Grantee: Solano County, CA

Grant: B-11-UN-06-0011

October 1, 2013 thru December 31, 2013 Performance Report

Grant Number:
B-11-UN-06-0011

Obligation Date:

Award Date:

Grantee Name:
Solano County, CA

Contract End Date:
03/16/2014

Review by HUD:
Reviewed and Approved

LOCCS Authorized Amount:
$1,622,757.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
$1,000,000.00

Total Budget:
$2,622,757.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The County selected two neighborhoods as its areas of greatest need using the HUD NSP3 Mapping Tool. The information on estimates of foreclosure need and related scores identified one neighborhood with a foreclosure need score of 20 and one score of 19.4.

How Fund Use Addresses Market Conditions:

The census tracts with foreclosure need scores of over 19 were located for Fairfield and Solano County (Vallejo). The two census tracts with foreclosure need scores of 20 were selected following HUD guidance to select the areas with high scores but that were also small enough to have positive impact on at least 20% of the foreclosed properties in that neighborhood when considering the amount of the grant award ($1.6 million) and the amount needed to renovate the properties. Their selection was also based on the age of the housing stock. The NSP1 program in Fairfield focused on older homes in older neighborhoods which would likely be at the bottom of a new homebuyer&rsquos list and thus more likely to stay vacant than a home in a relatively new subdivision. This program follows that policy. In Homeacres, homes average 50-60 years old. They are generally not being maintained, which compounds the negative impact of foreclosed properties. The Fairfield Neighborhood homes average 40 years old. These are the issues facing the neighborhoods, including the number of foreclosures that also create a downward spiral of property values and deteriorating neighborhood condition. The other jurisdictions: Benicia, Vacaville, Dixon, Suisun City and Rio Vista did not have scores this high. Vallejo has census tracts with a score of 20, but was not included, because the City of Vallejo has its own NSP3 grant allocation. The two selected neighborhoods will receive an equal amount of the initial grant for the program. The funding is split evenly between the two neighborhoods for each activity.
The expanded area in Fairfield includes a partial section of census tract number 2526.08. The Neighborhood NSP3 Score is 20 (the state minimum threshold NSP3 schote is 17.

Ensuring Continued Affordability:

Solano County&rsquos program will ensure continued affordability by utilizing the HOME Program standards found at 24CFR 92.252(a), (c), and (f) and 92.254. The program will record affordability covenants on each NSP3 property to ensure that the home will be the qualified buyer&rsquos principal residence for a minimum period of 15 years, and that if sold before then, it will be sold to a qualified buyer. Funds that are repaid prior to the expiration of the covenant are recaptured by the County and the covenant is dissolved.

Definition of Blighted Structure:

Solano County&rsquos program shall rely on Section 33031 (a) of the Health and Safety Code to determine when a building is blighted. A structure considered blighted when it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

Definition of Affordable Rents:

Solano County&rsquos program shall use the HOME Program&rsquos standards for affordability. Qualifying renters will document that the household income and corresponding rents do not exceed HOME Program income and rent limits.

Housing Rehabilitation/New Construction Standards:

Solano County&rsquos program will utilize the City of Fairfield&rsquos NSP rehab standards. Additionally:
1. All gut rehab or new construction (general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to 3 stories must be designed to meet the standard for Energy Star Qualified New Homes.
2. Other rehabilitation must meet these standards to the extent applicable to the rehab work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air-conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
2. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Matt Walsh
MWalsh@solanocounty.com
707-784-6765
675 Texas Street, Suite 5500
Fairfield, CA 94533

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$2,407,806.70
Total Budget	$59,209.00	$2,407,806.70
Total Obligated	$471,107.00	$2,168,968.78
Total Funds Drawdown	$400,203.00	$1,936,968.00
Program Funds Drawdown	$287,799.00	$1,293,915.00
Program Income Drawdown	$112,404.00	$643,053.00
Program Income Received	$153,749.00	$796,802.00
Total Funds Expended	$287,409.00	$2,332,278.00
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$243,413.55	$0.00
Limit on Admin/Planning	$162,275.70	$108,500.00
Limit on State Admin	$0.00	$108,500.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$162,275.70	$165,825.70

