

Grantee: Fresno County. CA

Grant: B-08-UN-06-0003

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-06-0003

Obligation Date:**Grantee Name:**

Fresno County, CA

Award Date:**Grant Amount:**

\$7,037,465.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

INTRODUCTION The County of Fresno's fiscal year 2008-09 Action Plan was adopted by its Board of Supervisors on April 22, 2008. The Plan identified the County's planned activities for the year using its federal entitlement grant awards from the Community Development Block Group (CDBG), Home Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) programs. The recently enacted federal Neighborhood Stabilization Program (NSP) under the Housing and Economic Recovery Act of 2008 (HERA) requires the County to substantially amend its Action Plan to accommodate an NSP award of \$7,037,465 to the County for emergency assistance for the redevelopment of abandoned and foreclosed homes. The County of Fresno will use its NSP funding to acquire abandoned foreclosed homes, rehabilitate the homes, and resell the properties to NSP income-eligible families. NSP funded-activities will be focused in those neighborhoods and communities that demonstrate the greatest need as defined by HUD's priority criteria for areas of greatest need. Identified below is the County's NSP geographic areas of greatest need and methodology used to determine these areas within the County's jurisdiction.

Recovery Needs:

A. AREAS OF GREATEST NEED

Provide summary needs data identifying the geographic areas of greatest need in the grantees jurisdiction.

Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program;

Response:

The County of Fresno's jurisdictional boundary includes all of Fresno County's unincorporated areas and eight partner cities that participate in the County's Urban County CDBG Entitlement Program. In order to determine the areas of greatest need within the County's jurisdiction, the County followed HUD's priority directive that NSP funds be in areas with 1) the greatest percentage of home foreclosures; 2) areas with the greatest likelihood to face a significant rise in the rate of home foreclosures (the percentage of notices of default were used for this analysis); and 3) the highest percentage of homes financed by subprime mortgages.

Data Analysis HUD's foreclosure and abandonment data was used as a starting point. HUD's data was then updated with current local data specific to Fresno County. For identifying areas with greatest number of subprime mortgages, the County relied on HUD's subprime data. The analysis included the eight partner cities of Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger, and Selma, and all of the County's unincorporated communities.

The collected data was scored and ranked using the same weighted risk factors established by HUD: number of foreclosures/70 percent, number of notices of defaults/15 percent, and percentage of subprime mortgages/15 percent. The County plans on targeting those cities and communities having a combined risk factor of 1.71 percent

or higher.

Tables A, B and C list the result of the analyses of the eight (8) cities and thirty four (34) communities in the County's jurisdiction. The County will focus its NSP resources in the cities and communities in Table A, ranked 1 through 15. The County will concentrate its efforts for NSP funds to acquire, rehabilitate and resell foreclosed and/or abandoned homes in these specific targeted areas.

Table A
City & Communities of Greatest Need

County of Fresno				
Rank	City/	# of Housing	# of	% of
Order	Community	Units	Foreclosures	Foreclosures
1	Calwa	472	10	1.483%
2	Sanger	7,076	247	2.443%
3	Mendota	2,279	18	0.553%
4	Del Rey	257	6	1.634%
5	Mayfair	2,852	60	1.473%
6	Easterby	1,496	32	1.497%
7	Malaga	227	5	1.542%
8	Riverdale	773	9	0.815%
9	Selma	6,820	81	0.831%
10	Kerman	3,915	49	0.876%
11	Easton	648	6	0.648%
12	Coalinga	4,238	47	0.776%
13	Tarpey	1,350	22	1.141%
14	Fowler	1,751	7	0.280%
15	Reedley	7,229	32	0.310%

