

# Grantee: Hemet, CA

## Grant: B-08-MN-06-0508

### April 1, 2021 thru June 30, 2021 Performance Report

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<b>Grant Number:</b> B-08-MN-06-0508	<b>Obligation Date:</b> 03/15/2009	<b>Award Date:</b> 03/05/2009
<b>Grantee Name:</b> Hemet, CA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$2,888,473.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$2,888,473.00	<b>Estimated PI/RL Funds:</b> \$3,167,507.75	
<b>Total Budget:</b> \$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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$5,993,570.78
<b>Total Budget</b>	\$0.00	\$5,993,570.78
<b>Total Obligated</b>	\$0.00	\$5,993,570.78
<b>Total Funds Drawdown</b>	\$0.00	\$5,990,606.77
<b>Program Funds Drawdown</b>	\$0.00	\$2,813,099.02
<b>Program Income Drawdown</b>	\$0.00	\$3,177,507.75
<b>Program Income Received</b>	\$0.00	\$3,177,507.75
<b>Total Funds Expended</b>	\$0.00	\$6,056,767.63
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
ANR Industries, Inc.	\$ 0.00	\$ 470,509.25
City of Hemet Housing Authority	\$ 0.00	\$ 34,998.80
CivicStone, Inc.	\$ 0.00	\$ 291,747.72
Hemet Housing Authority	\$ 0.00	\$ 567,327.12
Marana Construction	\$ 0.00	\$ 1,049,933.88
Riverside Housing Development Corporation	\$ 0.00	\$ 633,622.77
VCD Corp	\$ 0.00	\$ 879,100.95
West Coast Development & DBJ Development Corp.	\$ 0.00	\$ 2,129,527.14

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$5,620,051.47	\$.00	\$.00
<b>Limit on Public Services</b>	\$433,270.95	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$288,847.30	\$435,367.22	\$432,403.21
<b>Limit on Admin</b>	\$.00	\$435,367.22	\$432,403.21
<b>Most Impacted and Distressed</b>	\$.00	\$.00	\$.00
<b>Progress towards LH25 Requirement</b>	\$1,513,995.19		\$1,454,773.07

**Overall Progress Narrative:**

There has been no activity during this period.



## Project Summary

### Project #, Project Title

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	\$163,843.51

