

Grantee: Los Angeles County, CA

Grant: B-08-UN-06-0502

July 1, 2019 thru June 30, 2020 Performance Report

Grant Number: B-08-UN-06-0502	Obligation Date: 03/10/2009	Award Date: 03/05/2009
Grantee Name: Los Angeles County, CA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$16,827,903.57	Grant Status: Closed with Ongoing Reporting	QPR Contact: Raymond Webster
LOCCS Authorized Amount: \$16,827,903.57	Estimated PI/RL Funds: \$500,000.00	
Total Budget: \$17,327,903.57		

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

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 July3

Areas of Greatest Need:

0, 2013 may be retained by the County and used to carryout eligible NSP activities.

Distribution and and Uses of Funds:

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 CDC’s 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 County’s 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 statue 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) identhe State or unit of general

Acquisition and Relocation:

Distribution and and Uses of Funds:

ernment 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 r

Definitions and Descriptions:

Low Income Targeting:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,027,903.57
Total Budget	\$0.00	\$17,027,903.57
Total Obligated	\$0.00	\$16,946,315.73
Total Funds Drawdown	\$0.00	\$16,922,119.08
Program Funds Drawdown	\$0.00	\$16,827,903.57
Program Income Drawdown	\$0.00	\$94,215.51
Program Income Received	\$190,438.00	\$284,653.51
Total Funds Expended	\$0.00	\$16,922,119.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$829,674.00

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	\$829,674.00
Limit on Public Services	\$2,524,185.54	\$0.00
Limit on Admin/Planning	\$1,682,790.36	\$1,023,645.45
Limit on Admin	\$0.00	\$1,023,645.45
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$4,331,975.89	\$4,661,918.00

Overall Progress Narrative:

Since the program's inception, 100 new homeowners received a HERO Loan and Rehabilitation Grant. The original HERO program was completed and exceeded its goals. Rehabilitation of one property was completed using HERO Program Income (PI). Since the inception of the Infill Sites Rental program, 21 units were rehabilitated and leased up. The Infill Sites program is now complete and has exceeded its goals. The County of Los Angeles substantially met the timeliness goals for obligation (18 months) and use (48 months) of the NSP funds. 100% of the grant was obligated, and 99.9% of the grant was expended as of the end of the program. The grant was closed out, and any program income received will be transferred to the County's CDBG Program.

On November 22, 2016, HUD approved the transfer of \$398,937.69 in program income from Activity NSP200-08 to CDBG. On November 29, 2016, the program income was transferred from DRGR to IDIS Activity 2. On June 26, 2017, HUD approved the transfer of \$78,874 in program income from Activity NSP200-08 to CDBG. On July 28, 2017, the program income was transferred from DRGR to IDIS Activity 2. On June 20, 2018, Los Angeles County requested the transfer of \$300,310 in program income from Activity NSP200-18 and \$9,249 in program income from Activity NSP101-08 to CDBG. On July 28, 2020, HUD approved a total of \$190,438 in program income from Activity NSP101-08 and NSP200-08 and was transferred to CDBG.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP001-08, NSP Administration	\$0.00	\$1,025,557.92	\$1,005,557.92
NSP100-08, NSP Infill Sites Rental Program	\$0.00	\$4,661,918.00	\$4,661,918.00
NSP200-08, Housing Economic Recovery Ownership	\$0.00	\$11,340,427.65	\$11,160,427.65

Activities

Project # / NSP001-08 / NSP Administration

Grantee Activity Number:	NSP001-08
Activity Title:	NSP Administration

Activitiy Category:	Activity Status:
Administration	Completed
Project Number:	Project Title:
NSP001-08	NSP Administration
Projected Start Date:	Projected End Date:
03/10/2009	01/01/2013
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	County of Los Angeles Community Development

Overall	Jul 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,005,557.92
Total Budget	\$0.00	\$1,005,557.92
Total Obligated	\$0.00	\$1,005,557.92
Total Funds Drawdown	\$0.00	\$1,005,557.92
Program Funds Drawdown	\$0.00	\$1,005,557.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,005,557.92
County of Los Angeles Community Development	\$0.00	\$1,005,557.92
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

