

**Grantee: Alameda County, CA**

**Grant: B-08-UN-06-0001**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-06-0001

**Obligation Date:****Grantee Name:**

Alameda County, CA

**Award Date:****Grant Amount:**

\$2,126,927.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:****Recovery Needs:**

On May 13, 2008, the Alameda County Board of Supervisors approved the Countys FY 2008/09 Annual Action Plan of the Five Year (2006 -2010) Consolidated Plan for Community Development Block Grant (CDBG) funds. On July 30, 2008, President Bush signed into law the 2008 Housing and Economic Recovery Act (HERA). HERA included a special allocation of CDBG funds, known as Neighborhood Stabilization Program (NSP) funds. NSP provides targeted emergency assistance to state and local governments to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of abandonment and blight within our communities. Alameda County, as the Urban County lead agency, has been allocated \$2,126,927.00 in NSP funds.

HERA requires that these funds are targeted to the areas with the greatest need as determined by the percentage of sub prime or high cost mortgages, rate of foreclosures, and risk of further decline through foreclosures and abandonment. The County has 18 months to fully obligate these funds, and four years to expend all funds. Any program revenue can be reallocated to NSP eligible uses through 2014.

The purpose of this substantial amendment to the Annual Action Plan is to set forth the target areas and programs for the Alameda County Urban County NSP activities.

HERA required the U.S. Department of Housing and Urban Development (HUD) to allocate funds and implement NSP very quickly. Consistent with HERA, HUD is requiring local jurisdictions receiving NSP funds to also respond quickly. Due to the highly constrained time frame in which HUD and local jurisdictions are working, elements of NSP are still being evaluated and clarified while plans and programs are being drafted. Therefore, this amendment contains some flexibility to allow the County to make modifications in program design during the next 18 months without requiring additional substantial amendments.

**A. DEFINITIONS AND DESCRIPTIONS**

In the context of the Neighborhood Stabilization Program, the following definitions will apply:

**(1) Affordable Housing Cost for Owner-Occupied Housing**

- a. For low income households (51 - 80% of area median income), affordable housing cost shall not exceed the product of 30 percent of 70 percent of the area median income adjusted for Household size appropriate for the unit.
- b. For moderate income households (81-100% of area median income), whose gross incomes exceed the maximum income for low income households and do not exceed middle income households, the product of 30 percent of 90 percent of the area median income adjusted for Household size appropriate for the unit.
- c. For middle income households (up to 120% of area median income), affordable housing cost shall not exceed the product of 30 percent times 110 percent of the area median income adjusted for Household size appropriate for the

unit.

(2) Affordable Rents

- a. For very low income households (50% or below area median income), the product of 30 percent times 50 percent of the area median income adjusted for assumed household size appropriate for the unit.
- b. For low income households (51 - 80% of area median income), the product of 30 percent times 70 percent of the area median income adjusted for assumed household size appropriate for the unit
- c. For moderate income households (80-100% of area median income) whose gross incomes exceed the maximum income for low income households, the product of 30 percent times 90 per median income adjusted for assumed household size appropriate for the unit.
- c. For middle income households (up to 120% of area median income), the product of 30 percent times 110 percent of the area median income adjusted for assumed household size appropriate for the unit.

(3) Assumed Household Size

Unit size	Household Size
Studio	1
1 bedroom	2
2 bedroom	3
3 bedroom	4
4 bedroom	5

(3) Area Median Income shall mean the median gross yearly income, adjusted for Actual Household Size as specified herein, in the County of Alameda, California, as published from time to time by HUD. In the event that such income determinations are no longer published, or are not updated for a period of at least eighteen (18) months, the County shall provide the Borrower with other income determinations which are reasonably similar with respect to methods of calculation to those previously published by HUD

(4) Blighted Structure shall mean buildings or conditions causing blight as defined in California Health and Safety Code Section 33031(a)(1) and (2)

(5) Continued Affordability for Owner Occupied Housing shall meet or exceed the HOME Investment Partnerships Act (HOME) minimum requirements [24 CFR 92.254 (a)(4) and (5)] and shall mean one or more of the following:

- a. Deed Restricted Programs: Buyers of homes assisted with NSP funds in a deed restricted program shall enter into a resale agreement that shall restrict the future sales price to keep the home affordable to future buyers. The resale restriction will also require future purchasers to be low, moderate, or middle income, occupy the home as their primary residence, and enter into a new resale restriction.
- b. Shared Appreciation Loans: Buyers of homes assisted with NSP funds in a shared appreciation program shall execute a promissory note and deed of trust which will secure the loan principal plus a share of the appreciation. Any loan repayments made during the first five years of the NSP program will be used to subsidize additional purchasers of foreclosed homes.
- c. The County will ensure continued affordability by for NSP assisted housing by requiring documentation of income-eligibility upon sale or initial occupancy of each NSP assisted unit.

(6) Continued Affordability for Rental Occupied Housing shall meet or exceed the HOME Investment Partnership Act (HOME) minimum requirements [24 CFR 92.254 (a)(4) and (5)] and if additional HCD sources are used that leverage the NSP funds, shall likely last a minimum of 55 years. All rental housing projects will be restricted by Regulatory Agreements and Deed of Trust securing the Countys investment in the property.

Minimum Affordability Periods

Rehabilitation or acquisition of existing housing per unit amount of NSP funds

HOME Standard

Under \$15,000 5

\$15,000-\$40,000 10

Over \$40,000 or rehabilitation involving refinancing 15

New construction or acquisition of newly constructed housing 20

(7) Estimated Foreclosure and Abandonment Risk Score (EFAR Score) HUD developed a risk score using factors that include decline in home values, unemployment rates, rate of high cost loans (i.e. interest rates 3 percentage points above the Treasury rate), foreclosure start rates, and vacant property rates (using U.S. Postal Service reports

of homes that are vacant for over 90 days).

(8) Foreclosed. A property has been foreclosed upon at the point that, under state or local law, a foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

(9) High Priority Areas are the cities and communities that have an EFAR Score of seven or eight in the Urban County as discussed in Section B (Greatest Need) below.

(10) Housing Costs for Owner-Occupied Housing shall mean all of the following costs associated with a particular housing unit:

- a. principal and interest on mortgage loans, and any loan insurance fees associated with the loan;
- b. property taxes and assessments;
- c. fire and casualty insurance;
- d. property maintenance and repairs;
- e. reasonable allowance for utilities not including telephone or cable; and
- f. homeowners association fees, if any.

(11) Low Income shall mean households whose annual adjusted income does not exceed 50 percent of the area median income.

(12) Low Priority Areas are the cities and communities that have an EFAR Score of four or lower as discussed in Section B (Greatest Need) below.

(13) Medium Priority Areas are the cities and communities that have an EFAR Score of five or six as discussed in Section B (Greatest Need) below.

(14) Middle Income shall mean households whose annual adjusted income does not exceed 120 percent of the area median income.

(15) Moderate Income shall mean households whose annual adjusted income does not exceed 80 percent of the area median income.

(16) Rehabilitation Standards shall mean the applicable residential standards in the California Building Code as amended by the California Building Standards Commission.

## B. AREAS OF GREATEST NEED

The Urban County is made up of the Cities of Albany, Emeryville, Piedmont, Newark, Dublin and the unincorporated portions of the County. To identify the areas of greatest need, County HCD staff evaluated data from Data-quick, Realty-trac, the Multiple Listing Service, and public records. The results between data sources were not entirely consistent, but did show clear patterns.

All data sources pointed to a pattern of foreclosure problems in Newark, Unincorporated Alameda County and Emeryville, but each data source showed the different jurisdictions with different needs. For instance, in 2007 and the first half of 2008, Emeryville clearly had the most foreclosures per 100 homes in its jurisdiction, even though Newark and the County clearly had a larger number of actual foreclosures. If the Multiple Listing Service data was reviewed, the Unincorporated County had the highest number of Real Estate Owned (REO) units listed and the highest number per 100 homes. Newark came in second, and then Dublin came in third, with Emeryville in fourth place. In all the data sources, the cities of Piedmont and Albany had fewer problems.