Table A, cont.
City & Communities of Greatest Need

County of Fresno					
Rank	City/	# of Notice	% of Notice	% of Subprime	Combi-
Order	Community	of Default	of Default	Mortgages	ned %
1	Calwa	3	0.10%	8.20%	3.26%
2	Sanger	181	0.38%	5.79%	2.87%
3	Mendota	18	0.12%	7.62%	2.76%
4	Del Rey	0	0.00%	5.84%	2.49%
5	Mayfair	21	0.11%	5.89%	2.49%
6	Easterby	14	0.14%	5.80%	2.48%
7	Malaga	0	0.00%	5.61%	2.38%
8	Riverdale	6	0.12%	6.08%	2.34%
9	Selma	74	0.16%	5.92%	2.30%
10	Kerman	47	0.18%	5.82%	2.29%
11	Easton	1	0.02%	5.75%	2.14%
12	Coalinga	53	0.19%	5.33%	2.10%
13	Tarpey	8	0.09%	4.73%	1.99%
14	Fowler	11	0.09%	4.81%	1.73%
15	Reedley	45	0.09%	4.78%	1.73%

Some cities/communities that show fewer foreclosures yet are ranked higher on Table A are because the number of foreclosed homes relative to the number of total housing units in those cities/communities is greater.

Table B
Other Impacted Cities & Communities

County of Fresno				
Rank	City/	# of Housing	# of	% of
Order	Community	Units	Foreclosures	Foreclosures

16	Sunnyside	2,176	21	0.676%
17	Squaw Valley	1,160	19	1.147%
18	Biola	241	2	0.581%
19	Auberry	791	16	1.416%
20	Kingsburg	4,036	32	0.555%
21	Fig Garden	6,506	51	0.549%
22	Friant	236	2	0.593%
23	Shaver Lake	1,845	6	0.228%
24	Other Non-	1,074	3	0.196%

Significant Communities*

*Communities of Caruthers, Lanare, Laton

Table B, cont.

Other Impacted Cities & Communities

County of Fresno

Rank	City/Order	# of Community	% of Notice of Default	% of Notice of Default	% of Subprime Mortgages	Combi- ned %
16	Sunnyside	7	0.05%	4.39%	1.70%	
17	Squaw Valley	8	0.10%	3.81%	1.69%	
18	Biola	3	0.19%	4.02%	1.60%	
19	Auberry	9	0.17%	2.67%	1.42%	
20	Kingsburg	28	0.10%	3.33%	1.33%	
21	Fig Garden	26	0.06%	3.04%	1.22%	
22	Friant	3	0.19%	2.53%	1.11%	
23	Shaver Lake	1	0.01%	2.51%	0.92%	
24	Other Non-	5	0.07%	5.88%	2.05%	

Significant Communities*

*Communities of Caruthers, Lanare, Laton

Table C

Communities With

Non Significant Foreclosures*

Big Creek	Clingan's Junction	Laton	Prather
Bowles	Dunlap	Miramonte	Raisin City
Burrough Valley	Five Points	Monmouth	Tollhouse
Caruthers	Helm Pine Flat	Tranquillity	
Centerville	Lanare	Pinehurst	

* Communities with one or fewer foreclosures

While List A is the primary focus of NSP funded-activities, the County will continue to monitor and analyze new housing data as it becomes available for these and other areas and cities in the County's jurisdiction identified in Table B and Table C. In the event there is a significant shift in need, the County will re-evaluate its focus and resources to ensure it continues to meet the NSP priorities.

B. 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 abm otgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantees narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

As required by the new HERA program, the County will direct its NSP funds to those areas within the County's jurisdiction that meet HUD's criteria of greatest needthe areas demonstrate:

- 1) the greatest percentage of home foreclosures;

- 2) areas likely to face a significant rise in the rate of home foreclosures as demonstrated by number of default notices as identified by the local government; and
- 3) the highest percentage of homes financed by subprime mortgages.

DISTRIBUTION: As shown in Table A (Cities & Communities of Greatest Need), the County will focus its use and distribution of NSP funds primarily in the cities and communities ranked from 1 through 15 out of the 42 areas analyzed by the County. In the event, due to housing market fluctuations, the areas of greatest need change, the County will re-evaluate and make adjustments to continue to distribute NSP funds in those areas meeting NSP priorities.

Current data for Fresno County was utilized in identifying these targeted areas for NSP funds. In the first eight months of 2008, cities and communities listed in Table A had 80.6 percent of all foreclosed properties in the Countys NSP geographic area. In order to meet NSP requirements, it is the Countys intent to first target those cities/communities that demonstrate the greatest need and also demonstrate willing sellers and buyers. While it is anticipated that we will concentrate efforts in order of ranking on Table A, due to time constraints of the program, it may also be necessary at times to shift the order within Table A as opportunities arise or between tables as the market dictates as areas of greatest need change.

