

Grantee: Los Angeles County, CA

Grant: B-08-UN-06-0502

January 1, 2009 thru March 31, 2009 Performance Report

Grant Number:

B-08-UN-06-0502

Obligation Date:

03/05/2009

Grantee Name:

Los Angeles County, CA

Award Date:**Grant Amount:**

\$16,847,672.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

NSP Contact Information: Jurisdiction(s): Los Angeles County Jurisdiction Web Address: <http://www.lacdc.org/CDCWebsite/CDBG/PlansReports.aspx?id=2520> NSP Contact Person: Linda Jenkins Address: 2 Coral Circle Monterey Park, CA 91755 Telephone: (323) 890-7168 Fax: (323) 890-8595 Email: Linda.Jenkins@lacdc.org

A. Distribution and Uses of Funds Los Angeles Urban County Selected NSP Uses and Activities The following table shows the selected eligible uses and activities that the County will implement with NSP funding (in bold). Each program may carry out any eligible activity under each use. For example, it may be necessary to provide housing counseling to persons under the first-time homebuyer program. This is an eligible activity under A. Eligible Use Eligible Activities A. Establishing financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Los Angeles Urban County's Housing and Economic Recovery Homeownership (HERO) Program includes a first-time homebuyer program and housing rehabilitation program for individuals or households at or below 120 % of area median income. As an activity delivery cost for an eligible activity. Also, the eligible activities listed below to the extent financing mechanisms are used to carry them out. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes or properties. Los Angeles Urban County's NSP Scattered Sites Rental Program includes assistance for acquisition and rehabilitation of foreclosed and abandoned homes for rental to persons or household at or below 50% of area median income. Acquisition Disposition Relocation Direct homeownership assistance Eligible rehabilitation and preservation activities for homes and other residential properties Housing counseling for those seeking to take part in the activity

Funding Breakdown The County will receive \$16,847,672 in NSP funding. The County plans to use 65% of this funding for the Housing Economic Recovery Homeownership (HERO) Program to assist persons at or below 120% of area median income and 25% of the funding for the NSP Scattered Sites Rental Program to assist person at or below 50% of area median income. The remaining 10% will also be used for administration. Note that it may be necessary to shift funding from one eligible use to another in order to meet the expenditure deadlines. However, the percentage of Administration funding will not exceed 10% of the allocation and at least 25% will be used for eligible activities to benefit persons or households at or below 50% of areas median income as required by the NSP.

Pre-Award Costs The County may incur pre-award costs in compliance with 24 CFR 570.200(h). Permissible costs incurred as of September 29, 2008 for items such as development of the Action Plan amendment and other administrative actions necessary to receive the NSP grant from HUD. Additional NSP Funding from the State The County will also apply to the State of California for additional NSP funding as necessary for the same uses and activities identified in this application. Use Requirement NSP funds must be used no later than 18 months after execution of the grant agreement. It is expected that the grant agreement between HUD and the County will be signed in January. Program Income Any program income received before July 30, 2013 may be retained by the County and used to carryout eligible NSP

Recovery Needs:**SUMMARIES OF LOS ANGELES URBAN COUNTY NSP ACTIVITIES**

The following are summaries of the programs that are planned to be implemented with NSP funding. Specific

details of each program are included in Section G. beginning on Page 15.

HOUSING AND ECONOMIC RECOVERY HOMEOWNERSHIP (HERO) PROGRAM

Assistance for first time homebuyers to purchase and rehabilitate foreclosed and abandoned homes

The HERO Program has been designed to meet the needs of first time homebuyers with low-, moderate- and middle-incomes who are unable to qualify for a mortgage and/or obtain the necessary down payment without financial assistance. The home must be vacant and foreclosed upon or abandoned pursuant to program guidelines, and must be used as the principal residence of the homebuyer. Eligible homes must be located in one of the targeted areas identified on Page 10.

This program will provide secured loans as follows:

Homebuyers with household incomes that do not exceed 120% of area median income may borrow up to \$75,000 or 25% of the purchase price, whichever is less.

Homebuyers with household incomes that do not exceed 80% of area median income may borrow up to \$100,000 or 25% of the purchase price, whichever is less.

Down payment assistance is also offered for down payment and/or closing cost assistance up to \$21,000 or 6% of the purchase price, whichever is less.