In addition, HCD staff attended meetings of the Bay East Association of Realtors and collected anecdotal information on foreclosures and REO properties. One of the most significant points is that properties in good neighborhoods, where banks were realistic about pricing, were selling quickly. Only properties in the most difficult neighborhoods, or properties owned by Banks which were not dropping their price according to market demands, were sitting on the market for longer than 6 days.

HUD provided a Eviction Foreclosure and Abandonment Risk Score (EFARS) to assist jurisdictions in determining the areas of greatest need. HUD provided scores from one to ten with one being the lowest risk and ten being the highest risk.

Due to the inconsistency of the data results reviewed, HCD decided to use the HUD EFARS for each jurisdiction in the Urban County to determine the highest need. The levels of risk in the Urban County ranged from one to eight. EFAR scores of seven and eight represent High Priority Areas. EFAR scores of five and six represent Medium Priority Areas. EFAR scores of four or less represent Low Priority Areas.

The Areas of Greatest Need are the census tracts within the Alameda County Urban County Jurisdiction which are High Priority, as defined by the Foreclosure and Abandonment Risk Score of seven or higher. In Unincorporated Alameda County the following census tracts qualify: 433700, 433800, 436200, 433900, 434000, 435500, 435600, 436300, 436401, 435700, and 435800. In the City of Newark census tract 444400 is the only qualifying census tract.

### C. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantees NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures

The County has analyzed the three HERA required criteria for the distribution of NSP funds. These include those areas with 1) the greatest percentage of home foreclosures, 2) the highest percentage of homes financed by a sub prime mortgage related loan, and 3) identified as likely to face a significant rise in the rate of home foreclosures. The EFAR Scores for the Urban County ranged from 1 through 8. County staff attributed a relative impact value of high, medium, or low to each census tract for each criterion. Based on this analysis, the following communities have the greatest need and are the High Priority Areas: The unincorporated neighborhoods of Ashland, Cherryland, Fairview, Foothill Knowles, Fairmont, El Portal Ridge, and San Lorenzo and certain neighborhoods in the city of Newark. The cities and communities of Castro Valley, Newark and Emeryville are also suffering from foreclosures and are the Medium Priority Areas. The remaining cities and communities in the Urban County are Low Priority Areas for this program.

All programs listed in Section G will be available in the High Priority Areas only. If in the future, HUD publishes additional EFAR scores, the County will re-analyze each census tract in the Urban County, and will then update those areas that qualify under the High Priority Area to correspond with the same criteria listed above. In no case shall NSP funding be used in areas that are not High Priority.

#### Use of Funds:

The eligible uses of the NSP funds are:

- A. Establish financing mechanisms for the purchase and rehabilitation of properties that have been abandoned or foreclosed,
- B. Purchase and rehabilitate properties that have been abandoned or foreclosed upon
- C. Establish land banks for homes that have been foreclosed upon,
- D. Demolish blighted structures,
- E. Redevelop demolished and vacant properties

In Section G of the Supplemental Amendment to the 2008-09 Action Plan, Alameda County outlines each of the programs and activities contemplated under this program.

### D. LOW INCOME TARGETING

As required, Alameda County HCD will set aside 25% of the grant - \$531,740, for households whose incomes do not exceed 50% of Area Median Income. It is expected that this amount will be used for rental housing. It is estimated that this amount will assist in the creation of between 1 and 2 units of rental housing.

### E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., <math>\leq 80\%</math> of area median income).

To date, there are no regulated or restricted rental housing units in the Urban County jurisdiction which are in foreclosure. Alameda County will not demolish or convert any low income units as a direct result of NSP assisted

activities. The City of Emeryville has had restricted for sale units in foreclosure. The City has successfully implemented a Foreclosure Prevention Strategy Program to help households avert foreclosure if they have received notices of default. However, this year, one of the households in the First Time Homebuyer program defaulted and lost their home. To our knowledge, this is the only restricted unit foreclosed upon in the Urban County.

NSP funds will be used primarily to finance the acquisition and rehabilitation of foreclosed properties. Some funds may be used to provide down payment assistance or silent second loans to eligible households for the direct purchase of foreclosed homes.