USES: The County of Fresno NSP allocation is \$7,037,465. The County plans to use NSP funds to purchase and rehabilitate abandoned and foreclosed single-family homes. The homes will then be made available to NSP income-eligible buyers for purchase as their principal place of residence. The County is also committed to using 25 percent of its NSP allocation to assist persons at or below 50 percent of the area median income in the County with the purchase of a home.

In addition to using NSP funds for the acquisition-rehabilitation of foreclosed properties, the County intends to use NSP funds to provide mortgage assistance to help write down the homebuyers principal mortgage. For those families that require further assistance to ensure mortgage payment are affordable and also meet HOME income requirements, the County may also layer NSP mortgage assistance funds with a County HOME-funded loan through the Countys Housing Assistance Program (HAP) to ensure affordability for the buyer. The Countys HAP loan is a zero interest deferred mortgage assistance loan for persons at or below 80 percent of area median income for Fresno County.

The Countys proposed NSP homebuyer program will define affordability as a mortgage payment that shall not exceed 43 percent (back end ratio) of household income. The affordable mortgage payment shall include Principal, Interest, Taxes and Insurance (PITI), and all re-occurring debt. This component will be especially useful in meeting NSP requirements tat25 prcent of the NSP grant be used to assist families at and below the 50 percent of area median income.

Our efforts will focus on purchasing homes in the identified areas of greatest need and reselling them as quickly as possible. The County will use at least 25 percent of NSP funds for the acquisition-rehabilitation, mortgage assistance and sale of homes for purchase by families who earn 50 percent or less of area median income. The remaining funds (less program administration) will be for the same types of housing activity (acquisition-rehabilitation, mortgage assistance, and sale) but for families with incomes at or below 120 percent AMI.

It is proposed NSP funds will be used to implement the programs as follows:

Acquisition, rehabilitation, and disposition of foreclosed properties	\$5,133,719
Mortgage Assistance	\$1,200,000
Program Administration	\$703,746

A minimum of 25 percent (\$1,759,366) of the total grant funds of 7,037,465 will be used for the acquisition-rehabilitation and mortgage assistance to assist families that are at or below 50 percent of area median income with the purchase of an NSP home for their principal place of residence. The exact amount of funds distributed for each activity is an estimate as the price of the homes and the amount of mortgage assistance will vary based on the real estate market which fluctuates greatly. As program income is received from the resale of the NSP homes, the funds will be used to continue the NSP activities in the identified target areas.

C. DEFINITIONS AND DESCRIPTIONS

- (1) Definition of blighted structure in context of state or local law.

Response:

A blighted structure will be defined as a unit considered to be in a state detrimental to public health and safety the unit is in a state of decay or decline as it relates to the building shell or its components, such as a roof system, foundation or any part of the building system which makes it unsafe to occupy. It may also include a unit that rehabilitation costs exceed the cost to demolish and build new.

Under NSP, the County of Fresno does not plan on demolishing any blighted commercial or public structure, but it may demolish and reconstruct a residential unit which is considered a blighted structure.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.

Response:

The County of Fresno does not plan on conducting any rental housing activities with the NSP funds. Should it become necessary to consider rental activities to serve households in need of rental units, the County would amend the Action Plan to add that activity. However, if rental activities were to be implemented, HUDs High HOME Program rents would be used as the standard for NSP rental units. The rents are updated annually by HUD. Table D below list the affordable rents for 2008 that would be utilized if the County were to implement a housing rental activity with NSP funds.

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom
\$591	\$635	\$764	\$875
4 Bedroom	5 Bedroom	6 Bedroom	
\$956	\$1037	\$1117	

Source: U.S. Department of HUD 02/2008

(3) Describe how the grantee will ensure continued affordability for NP assisted housing.