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$405,689.25	$729,928.00

Overall Progress Narrative:

New NSP3 property - 1159 Lewis Avenue, Vallejo &ndash Purchased for $128,269.26 and closed escrow on 10/30/13. Returned excess funds were ($228.00).New NSP3 property - 1201 Belmont, Vallejo &ndash Purchased for $ 177,000.00 and closed escrow on 11/26/13.
1066 Sparrow Lane, Fairfield CA &ndash Sold to Rodel and Michelle Eugenio on 12/3/13 for $230,000.00.
Provided $41,000 in NSP3 homebuyer subsidy and $49,000 in CalHOME funding of which $469.50 was returned as unused funds. The sale proceeds from the sale were $194,748.98. Total project cost to date is $294,662.55 and pending processing and release of carrying costs payment to the developer.
1159 Lewis Ave., Vallejo - at (45%) of rehab completion on 12/31/13 with approximately $41,291.43 in construction funds disbursed and pending full completion.
1201 Belmont Ave., Vallejo at (15 %) of rehab completion on 12/31/13 with no construction funding disbursed at this time and pending full completion.
Pending the approval of expanding the current Bird Streets Neighborhood in Fairfield and the potential purchase of a tenth (10th) and final NSP3 property, if approved.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Single Family LMMI Acquisition/Rehab	$282,884.00	$1,524,644.00	$879,137.00
02, Single Family LH25 Acquisition/Rehab	$0.00	$729,929.25	$328,924.00
03, Administration	$4,915.00	$174,369.70	$85,854.00

Activities

Grantee Activity Number: 1.A
Activity Title: Acquisition/Rehab Hanley LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
01

Project Title:
Single Family LMMI Acquisition/Rehab

Projected Start Date:
03/16/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Fairfield1

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$393,255.00
Total Budget	($300,000.00)	$393,255.00
Total Obligated	$0.00	$285,357.00
Total Funds Drawdown	$0.00	$285,357.00
Program Funds Drawdown	$0.00	$166,359.00
Program Income Drawdown	$0.00	$118,998.00
Program Income Received	$0.00	$119,331.00
Total Funds Expended	$0.00	$446,025.00
Match Contributed	$0.00	$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/6
# of Singlefamily Units	0	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	1/4	2/6	50.00
# Owner Households	0	0	0	0/2	1/4	2/6	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number: 1.B
Activity Title: Acquisition/Rehab Ascher LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
01

Project Title:
Single Family LMMI Acquisition/Rehab

Projected Start Date:
03/16/2011

Projected End Date:
11/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Fairfield1

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$1,118,798.00
Total Budget	$355,659.00	$1,118,798.00
Total Obligated	$457,685.00	$1,118,798.00
Total Funds Drawdown	$392,170.00	$1,083,776.00
Program Funds Drawdown	$282,884.00	$712,778.00
Program Income Drawdown	$109,286.00	$370,998.00
Program Income Received	$153,749.00	$369,702.00
Total Funds Expended	$287,409.00	$1,030,355.00
City of Fairfield1	$287,409.00	$1,030,355.00
Match Contributed	$0.00	$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Lewis and Belmont in state of rehab.
1066 Sparrow sold.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/1	0/0	3/1	100.00
# Owner Households	1	0	1	3/1	0/0	3/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1066 Sparrow Ln	Fairfield		California	94533-2430	Match / Y

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: 3.A
Activity Title: Administration - City of Fairfield

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
03

Project Title:
Administration

Projected Start Date:
03/16/2011

Projected End Date:
03/16/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Fairfield1

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$157,711.92
Total Budget	$3,550.00	$157,711.92
Total Obligated	$13,422.00	$113,601.00
Total Funds Drawdown	$8,033.00	$108,212.00
Program Funds Drawdown	$4,915.00	$85,566.00
Program Income Drawdown	$3,118.00	$22,646.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$96,306.00
Match Contributed	$0.00	$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures found.

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
NSP3	$0.00
Total Other Funding Sources	$0.00