The goal will be to work with vacant units. However, if identified properties have tenants or previous owners living in the units, all applicable Relocation laws and regulations will be followed.

Demolition and conversion of blighted structures is not a priority for Urban County NSP funds. However, during program implementation, the County may become aware of structures that should be demolished. If that is the case, the County will make every effort to work with a local nonprofit developer to build new housing units affordable to Low, Moderate or Middle income households.

Additional information on all programs is included in Section G below.

## F. PUBLIC COMMENT

The Neighborhood Stabilization Program regulations required a public participation process. This process included providing the public notice of the new program, posting of the draft plan on the agencies website, and taking public comments for not less than 15 days.

Before the County drafted the Substantial Amendment and program activities, County staff held a meeting of the Urban County Technical Advisory Committee (TAC), made up of staff of each of the participating jurisdictions in the Urban County, to discuss the Neighborhood Stabilization Program requirements and the programs to be funded under the new funding source. The TAC voted to create a Revolving Loan Fund for use in the areas of greatest need, and to set aside the minimum of 25% of the funding for very low income households. After the posting of the Substantial Amendment, all TAC member comments submitted to HCD were incorporated into the Final Substantial Amendment submitted to HUD.

The draft Substantial Amendment was posted on the HCD website at [www.acgov.org/cda/hcd](http://www.acgov.org/cda/hcd) on November 1, 2008. An email link was provided for the public to send comments specifically on the NSP program to HCD staff at [ns@acgov.org](mailto:ns@acgov.org). In addition, on November 1, 2008 the Public Notice was published in the Oakland Tribune, The Fremont Argus, the Hayward Review and the Tri Valley Herald, newspapers of general circulation in Alameda County. Copies of these public notices are attached as Exhibit B to this Substantial Amendment.

The Public was invited to view the substantial amendment on the website and submit comments to HCD staff. Public comments received are summarized below:

We received a number of emails from members of the public thanking us for implementing a program that would help first time home buyers.

We received an email from a member of the public requesting that the units purchased be made available to the most at risk households, specifically those with terminal illnesses (like cancer) who need care and affordable housing.

We received an email from Housing Consortium of the East Bay advocating that funds be used to assist the developmentally disabled, and that if that occurred, the funds could be well leveraged with State funding aimed at that target population.

We received an email from the Alameda County Behavioral Health Care Department advocating that the funds be used to end homelessness in Alameda County, and especially target the goals of the EveryOne Home plan.

In addition to the Public Notice and Website, HCD Staff made presentation to some of the Alameda County CDBG entitlement jurisdictions and housing providers on the NSP program and the intended activities of the Urban County NSP program. Their comments are listed here:

Skepticism that the program will work, given the amount of money available (won't make a dent in the foreclosure problem).

Challenging program to run, given the requirement to purchase properties at below market rate (10% to 15% discount from appraised value).

Concern that the de-escalating market will make a purchase of a below market rate unit over market, by the time the unit comes up for resale.

Concern that public entities could not purchase property below Fair Market Value due to California Eminent Domain Laws.

Concern that the below market rate requirement will continue to deflate property values.

Concern that the short time frame to obligate NSP funds will limit the ability to identify and leverage additional funds to carry out the NSP programs. This would limit the total number of homes and households that could benefit from this program.

The Substantial Amendment was taken to the Board of Supervisors on November 18, 2008 where the public could make comments. The Board adopted the Substantial Amendment, with the condition that any comments received at the board meeting be included in the final submission to HUD. No member of the public made comments at the Board meeting.

#### G. NSP INFORMATION BY ACTIVITY

##### (1) Revolving Fund for Purchase and Rehabilitation

(a) Activity Type: NSP eligible use: Establish funding mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. This program may have a self help component.

CDBG eligible activity: Acquisition, Demolition, Disposition, Relocation, Direct Homeownership Assistance including down payment assistance and silent second mortgages, eligible rehabilitation and preservation activities for homes and other residential properties, and housing counseling for those seeking to take part in the activity.

(b) National Objective: Low-Moderate-Middle-Income (LMMI) housing.