Response:

The County will use HUDs Home Investment Partnerships (HOME) Program affordability requirements as described at 92.254(a)(4) Periods of Affordability. The amount of NSP subsidy will determine the number of years that the house must remain affordable to NSP income-eligible families. The County will require deed restrictions on the property that incorporate resale restrictions during the period of affordability to ensure continued affordability. The County will follow HOMEs Resale regulations as described at 92.254 (a)(5)(i).

Table E below shows the HOME affordability requirements that will be followed with NSP. The affordability period is based on the amount of NSP subsidy per unit provided.

Amount of Subsidy	Affordability Period
\$15,000 or Less	5 Years
\$15,000 - \$40,000	10 Years
\$40,000 or More	15 Years

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The activities of the Neighborhood Revitalization Program as it applies to rehabilitation of existing houses will adhere to the Countys existing Affordable Housing Programs rehabilitation standards that are used for its CDBG and HOME-assisted housing rehabilitation activities. The standards, which are attached as Exhibit A include the following requirements:

All work shall be done in accordance with the current California codes.
Work shall adhere to the County of Fresno Title 15 ordinance codes.
County of Fresno Affordable Housing Programs Rehabilitation of Existing Dwellings General Specifications.

All the above meet or exceed current Housing Quality Standards.

D. LOW- INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$1,759,366.

Note: At least 25 percent of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

Initial Distribution of NSP funds:

For the initial \$7,037,465, the County of Fresno plans to use a minimum of 25 percent (\$1,759,366) of its funds to assist families whose incomes do not exceed 50 percent of area median income. All of the NSP funds will be used for acquisition, rehabilitation, disposition and mortgage assistance. Lower income families may require a greater mortgage assistance subsidy in order to make the house affordable. Realizing the difficulty of servicing families at or below 50 percent of area median income, the County may resell the acquired-rehabbed properties at a discounted price of up to 25 percent of the Countys initial acquisition cost if necessary to make the mortgage payments affordable. All other persons with incomes ranging between 51 percent and 120 percent AMI will be able to purchase the NSP properties at the Countys cost to acquire the property.

It is anticipated approximately 20-30 families will be assisted with the initial NSP award. The estimated breakdown of families assisted by income is as follows:

Area Median Income	Number of Households Assisted
< 50%	5-8
51% - 80%	5-8
81% - 120%	10-14

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It is also anticipated that a total of 45-60 families may be assisted through 2013. Approximately 12-15 families will be families at or below 50 percent of area median income and another 12-15 families will be families earning 51-80 percent of area median income and 21-30 families earning 81-120 percent of area median income. The exact number of families assisted depends on the sales price of the homes being acquired, the amount of rehabilitation required and the amount of subsidy each buyer will need. It is the Countys goal to purchase and resell as many homes as possible and positively impact the communities that greatly need it.

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80 percent of area median income).

If so, include:

The number of low- and moderate-income dwelling units i.e., less than or equal to 80 percent of area median income reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households i.e., less than or equal to 120 percent of area median income reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

The County of Fresno does not plan to demolish or convert any low- and moderate-income dwelling units (i.e., less

than or equal to 80 percent of area median income). The County plans on acquiring only existing foreclosed homes that have completed the foreclosure process and are vacant. Therefore, the County does not anticipate using any NSP for relocation. However, should a relocation matter arise, the County will follow current CDBG relocation requirements under the Federal Uniform Relocation Act.

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The Countys notice regarding the Neighborhood Stabilization Program was published for public comment on October 31, 2008. The document was also posted to the Countys website at <http://cofinternetstage/departmentspage.aspx?id=6004> on 10/31/2008. On November 18, 2008 a Public Hearing was held at the Fresno County Board of Supervisors for approval. No comments were received at that meeting. However, several presentations were conducted throughout the County at several City Council meetings. The following is a summary of the comments:

November 5, 2008: Kerman, CA. The City would like to ensure that the homes that are purchased are maintained during the duration that the County owns the property.

November 5, 2008: Kingsburg, CA. The City would like to encourage the County to hire local contractors to help the local economy.

November 12, 2008: Reedley, CA. The City would like for the County to work with local churches and realtors to conduct their outreach.

November 17, 2008: Selma, CA. The City would like for us to work on purchasing short sale properties.