This program also offers as needed assistance for the rehabilitation of foreclosed and abandoned homes:

The HERO rehabilitation grant component has been designed to provide rehabilitation assistance through grants for homebuyers with low-, moderate- and middle-incomes in conjunction with their purchase of a home through the CDCs HERO Program. After completion of the purchase, the program assistance must be used to rehabilitate the home to a decent, safe, and habitable condition in accordance with program standards. The value of the home after completion of rehabilitation may not exceed the Countys HOME maximum purchase price (currently \$493,000 for single family homes, \$394,250 for condominiums).

Homebuyers with household incomes that do not exceed 120% of area median income may receive up to \$25,000 or 25% of the purchase price, whichever is less. Income limits are included above.

NSP SCATTERED SITES RENTAL PROGRAM

Assistance for acquisition and rehabilitation of foreclosed and abandoned homes for rental to low-income persons

The NSP Scattered Sites Rental Program has been designed to provide financial assistance for creation of affordable rental housing for low-income persons. Housing developers will receive secured zero interest deferred loans, to acquire and rehabilitate properties, and agree to operate the housing at affordable rents for a minimum of 15 years. The properties must have between 1 and 4 units that were foreclosed upon or abandoned pursuant to program guidelines.

Eligible properties must be located in one of the target areas identified on Page 10.

B. Areas of Greatest Need

The HERA statute indicates that grantees should give priority emphasis in targeting the funds that they receive to "those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those--

(A) with the greatest percentage of home foreclosures;

(B) with the highest percentage of homes financed by a subprime Mortgage related loan; and

(C) identify the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures."

LOS ANGELES URBAN COUNTY AREAS OF GREATEST NEED

HUD has provided a table with data to assist grantees in determining target areas. This table provides data from four sources that are used to predict whether or not a neighborhood has a high or low risk for foreclosed and abandoned homes. The data used to calculate the risk scores included home price declines, high cost loan rates, unemployment rates, and vacancy rates.

HUD used the data to determine an Estimated foreclosure abandonment risk score which provides a score for

each neighborhood from 0 to 10, where 0 indicates that the data suggest a very low risk and 10 suggest a very high risk.

HUD also used the data to arrive at a Predicted 18 month underlying problem foreclosure rate which does not provide the actual level of problem in each neighborhood, but rather indicate there is a risk for problems.

HUD Indicated that if a state or local government was looking for a place to start in considering how to target their funds, they may want to look at the neighborhoods with high risk scores. However, they also encouraged States and local governments to use other data, such as county records on foreclosure filings or tax foreclosures that may also point to areas with the greatest problems.

The County chose to use HUDs data as well as look at foreclosures and foreclosure rates in developing the target areas to carry out NSP activities.

The County chose to use HUDs estimated foreclosure abandonment risk scores and private data relative to foreclosures and foreclosure rates as a starting point and then compared relatively high risk scores with high cost loan data and the predicted 18 month underlying problem foreclosures rates provided by HUD. Together, these factors address the HERA requirements for targeting NSP funding.

Data for HUDs estimated abandonment risk scores, high cost loan data, predicted 18 month underlying problem foreclosure rates were provided at the census tract block group level and were rolled up to the community level. The foreclosure data was also collected for each census tract block group and was obtained from Data Quick for 2007 and the 1st half of 2008. Data Quick also provided the number of properties in each census tract block group as of October 2008. Foreclosures and properties were rolled up to the community level for both incorporated (cities) and unincorporated areas. Once data was rolled up to the community level, the number of properties divided by the number of foreclosures was calculated to arrive at a foreclosure rate for each community.

Once the data was collected and tabulated, the County decided that each targeted area would need to include one or more of the following:

- (A) A risk score of 7 or more based on HUDs estimated foreclosure abandonment risk score
- (B) At least 100 foreclosures reported in 2007 and 1st half of 2008
- (C) At least a 2% foreclosure rate in 2007 and 1st half of 2008

The County chose to use a risk score of 7 or more because those scores also corresponded to above average high cost loan rates and above average predicted 18 month underlying problem foreclosure rates.