(c) Projected Start Date: January, 2009

(d) Projected End Date: On-going

(e) Responsible Organization: Alameda County Housing and Community Development Department is the responsible organization. The County anticipates it will identify development partners through a request for qualifications or request for proposals process in early 2009.

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(f) Location Description: High Priority Areas

(g) Activity Description:

It is anticipated that purchasers under this program will be of moderate and middle income. This activity is not expected to meet the low income housing requirement.

The first priority is for the homes to be sold to LMMI households. If purchase-ready buyers cannot be identified, the homes will be made available as rental housing.

The homes will be sold for an amount equal to or less than the total amount of funds used to acquire and rehabilitate the home. Homebuyers will be required to sign a 20-year resale restriction or a shared appreciation promissory note. If local Redevelopment Agency funds are used to supplement NSP funds, the buyer will be required to enter into a 45-year resale restriction.

In the High Priority Areas, resale restrictions may be a deterrent to buyers who would rather purchase a home without restrictions. Therefore, shared appreciation loans may be a more practical approach. Attachment E has

additional information on resale restrictions and shared appreciation loans.

This activity will target properties that can be purchased and rehabilitated in a cost effective manner, leveraging the funds as well as possible. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will evaluate whether the NSP exception discount of 10 percent can be justified. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

Interest Rates associated with this program will range from 1%-4% depending on project feasibility.

This activity is not intended to meet the low income housing requirement.

(h) Total Budget: \$1,382,502.55

The project budgets will be modified as additional funds are identified. This budget includes only NSP funds.

(i) Performance Measures: Initially 3-4 homes will be purchased and rehabilitated. Additional homes will be purchased and rehabilitated if additional funding can be identified and if the first 4-5 units are sold quickly so that the sales revenue can be used to purchase and rehabilitate additional homes.

## (2) Low Income Rental

(a) Activity Type: NSP eligible use: Establish funding mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

CDBG eligible activity: Acquisition, Disposition, Relocation, Eligible rehabilitation and preservation activities for homes and other residential properties.

(b) National Objective: Low-Moerate-iddle-ncome LMMI) ousing

(j) Proected Start Date: July, 2009

(d) Projected End Date: On-going

(e) Responsible Organization: Alameda County Housing and Community Development Department is the responsible organization. The County anticipates it will identify development partners through a request for qualifications or request for proposals process in early 2009.

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(f) Location Description: High Priority Areas

(g) Activity Description:

This activity is for the purchase and rehabilitation of residential properties suitable for long-term rentals. This activity will meet the low income housing requirement.

Residential units in this program may include single-family homes from Activity 1 that did not sell to homebuyers. This activity may also include small multi-family rental developments such as duplexes or possibly larger multi family buildings if other sources of funds are leveraged. It is expected that these units will be acquired and managed by local nonprofit housing agencies.

Rental units will be required to remain affordable to low income-households for a minimum of 20 years. If local Redevelopment Agency funds are used to supplement NSP funds, the owner may be required to enter into a 55

year rent restriction agreement.

All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will evaluate whether the NSP exception discount of 10 percent can be justified. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

(h) Total Budget: \$ 531,731.75

This budget may be modified if additional resources are located.

(i) Performance Measures: It is expected that 1-2 units will be created with this activity.

### (3) NSP Program Planning and Administration

(a) Activity Type: NSP eligible use and CDBG eligible activity: An amount of up to 10 percent of an NSP grant provided to a jurisdiction and up to 10 percent of program income earned may be used for general administration and planning activities as defined at 24 CFR 570.205 and 206.

Activity delivery costs, as defined in 24 CFR 570.206, may be charged to the particular activity performed above and will not count as general administration and planning costs.

Pre-award Costs: A grantee may incur pre-award costs necessary to develop the NSP Application and undertake other administrative and planning actions necessary to receive the NSP grant, in compliance with 24 CFR 570.200(h).

(b) National Objective: N/A.

(c) Projected Start Date: September 30, 2008

(d) Projected End Date: On-going

(e) Responsible Organization: General NSP planning and administration will be carried out by the Alameda County Alameda County Housing and Community Development Department.