November 19, 2008: Citizens Advisory Committee: Members would like to make sure that the County also makes every effort to ensure that funds are spent in the unincorporated areas that have demonstrated a great need.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,037,465.00
Total CDBG Program Funds Budgeted	N/A	\$7,037,465.00
Program Funds Drawdown	\$3,105,420.77	\$5,101,567.25
Obligated CDBG DR Funds	\$3,180,180.66	\$5,218,767.25
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$3,100.00	\$3,100.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	50.00%
Minimum Non-Federal Match	\$0.00	\$3,100.00
Limit on Public Services	\$1,055,619.75	\$0.00
Limit on Admin/Planning	\$703,746.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,759,366.25	\$1,759,366.25

Overall Progress Narrative:

Overall the County has been successful in purchasing and rehabilitating the homes. We have purchased a total of 42 homes, and have drawn down funds for 35 of those homes as of March 31, 2010. We have completed construction of needed rehabilitation on eighteen (18) homes and are under construction for the rehabilitation on several other homes. Four homes have been sold to eligible buyers, who were provided NSP mortgage assistance. As of March 31, 2010, NSP funds for mortgage assistance have been drawn for two of the buyers. We are in escrow with an additional ten (10) buyers.

Some delays with lenders' closings have been encountered, which further delays the County program in closing loans with our eligible buyers. We are working with the lenders to expedite the process.

We are considering amending our Action Plan and amend our budget to allow us to continue to purchase homes. We continue our aggressive outreach methods to reach as many potential buyers as possible in our designated communities.

During this quarter, our San Francisco HUD office made a monitoring visit and reviewed the County's NSP Program. No findings or concerns were noted as a result of this monitoring visit.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-A, Financing Mechanisms - Mortgage Assistance	\$96,631.84	\$1,200,000.00	\$96,631.84
NSP-B, Acquisition/Purchase and Rehabilitation	\$2,841,198.80	\$5,133,719.00	\$4,729,140.82
NSP-F, Administration and Planning Costs	\$167,590.13	\$703,746.00	\$275,794.59

Activities

Grantee Activity Number:	NSP-A-0001
Activity Title:	Mortgage Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-A

Projected Start Date:

03/17/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - Mortgage Assistance

Projected End Date:

09/17/2013

Responsible Organization:

County of Fresno

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$46,058.38	\$46,058.38
Obligated CDBG DR Funds	\$163,258.38	\$163,258.38
Expended CDBG DR Funds	\$0.00	\$0.00
County of Fresno	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Mortgage Assistance—the County plans on providing NSP funds as needed for mortgage assistance to families purchasing NSP-acquired homes in the County’s NSP target areas. Mortgage assistance provided may be up to 30 percent of the purchase price plus eligible closing costs based on the gap financing needed. The amount of subsidy will be based on the amount of “gap” financing needed to complete the sale purchase of the property (the difference between what amount of first mortgage the buyer qualifies for and what is needed to complete the purchase) but will not exceed 30 percent of the County purchase price plus eligible closing costs. A gap analysis will be prepared to establish the maximum amount of subsidy needed to ensure the housing is affordable for the buyer. The County’s proposed NSP homebuyer program will define “affordability” as a mortgage payment that shall not exceed 43 percent (back end ratio) of household income. The affordable mortgage payment shall include Principal, Interest, Taxes and Insurance (PITI), and all re-occurring debt. The mortgage assistance loan will be made available to all the families earning at or below 120 percent of area median income. The loan will be in the form of a forgivable zero interest loan. If the home is resold within the first five years, the family must pay back the full amount of the assistance. Beginning in the sixth year, provided occupancy requirements are still being met, a percent of the NSP loan will be forgiven annually based on the amount of assistance provided and the affordability term required, until the affordability period requirement has been fulfilled and the total amount of the assistance loan is forgiven. The homes will have an affordability restriction depending on the amount of NSP subsidy provided, as described in the table below. Affordability Requirement Amount of Subsidy Affordability Period \$15,000 or Less 5 Years \$15,000 - \$40,000 10 Years \$40,000 or More 15 Years The County’s NSP will be for owner-occupied single-family housing, in order to maximize neighborhood stabilization per HUD’s guidelines. Resale restrictions will be placed on all NSP housing units sold. During the affordability period, the homes must remain owner-occupied homes. Resale during the affordability period must be to income-eligible families purchasing the home as their principal place of residence. The County will follow HUD’s accepted resale regulations under the HOME Program as described at 92.254 (a)(5)(i).

