

Proposed Budget

\$ 520,000.00



Location Description:

The property at 6833 Cerritos Ave is located in census track 570202, which is in the NSP3 grant area.

Activity Description:

The property located at 6833 Cerritos Ave was purchased on January 29, 2013 for the purchase price of \$254,430. The property will now be rehabilitated and sold to an income-eligible owner.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Accepted and Approved 4/7/11 hjb

- Reviewer - The city reports: Changes were made to incorporate the Program Income estimate for the life of the program and to modify address in the contact portion of the narrative. Reviewed and Approved. hjb 1/27/12

- Reviewer - Grantee ammended plan to add two activities for properties purchased. Approved. CVC 01/30/13.

- Reviewer - Grantee ammended Action Plan to add two new activities and made necessary budgetary adjustments. Approved. CVC 04/29/13.

- Reviewer - Minor amendment to include new activity and budgetary adjustments, including estimated future Program Income. Approved. CVC. 01.30.2014

- Reviewer - Minor amendment for budget adjustments. Approved. CVC. 04.30.2014

- Reviewer - Minor amendment to update narrative and activity budgets. Approved. CVC. 10.30.2014

- Reviewer - Budget updates. Approved. RMD. 7/27/17

- Reviewer - Budget updates. Approved. RMD. 10/30/18

- Reviewer - Updating budgets for close out. Approved. RMD. 4/10/19.

Action Plan History

| Version | Date |
|----------------------|-------------|
| B-11-MN-06-0511 AP#1 | 04/07/2011 |
| B-11-MN-06-0511 AP#2 | 01/27/2012 |



| | |
|-----------------------|------------|
| B-11-MN-06-0511 AP#3 | 01/30/2013 |
| B-11-MN-06-0511 AP#4 | 04/29/2013 |
| B-11-MN-06-0511 AP#5 | 01/30/2014 |
| B-11-MN-06-0511 AP#6 | 04/30/2014 |
| B-11-MN-06-0511 AP#7 | 10/30/2014 |
| B-11-MN-06-0511 AP#8 | 07/27/2017 |
| B-11-MN-06-0511 AP#9 | 10/30/2018 |
| B-11-MN-06-0511 AP#10 | 04/10/2019 |

