

Grantee: Hemet, CA

Grant: B-08-MN-06-0508

January 1, 2020 thru March 31, 2020 Performance Report

Grant Number: B-08-MN-06-0508	Obligation Date: 03/15/2009	Award Date: 03/05/2009
Grantee Name: Hemet, CA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,888,473.00	Grant Status: Active	QPR Contact: Tiffany Barnett
LOCCS Authorized Amount: \$2,888,473.00	Estimated PI/RL Funds: \$3,167,507.75	
Total Budget: \$6,055,980.75		

Disasters:

Declaration Number  
NSP

Narratives

Areas of Greatest Need:

The City of Hemet is located in the heart of Riverside County. Both Riverside County and San Bernardino County make up the Inland Empire MSA. Riverside County has 24 incorporated cities (from the 2000 Census at least three cities have incorporated recently); San Bernardino County has 24 incorporated cities (also from the 2000 Census). Since the foreclosure crisis became newsworthy in summer of 2007, this MSA at one point was the fourth most impacted foreclosure area in the country. City staff has been tracking foreclosures for all jurisdictions in the Inland Empire since July 2007. There were a total of 49,973 properties taken all the way through the foreclosure process in the MSA from July 1, 2007 through September 30, 2008 (29,607 in Riverside County and 20,366 in San Bernardino County). In relation to all housing units (as estimated by the California Department of Finance, 2008), this represents 3.42% for the MSA (3.83% in Riverside County and 2.97% in San Bernardino County). This also corresponds to 1 in 29 homes becoming bankowned during this period. The range of impacts on a city by city basis is from a low of 0.36% of all housing units in the City of Indian Wells to a high of 13.05% of all housing units in the City of Perris.

Distribution and and Uses of Funds:

The City of Hemet began its needs assessment in response to the housing crisis (high number of foreclosed, vacant properties beginning to have adverse effects on neighborhoods) by identifying the census tract block groups in the City with income levels at or below 120 percent of the Area Median Income (AMI). For purposes of this Amendment, the low, moderate, and middle income areas will be noted as LMMI. This data was provided by the U.S. Department of Housing and Urban Development (HUD) and this data can be found on the HUD web site at the following web address: [http://www.huduser.org/publications/commdevl/nsp\\_target.html](http://www.huduser.org/publications/commdevl/nsp_target.html) . There are a total of 29 census tract block groups (CTBG) in the City and 20 or 69 percent are qualified LMMI areas. The HUD data, in addition to a breakdown of income levels by census tract block groups, also provides the following information: Estimated foreclosure/abandonment risk score (1 to 10 with 10 being the highest risk) Hemets data ranged from 8 to 9; Rate of high cost loans (2004 to 2006) Hemets data ranged from 23.7 percent to 45.6 percent; Predicted 18 month underlying problem foreclosure rate Hemets data ranged from 8.7 percent to 12.2 percent; Rate of housing price decline since the peak in the housing market (June 2008) Hemets rate is 22.9 percent; Unemployment rate (June 2008) Hemets rate is 10.5 percent; and Residential vacancy rate (June 2008) Hemets rate ranged from 0.7 percent to 4.2 percent. NSP funds will be used for the following activities plus administration: 1) Acquisition/rehabilitation/resale of singlefamily homes, homebuyer assistance loans and Acquisition/rehabilitation of rental multifamily units as a long term affordable rental projects, 2) Acquisition/demolition/landbanking/redevelopment of units, and 3) Administration of the program which will not exceed 10 percent of the NSP grant and 10 percent of program income, if any.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,993,570.78
Total Budget	\$0.00	\$5,993,570.78
Total Obligated	\$0.00	\$5,993,570.78
Total Funds Drawdown	\$0.00	\$5,975,363.42
Program Funds Drawdown	\$0.00	\$2,798,718.89
Program Income Drawdown	\$0.00	\$3,176,644.53
Program Income Received	\$0.00	\$3,177,507.75
Total Funds Expended	\$0.00	\$6,056,767.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$433,270.95	\$0.00
Limit on Admin/Planning	\$288,847.30	\$417,159.86
Limit on Admin	\$0.00	\$417,159.86
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,513,995.19	\$1,454,773.07

## Overall Progress Narrative:

During this quarter, the City of Hemet has been working with a consulting firm to divide the last parcel in our NSP inventory. We've been faced with some staffing changes within our Engineering Department that is working with the consultant to process the final parcel map on this property so there has been a delay in completing this. During the month of March 2020, we've been able to secure additional staff to bridge the gap between the departments and the consultant. The goal is to donate the parcels to Habitat for Humanity for them to build affordable housing for low to moderate income families. We are anticipating the transfer of the property to Habitat for Humanity during the last quarter of this fiscal year or the first quarter of the new fiscal year. Once this has been completed, we will utilize the remaining NSP funds to assist Habitat in construction or the new homes.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Acquisition/Rehabilitation	\$0.00	\$5,507,143.22	\$2,604,049.51
NSP-2, Acquisition/Demolition/Landbank/Redevelopment	\$0.00	\$58,391.00	\$45,206.00
NSP-3, Administration	\$0.00	\$490,446.53	\$149,463.38

Activities

Project # / NSP-1 / Acquisition/Rehabilitation

Grantee Activity Number:	A2 LH 25
Activity Title:	VCD Corporation

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
NSP-1	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
09/14/2009	07/30/2013
Benefit Type:	Completed Activity Actual End Date:
Direct ( HouseHold )	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	VCD Corp

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$50,000.00
Program Funds Drawdown	\$0.00	\$50,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$74,283.38
VCD Corp	\$0.00	\$74,283.38
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:  
Acquisition/rehabilitation/resale to low income homebuyer.

Location Description:  
In eleigible target areas.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	0/0	0/1	0

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	