Location Description:

Project work sites may be located throughout Fresno County unincorporated areas and the eight participating cities Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger and Selma depending on the location of the affected properties the County purchases with NSP funds. Specific addresses are not known at this time.

Activity Progress Narrative:

During the quarter, the County sold three homes to families earning below 120% of area median income. All three homes utilized mortgage assistance for the purchase of the home. Funds for one of the homes was drawn in this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	3/13
# of Households benefitting	0	3	3	0/0	3/13	3/13

Activity Locations

Address	City	State	Zip
164 Brehler	Sanger	NA	93657
790 Mustang Way	Coalinga	NA	93210
572 6th Street	Sanger	NA	93657

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-A-0002

Activity Title: Mortgage Assistance (LH - 25% Set-Aside)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP-A

Project Title:

Financing Mechanisms - Mortgage Assistance

Projected Start Date:

03/17/2009

Projected End Date:

09/17/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

County of Fresno

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$50,573.46	\$50,573.46
Obligated CDBG DR Funds	\$50,573.46	\$50,573.46
Expended CDBG DR Funds	\$0.00	\$0.00
County of Fresno	\$0.00	\$0.00
Match Contributed	\$3,100.00	\$3,100.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Mortgage Assistance—the County plans on providing NSP funds as needed for mortgage assistance to families purchasing NSP-acquired homes in the County’s NSP target areas. Mortgage assistance provided may be up to 30 percent of the purchase price plus eligible closing costs based on the gap financing needed. The amount of subsidy will be based on the amount of “gap” financing needed to complete the sale purchase of the property (the difference between what amount of first mortgage the buyer qualifies for and what is needed to complete the purchase) but will not exceed 30 percent of the County purchase price plus eligible closing costs. A gap analysis will be prepared to establish the maximum amount of subsidy needed to ensure the housing is affordable for the buyer. The County’s proposed NSP homebuyer program will define “affordability” as a mortgage payment that shall not exceed 43 percent (back end ratio) of household income. The affordable mortgage payment shall include Principal, Interest, Taxes and Insurance (PITI), and all re-occurring debt. The mortgage assistance loan will be made available to all the families earning at or below 120 percent of area median income. The loan will be in the form of a forgivable zero interest loan. If the home is resold within the first five years, the family must pay back the full amount of the assistance. Beginning in the sixth year, provided occupancy requirements are still being met, a percent of the NSP loan will be forgiven annually based on the amount of assistance provided and the affordability term required, until the affordability period requirement has been fulfilled and the total amount of the assistance loan is forgiven. The homes will have an affordability restriction depending on the amount of NSP subsidy provided, as described in the table below. Affordability Requirement Amount of Subsidy Affordability Period \$15,000 or Less 5 Years \$15,000 - \$40,000 10 Years \$40,000 or More 15 Years The County’s NSP will be for owner-occupied single-family housing, in order to maximize neighborhood stabilization per HUD’s guidelines. Resale restrictions will be placed on all NSP housing units sold. During the affordability period, the homes must remain owner-occupied homes. Resale during the affordability period must be to income-eligible families purchasing the home as their principal place of residence. The County will follow HUD’s accepted resale regulations under the HOME Program as described at 92.254 (a)(5)(i).

Location Description:

Project work sites may be located throughout Fresno County unincorporated areas and the eight participating cities Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger and Selma depending on the location of the affected properties the County purchases with NSP funds. Specific addresses are not known at this time.