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(f) Location Description: Medium and High Priority Areas

(g) Activity Description:

Planning and administrative work will include all tasks associated with the development and publication of the NSP Substantial Amendment. Activity development and related legal documents will also be covered by the planning and administration budget. Staff will make every effort to limit planning and administrative costs so that additional funds can be used for program implementation.

(h) Total Budget: \$ 212,692.70

(i) Performance Measures: N/A

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,126,927.00
Total CDBG Program Funds Budgeted	N/A	\$2,126,927.00

<b>Program Funds Drawdown</b>	\$73,456.55	\$73,456.55
<b>Obligated CDBG DR Funds</b>	\$212,692.70	\$212,692.70
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$0.00
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$319,039.05	\$0.00
<b>Limit on Admin/Planning</b>	\$212,692.70	\$0.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

During the last 90 day quarter, Alameda County HCD drew \$73,456 to cover its administrative costs associated with the period 10/1/08 through 6/30/09. Those activities included completing the substantial amendment, getting the Substantial Amendment approved by its authorizing body, drafting program requirements, drafting and issuing a Request for Proposal, selecting a developer (Hallmark Community Solutions), negotiating the contract with the selected developer, and taking the contract to the Alameda County Board of Supervisors for approval.

The contract with Hallmark Community Solutions was approved by the Board of Supervisors on July 22, 2009. Since the approval, Hallmark was able to use the approved and executed contract to apply for a \$2,000,000 construction loan with Clearinghouse CDFI. That loan request went to CDFI loan committee in late September, and is expected to be approved with a few modifications by the end of October. Leveraging the NSP funds will allow Hallmark to work on more homes at any given time, and meet our expected goals of completing 6-8 units per phase for each of the four expected phases.

In addition, Hallmark has taken the lead in organizing a purchasing group made up of NSP Contractors from multiple East Bay Area NSP Grantees. Hallmark will act as the single purchasing entity to access the National Neighborhood Stabilization Trust (Trust) properties. Contra Costa County, the City of Richmond and Oakland are all participating. In addition, State NSP Grantees, including the City of Livermore, Hayward, Pittsburg and Antioch are also working with Hallmark to access the Trusts properties.

Finally, Alameda County and Hallmark are also working on a Regional Marketing Strategy for all the members of the purchasing group. This marketing strategy will include a shared website where properties can be listed and information about homeownership trainings can be obtained by potential home purchasers. This strategy is still in the planning phases, but should be complete by the time of the next report.

Once Hallmark has closed its loan with Clearinghouse CDFI, properties will begin to be purchased. We expect to use up to 80% of the project amount of the grant by April 2010. If you have any additional questions regarding this report or Alameda County NSP activities, please contact Michelle Starratt at 510-670-5207 or at [michelle.starratt@acgov.org](mailto:michelle.starratt@acgov.org).

## Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administrative Costs	\$0.00	\$73,456.55	\$212,692.70	\$73,456.55
120-Homeownership, 120-Homeownership	\$0.00	\$0.00	\$1,382,502.55	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
VLI-25% Rental, VLI-25% Rental	\$0.00	\$0.00	\$531,731.75	\$0.00

## Activities

**Grantee Activity Number:** 100

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

100

**Projected Start Date:**

09/29/2008

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administrative Costs

**Projected End Date:**

03/01/2013

**Responsible Organization:**

Alameda County Housing and Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$212,692.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$212,692.70
<b>Program Funds Drawdown</b>	\$73,456.55	\$73,456.55
<b>Obligated CDBG DR Funds</b>	\$212,692.70	\$212,692.70
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Grant administration includes maintaining a relationship with HUD, entering into grant agreements, taking grant agreements to the Board of Supervisors, maintaining financial records, drafting and issuing Request For Proposals, selecting organizations to carryout the activities, gaining Board of Supervisor approval for these activities, and updating and maintaing the DRGR financial system.

**Location Description:**

Administration activities are carried out at HCD's office, at 224 W. Winton Ave, Room 108, Hayward CA 4544

**Activity Progress Narrative:**

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