For example, the average high cost loan rate throughout the Los Angeles Urban County was 19% and areas with risk scores of 7 or more had high cost loan rates of at least 25%. Also, the average predicted 18 month underlying problem foreclosure rate for the Los Angeles Urban County was 6% and all areas with risk scores of 7 or more had a predicted 18 month underlying problem foreclosure rate of at least 7%. Thirty-two (32) areas out of the 113 communities in the Los Angeles Urban County were included based on this approach.

Then, the County wanted to make sure that HUDs risk scores were accurate and corresponded to actual foreclosure data. For the most part they were consistent; however, some areas that did not have risks score above 7 had relatively high foreclosures and foreclosure rates.

Therefore, the County decided to include areas that had at least 100 foreclosures and at least a 2% foreclosure rate. Note that the average number of foreclosures was 54 and the average foreclosure rate was 1.28% overall for the Los Angeles Urban County. This approach allowed some communities that didnt necessarily have high risk scores but had a relatively high number of foreclosures or foreclosure rates to be included as target areas. Twelve (12) additional target areas were included based on this approach.

Altogether, 44 target areas were identified. The target areas are listed on the next page and are group geographically by color.

Appendix B has a list of communities in the Los Angeles Urban County as well as the data used to determine the target areas such as HUDs risk scores and Data Quicks foreclosure data.

TARGET AREAS FOR THE HERO PROGRAM

Based on the criteria above, first-time homebuyers assisted through the HERO program must purchase homes in the following target areas:

Athens-West Athens-Westmont -U
East Antelope Valley-Lake Los Angeles/Roosevelt-U
Avocado Heights-Bassett-U
Bell city
Littlerock-Pearblossom-Sun Village-Longview/Llano-U
Hacienda Heights-U
Commerce city
Quartz Hill-Del Sur/Green Valley/Leona Valley-U
La Puente city
East Compton-U
South Antelope Valley-U

Rowland Heights-U
Florence-U
West Antelope Valley Elizabeth Lake/Green Valley-U
South San Jose Hills-U
Graham-Firestone-U
Valinda-U
Hawaiian Gardens city
Castaic-Val Verde-U
West Puente Valley-U
Lawndale city
East Canyon Country Lang/Sulphur Springs-U
Maywood city
Oat Mountain-U
Azusa city
Walnut Park-U
West Canyon Country Bouquet Canyon/Forrest park-U
Covina city
West Compton-U
West Santa Clarita Valley-Stevenson Ranch-U
Covina Islands Citrus-U
Willowbrook-U
East Azusa Islands-U
Altadena-U
Irwindale city
East Los Angeles-U
San Fernando city
La Mirada city
Lennox-U
Norwalk-Cerritos Islands-U
View Park-Windsor Hills-U
North Whittier-U
South Whittier-U
Diamond Bar city

TARGET AREAS FOR THE NSP SCATTERED SITES RENTAL PROGRAM

As with the HERO program, the NSP Rental Program will target areas with the greatest need. Based on HERAs requirement that properties that are purchased or redeveloped be foreclosed, the County has defined its target areas for this program to be those that have had a high share of foreclosed multi-family rental properties in 2007 and in the 1st half of 2008.

The County chose this factor because HUDs risk scores are not broken out into single-family and multi-family scores. Therefore, the best available data on the extent of multi-family foreclosure problems would be the actual foreclosures that have recently occurred and are likely to continue in the near future. As such, areas that had at least 2% of the total multi-family foreclosures in the County during 2007 and in the 1st half of 2008 will be targeted relative to activities under the NSP Rental Program. These areas are as follows:

East Los Angeles-U
Bell city
East Compton-U
Athens-West Athens-Westmont-U
Monrovia city
Signal Hill city
Florence-U
Maywood city
Alondra Park-U
Graham (firestone)-U
Altadena-U
South Antelope Valley-U
Lawndale city
Bell Gardens city
Willowbrook-U

Azusa city

C. Definitions and Descriptions

(1) Definition of blighted structure

In the October 6, 2008 Notice, HUD has defined a blighted structure when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Notice also indicates that grantees must define blighted structure in the context of state or local law. As such, the following provides the definition of blighted structure under the Amended State of California Health and Safety Code (Effective January 1, 2007):

Section 33030

(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state.

(b) A blighted area is one that contains BOTH of the following:

(1) An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities

Section 33031

(a) This subdivision describes physical conditions that cause blight:

(1) Buildings which are unsafe or unhealthy for persons to live or work. These conditions can 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. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards.