Activity Progress Narrative:

During the quarter, the County sold one home to a family earning below 50% of area median income. A mortgage assistance loan was utilized for the purchase of the home, and the funds were drawn in this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/7
# of Households benefitting	1	0	1	1/7	0/0	1/7

Activity Locations

Address	City	State	Zip
2712 Cherry Avenue	Sanger	NA	93657

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-B-0001

Activity Title: General Acquisition, Rehab, Disposition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-B

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

03/17/2009

Projected End Date:

09/17/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Fresno

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,674,352.75
Total CDBG Program Funds Budgeted	N/A	\$3,674,352.75
Program Funds Drawdown	\$2,296,345.00	\$3,498,101.90
Obligated CDBG DR Funds	\$2,472,595.85	\$3,674,352.75
Expended CDBG DR Funds	\$0.00	\$0.00
County of Fresno	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: The activities will focus the areas of greatest need as identified in Table A, which includes the County's unincorporated jurisdiction and its eight partner cities. The activities will benefit persons with income ranges up to 120 percent of AMI as dictated per NSP guidelines. At least 25 of grant funds will be used for households at or below 50 percent AMI. Continued affordability of NSP homes will be accomplished through deed restrictions. NSP homes will have resale restrictions, which are more fully described in Section C of this document and an affordability period as described in Table D. These measures will ensure continued affordability. The County of Fresno intends to purchase homes at a discount rate of 15 percent from local banks and real estate companies. The properties will be rehabilitated using the County's Affordable Housing Program Rehabilitation Standards which include compliance with all local codes and uniform building standards. The homes will be sold to families at or below 120 percent of area median income at the County's cost to acquire the property. Disposition: Realizing the difficulty of providing affordable mortgages for families at or below 50 percent of area median income, the County may need to resell the acquired-rehabbed properties at a discounted price not to exceed 25 percent of the County's initial acquisition cost, if necessary to make the mortgage payments affordable for this income group. The housing resale prices for families with incomes ranging between 51 percent and 120 percent AMI will be at the County's cost to acquire the property. If necessary, a home may also be demolished and reconstructed if it is determined to be more cost effective to do so. The reconstructed property will be resold at the cost to acquire the original structure.

Location Description:

Project work sites may be located throughout Fresno County unincorporated areas and the eight participating cities Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger and Selma depending on the location of the affected properties the County purchases with NSP funds. Specific addresses are not known at this time.

Activity Progress Narrative:

As of March 31, 2010, the County had closed escrow on a total of 42 homes, and was in escrow to purchase one additional home. During this quarter, NSP draws included funds for the acquisition of 20 homes. Overall, the County has successfully drawn NSP funds for the purchase of 35 homes.

During this quarter, the County sold three homes to families earning below 120% of area median income (AMI), and sold one home to a family earning below 50% AMI (which will be reported under Activity Number NSP-B-0002). Of the remaining 38 homes, approximately 32 are expected to be sold to families earning below 120% AMI. However, until the actual sale of each home takes place, the housing units and households benefitting will not be listed in the performance measures on the Quarterly

Performance Report (QPR).

Because this is a change from the reporting method used in prior QPRs, the performance measures listed for this quarter include adjustments to show a cumulative total of three homes sold to families earning below 120% AMI and reported within this activity, and one home sold to a family earning below 50% AMI and reported in Activity Number NSP-B-0002.

The addresses for the three homes sold to families earning below 120% AMI during this quarter were reported in a prior QPR. As mentioned, prior QPRs reported housing units at the time they were acquired rather than at the time of sale. The addresses of the three homes sold to families earning below 120% AMI are listed below:

790 Mustang Way, Coalinga, 93210
572 6th Street, Sanger, 93657
164 Brehler, Sanger, 93657

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	-7	0/0	0/0	3/13
# of Households benefitting	0	3	3	0/0	3/13	3/13

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	

Grantee Activity Number: NSP-B-0002

Activity Title: General Acquisition, Rehabilitation, Disposition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-B

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

03/17/2009

Projected End Date:

09/17/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

County of Fresno

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,459,366.25
Total CDBG Program Funds Budgeted	N/A	\$1,459,366.25
Program Funds Drawdown	\$544,853.80	\$1,231,038.92
Obligated CDBG DR Funds	\$368,602.95	\$1,054,788.07
Expended CDBG DR Funds	\$0.00	\$0.00
County of Fresno	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: The activities will focus the areas of greatest need as identified in Table A, which includes the County's unincorporated jurisdiction and its eight partner cities. The activities will benefit persons with income ranges up to 120 percent of AMI as dictated per NSP guidelines. At least 25 of grant funds will be used for households at or below 50 percent AMI. Continued affordability of NSP homes will be accomplished through deed restrictions. NSP homes will have resale restrictions, which are more fully described in Section C of this document and an affordability period as described in Table D. These measures will ensure continued affordability. The County of Fresno intends to purchase homes at a discount rate of 15 percent from local banks and real estate companies. The properties will be rehabilitated using the County's Affordable Housing Program Rehabilitation Standards which include compliance with all local codes and uniform building standards. The homes will be sold to families at or below 120 percent of area median income at the County's cost to acquire the property. Disposition: Realizing the difficulty of providing affordable mortgages for families at or below 50 percent of area median income, the County may need to resell the acquired-rehabbed properties at a discounted price not to exceed 25 percent of the County's initial acquisition cost, if necessary to make the mortgage payments affordable for this income group. The housing resale prices for families with incomes ranging between 51 percent and 120 percent AMI will be at the County's cost to acquire the property. If necessary, a home may also be demolished and reconstructed if it is determined to be more cost effective to do so. The reconstructed property will be resold at the cost to acquire the original structure.

Location Description:

Project work sites may be located throughout Fresno County unincorporated areas and the eight participating cities Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger and Selma depending on the location of the affected properties the County purchases with NSP funds. Specific addresses are not known at this time.

Activity Progress Narrative:

As of March 31, 2010, the County had closed escrow on a total of 42 homes, and was in escrow to purchase one additional home. During this quarter, NSP draws included funds for the acquisition of 20 homes. Overall, the County has successfully drawn NSP funds for the purchase of 35 homes.

During this quarter, the County sold one home to a family earning below 50% of area median income (AMI), and sold three homes to families earning below 120% AMI (which will be reported under Activity Number NSP-B-0001). Of the remaining 38 homes, approximately 6 are expected to be sold to families earning below 50% AMI. However, until the actual sale of each home takes place, the housing units and households benefitting will not be listed in the performance measures on the Quarterly

Performance Report (QPR).

Because this is a change from the reporting method used in prior QPRs, the performance measures listed for this quarter include adjustments to show a cumulative total of one home sold to a family earning below 50% AMI and reported within this activity, and three homes sold to families earning below 120% AMI and reported in Activity Number NSP-B-0001.

The address for the one home sold to a family earning below 50% AMI during this quarter was reported in a prior QPR. As mentioned, prior QPRs reported housing units at the time they were acquired rather than at the time of sale. The address of the home sold to a family earning below 50% AMI is listed below:

2712 Cherry Avenue, Sanger, 93657

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	-4	0/0	0/0	1/7
# of Households benefitting	1	0	1	1/7	0/0	1/7

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

Grantee Activity Number: NSP-F-0001

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-F

Project Title:

Administration and Planning Costs

Projected Start Date:

03/17/2009

Projected End Date:

09/17/2013

National Objective:

N/A

Responsible Organization:

County of Fresno

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$703,746.00
Total CDBG Program Funds Budgeted	N/A	\$703,746.00
Program Funds Drawdown	\$167,590.13	\$275,794.59
Obligated CDBG DR Funds	\$125,150.02	\$275,794.59
Expended CDBG DR Funds	\$0.00	\$0.00
County of Fresno	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration: Will include all costs to adequately administer and implement activities proposed for funding with NSP, includes general program management and oversight. Administration will enable the County to implement the other activities proposed that will stabilize neighborhoods with greatest need as identified in Table A of this document and families that are at or below 50 percent of area median income.

Location Description:

Project work sites may be located throughout Fresno County unincorporated areas and the eight participating cities Coalinga, Fowler, Kerman, Kingsburg, Mendota, Reedley, Sanger and Selma depending on the location of the affected properties the County purchases with NSP funds. Specific addresses are not known at this time.

Activity Progress Narrative:

The County continues to administer the NSP Program and is actively searching for additional buyers, especially buyers earning below 50% of area median income. In the last quarter we completed construction on several homes. All funds currently budgeted for acquisition/disposition and rehabilitation have been committed/expended. When homes in escrow close and program income is generated, additional homes will be purchased.

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