No activity this year.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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:	NSP1 PI Admin
Activity Title:	PI Program Administration

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
NSP001-08	NSP Administration
Projected Start Date:	Projected End Date:
07/23/2014	01/01/2034
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	Community Development Commission of the County

Overall	Jul 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$20,000.00
Total Budget	\$0.00	\$20,000.00
Total Obligated	\$0.00	\$30,198.48
Total Funds Drawdown	\$0.00	\$18,087.53
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$18,087.53
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$18,087.53
Community Development Commission of the County	\$0.00	\$18,087.53
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Los Angeles Community Development Commission	Administration	NSP001-08	NSP001-08	NSP Administration	General Account

Activity Description:
Administration costs to be funded through generated program income.

Location Description:
700 W. Main Street, Alhambra, CA 91801

Activity Progress Narrative:
No activity this year.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Project # / NSP100-08 / NSP Infill Sites Rental Program

Grantee Activity Number:	NSP101-08
Activity Title:	Cross Roads Housing

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
NSP100-08	NSP Infill Sites Rental Program
Projected Start Date:	Projected End Date:
10/19/2009	01/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Community Development Commission of the County

Overall	Jul 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,661,918.00
Total Budget	\$0.00	\$4,661,918.00
Total Obligated	\$0.00	\$4,661,918.00
Total Funds Drawdown	\$0.00	\$4,661,918.00
Program Funds Drawdown	\$0.00	\$4,661,918.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$1,538.00	\$8,238.00
Total Funds Expended	\$0.00	\$4,661,918.00

Community Development Commission of the County	\$0.00	\$4,661,918.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

No activity this year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/6
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	11/6
Total acquisition compensation	0	2317169/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/12
# of Singlefamily Units	0	21/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	21/12	0/0	21/12	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	21/12	0/0	21/12	100.00

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	

Project # / NSP200-08 / Housing Economic Recovery Ownership (HERO)

Grantee Activity Number:	NSP1 PI HERO
Activity Title:	PI HERO

Activitiy Category:	Activity Status:
Homeownership Assistance to low- and moderate-income	Under Way
Project Number:	Project Title:
NSP200-08	Housing Economic Recovery Ownership (HERO)
Projected Start Date:	Projected End Date:
06/23/2014	01/01/2034
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Community Development Commission of the County

Overall	Jul 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total Budget	\$0.00	\$180,000.00
Total Obligated	\$0.00	\$88,213.68
Total Funds Drawdown	\$0.00	\$76,127.98
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$76,127.98
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$76,127.98
Community Development Commission of the County	\$0.00	\$76,127.98
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
County of Los Angeles Community Development Commission	Homeownership Assistance to low- and moderate-income	NSP200-08	NSP200-08	Housing Economic Recovery Ownership (HERO) Program	General Account

Activity Description:
First-time homebuyer assistance and possible rehabilitation for two units.

Location Description:
To be determined.

Activity Progress Narrative:

No activity this year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/2	1/2	100.00
# Owner Households	0	0	0	1/0	0/2	1/2	100.00

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

Activitiy Category:	Activity Status:
Homeownership Assistance to low- and moderate-income	Completed
Project Number:	Project Title:
NSP200-08	Housing Economic Recovery Ownership (HERO)
Projected Start Date:	Projected End Date:
03/10/2009	01/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	County of Los Angeles Community Development

Overall	Jul 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$11,160,427.65
Total Budget	\$0.00	\$11,160,427.65
Total Obligated	\$0.00	\$11,160,427.65
Total Funds Drawdown	\$0.00	\$11,160,427.65
Program Funds Drawdown	\$0.00	\$11,160,427.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$188,900.00	\$276,415.51
Total Funds Expended	\$0.00	\$11,160,427.65
County of Los Angeles Community Development	\$0.00	\$11,160,427.65
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$829,674.00

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 homebuyer's 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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	100/70
# of Singlefamily Units	0	100/70

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	75/70	100/70	75.00
# Owner Households	0	0	0	0/0	75/70	100/70	75.00

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	