(3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

(4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions

(b) This subdivision describes economic conditions that cause blight:

(1) Depreciated or stagnant property values

(2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

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

(4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

(5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, overcrowding means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations.

(6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.

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

(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.

The CDC will use the HOME Program Rent definition for person below 50% of area median income, which is 30% of 50% of area median income.

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

For homebuyers, the CDC will use the standards of its HOME Home Buyer program where the homebuyer repays the loan upon transfer, sale or refinancing of the home. Such covenants are recorded against the property. For rental, the CDC will use the terms of its HOME Infill Sites RFP for acquisition and rehabilitation program and record affordability covenants requiring affordable rents for the low-income occupants for at least 15 years.

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

The CDC will use the Federal Housing Administration (FHA) property Standards as well as compliance with all applicable state and local laws, codes, and other requirements.

D. Low-Income Targeting

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

The Los Angeles Urban County will receive \$16,847,672 in NSP funding and will use 25% of this funding, or \$4,211,918, for housing individuals and families whose incomes do not exceed 50 percent of area median income. The specific activity includes the NSP Scattered Sites Rental Program described on pages 4, 7 and 19.

E. Acquisition and Relocation

HUD requires that grantees indicate if they intend to demolish or convert any low- and moderate-income dwelling units. The CDC does not intend to conduct these activities.

F. Public Comment

HUD requires that a summary of public comments received to the proposed NSP Substantial Amendment be included in the final document submitted. Any comments received and responses to those comments will be included in the final substantial amendment submitted to HUD on December 1, 2008.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$16,847,672.00
Total CDBG Program Funds Budgeted	N/A	\$16,847,672.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
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	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,527,150.80	\$0.00
Limit on Admin/Planning	\$1,684,767.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Grant was received March 5, 2009. HERO Loan Program started on March 17, 2009. The NSP Scattered Sites Rental Program was renamed the Infill Sites Rental Program, but includes the same activities. The County issued a Request for Proposals for the NSP Infill Sites Rental Program on March 19, 2009.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP001-08, NSP Administration	\$1,684,767.00	\$0.00	\$1,684,767.00	\$0.00
NSP100-08, NSP Infill Sites Rental Program	\$4,211,918.00	\$0.00	\$4,211,918.00	\$0.00
NSP200-08, Housing Economic Recovery Ownership (HERO)	\$0.00	\$0.00	\$10,950,987.00	\$0.00

Activities

Grantee Activity Number: NSP001-08

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP001-08

Project Title:

NSP Administration

Projected Start Date:

03/10/2009

Projected End Date:

01/01/2013

National Objective:

N/A

Responsible Organization:

County of Los Angeles Community Development

Overall

Jan 1 thru Mar 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,684,767.00
Total CDBG Program Funds Budgeted	N/A	\$1,684,767.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

This activity is for NSP grant administration as allowed by HUD.

Location Description:

Community Development Commission, Los Angeles County 2 Coral Circle, Monterey Park, CA 91755

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

Grantee Activity Number: NSP101-08

Activity Title: Cross Roads Housing

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP100-08

Project Title:

NSP Infill Sites Rental Program

Projected Start Date:

10/19/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cross Roads Housing

Overall

Jan 1 thru Mar 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,211,918.00
Total CDBG Program Funds Budgeted	N/A	\$4,211,918.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

Financing for acquisition and rehabilitation of parcel in order to create affordable housing for low-income persons.

Location Description:

11818-11820 Robin Street, Los Angeles, CA, 90059, Census Tract 5407.00, 2nd District
6826-6828 Florence Pl., Bell Gardens, CA, 90201, Census Tract 5340.02, 1st District
1422-1424 E. 59th St., Los Angeles, CA 90001, Census Tract 5328.00, 2nd District
1181 N. Rowan Ave., Los Angeles, CA, 90063, Census Tract 5308.01, 1st District
4043-4043A Acacia St., Bell, CA, 90201, Census Tract 5336.02, 1st District
1428-1428 1/2 E. 59th St., Los Angeles, CA, 90001, Census Tract 5328.00, 2nd District

Activity Progress Narrative:

The Countys NSP Scattered Sites Rental Program, was renamed the Infill Sites Rental Program but includes the same activities as those described in the Amended Action Plan: assistance for acquisition and rehabilitation of foreclosed and abandoned homes for rental to persons or household at or below 50% of area median income. Another area of modification was the duration or term of assistance, from 15 year to 55 year affordability period. The County issued a Request for Proposals for the NSP Infill Sites Rental Program on March 19, 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/12	0/0	0/12

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:	NSP200-08
Activity Title:	Housing Economic Recovery Ownership (HERO) Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP200-08

Project Title:

Housing Economic Recovery Ownership (HERO) Program

Projected Start Date:

03/10/2009

Projected End Date:

01/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Los Angeles Community Development

Overall

Jan 1 thru Mar 31, 2009

To Date

	Jan 1 thru Mar 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$10,950,987.00
Total CDBG Program Funds Budgeted	N/A	\$10,950,987.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

This project will provide funds for seventy (70) below-market rate loans and down payment assistance grants to eligible first-time home buyers to be used towards foreclosed properties in pre-determined target areas with home values not exceeding \$493,000 for single family homes or \$394,250 for condominiums. Funds will also be made available for housing rehabilitation assistance on an as-needed basis, to be determined by Housing Development and Preservation Division staff. All properties will be vacant and foreclosed upon or abandoned pursuant to program guidelines and will be used as the principal residence of the homebuyer. Homebuyers with household incomes that do not exceed 80% of AMI will be eligible to receive up to \$100,000 or 25% of the purchase price of the home, whichever is less. Homebuyers with household incomes between 81 - 120% of AMI will be eligible to receive up to \$75,000 or 25% of the purchase price of the home, whichever is less. Down payment assistance will be provided in the amount of up to \$21,000 or 6% of the purchase price, whichever is less. The homebuyers purchase price will be at least 5% or more below the current market appraised value of the property pursuant to an appraisal dated within 60 days of the offer to purchase. All eligible homebuyers will attend and complete at least eight (8) hours of homebuyer counseling from a HUD-approved housing counseling agency.

Location Description:

Community Development Commission, 2 Coral Circle, Monterey Park, CA 91755 Activities will be targeted to the following eligible areas: U = Unincorporated areas EAST ANTELOPE VALLEY - LAKE LOS ANGELES/ROOSEVELT -U LITTLEROCK-PEARBLOSSOM-SUN VILLAGE - LONGVIEW/LLANO -U QUARTZ HILL - DEL SUR/GREEN VALLEY/LEONA VALLEY -U SOUTH ANTELOPE VALLEY -U WILLOWBROOK -U ATHENS-WEST ATHENS-WESTMONT -U GRAHAM - FIRESTONE - SUP DIST 1 & 2 -U SOUTH SAN JOSE HILLS -U FLORENCE - SUP DIST 1 & 2 -U SOUTH WHITTIER - SUP DIST 1 & 4 -U

Azusa city EAST LOS ANGELES - BELVEDERE/CITY TERRACE/EASTMONT -U La Puente city San Fernando city COVINA ISLANDS - CITRUS - SUP DIST 5 -U Hawaiian Gardens city Lawndale city WEST PUENTE VALLEY -U EAST AZUSA ISLANDS - SUP DIST 1 & 5 -U EAST COMPTON -U VALINDA -U VIEW PARK-WINDSOR HILLS -U Bell city WALNUT PARK -U Maywood city AVOCADO HEIGHTS-BASSETT -U WEST COMPTON -U LENNOX -U Commerce city NORTH WHITTIER - U NORWALK-CERRITOS - ISLANDS -U Irwindale city ALTADENA -U La Mirada city ROWLAND HEIGHTS - SUP DIST 1 & 4 - U WEST CANYON COUNTRY - BOUQUET CANYON/FORREST PARK -U WEST SANTA CLARITA VALLEY - STEVENSON RANCH -U HACIENDA HEIGHTS -U Covina city Diamond Bar city CASTAIC-VAL VERDE -U EAST CANYON COUNTRY - LANG/SULPHUR SPRINGS -U OAT MOUNTAIN -U WEST ANTELOPE VALLEY - ELIZABETH LAKE/GREEN VALLEY -U

Activity Progress Narrative:

The HERO Loan Program started on March 17, 2009. The program provides first-time homebuyers with a HERO loan to assist them purchasing a property in the designated census tracts areas.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/70
# of Households benefitting	0	0	0	0/0	0/70	0/70

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	
