

**Grantee: Alameda County, CA**

**Grant: B-09-CN-CA-0052**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**  
B-09-CN-CA-0052

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Alameda County, CA

**Contract End Date:**  
02/11/2013

**Review by HUD:**  
Reviewed and Approved

**Grant Amount:**  
\$11,000,000.00

**Grant Status:**  
Active

**QPR Contact:**  
anjanette Scott

**Estimated PI/RL Funds:**  
\$7,058,264.00

**Total Budget:**  
\$18,058,264.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Executive Summary:

Alameda County is one of the many counties in California whose neighborhoods have been hard hit by the foreclosure crisis. While real estate prices have dropped throughout the County, many properties are still sitting vacant and are in need of major rehabilitation. These properties create blighted neighborhoods, invite vandalism, and further threaten to destabilize our communities by bringing down the property values.

To increase our effectiveness in reversing the effects of foreclosures and declining property values in our community, HCD (Applicant) developed a consortium of local governments to respond to the foreclosure problem. Consortium members are those cities in the County with eligible census tracts, including Dublin, Emeryville, Hayward, Fremont, Livermore, Pleasanton, Newark, San Leandro, Union City and the urbanized areas of unincorporated Alameda County. HCD will work in these local jurisdictions along with non-profit partners to implement the NSP2 program. Under HCD's direction, non-profit partners will acquire, rehabilitate and resell foreclosed properties to eligible households. Working together, HCD will respond to the crisis created by increased foreclosure and declining property values. HCD will create a minimum of 100 units using the NSP 2 funds, over a period of 3 years (or grant term) We will commit Ten Million Dollars (\$10,000,000) of Mortgage Credit Certificate Allocation as Leverage for the application. A maximum amount of \$100,000 per unit will be invested permanently into each unit to achieve affordability and feasibility of the program.

The NSP budget will allow for the required 25% of the funds to be spent on households at 50% or below Area Median Income, 10% towards administration costs, and 65% towards households between 51-120% of area median income. We intend to create between 28-40 rental units for households at 50% or below AMI and 60-72 homeownership units for households below 120% of AMI.

### Target Geography:

The County of Alameda has formed a NSP II Consortium comprised of census tracts in the cities of Emeryville (North County), the Cities of San Leandro, Hayward and neighborhoods in the unincorporated portions of Alameda County (Mid County), the cities of Livermore, Pleasanton, Dublin neighborhoods in the unincorporated portions of Alameda County (East County), and the cities of Fremont, Newark and Union City. The target areas within the Consortium are those census tracts with the greatest needs.

Neighborhood  
NSP2 Census Tract  
North County - Emeryville  
4251  
Mid County  
NSP2 Census Tract  
Unincorporated AC/Castro Valley  
4301  
4302  
Unincorporated/EI Portal Ridge  
4305  
San Leandro



4325  
4334  
Unincorporated/Ashland  
4338  
Hayward & Unincorporated/Five Canyons  
4351  
4351.01  
Unincorporated/Fairview  
4352  
Hayward & Unincorporated/Cherryland  
4356  
Unincorporated/San Lorenzo  
4358  
Hayward  
4377  
4364.01  
4371  
4381  
4382.01  
4382.02  
South County NSP  
NSP2 Census Tract  
Union City  
4403.01  
4403.02  
4403.09  
Fremont  
4414.01  
4415.03  
4416.02  
4417  
4419.01  
4426  
4431.01  
Newark  
4441  
4442  
4446  
Newark & Fremont  
4443  
East County NSP  
Dublin  
4501  
4504  
Dublin & Unincorporated  
4507.21  
4505  
Pleasanton  
4507.22  
4506.02  
Pleasanton & Unincorporated/Sunol  
4507.01  
4507.03  
Livermore & Unincorporated  
4513  
4511.01  
Livermore  
4512.01  
4514.02  
4515.02  
4516.02  
4517.02

### **Program Approach:**

#### **Program Approach**

Alameda County and the Consortium partners have established a Technical Advisory Committee (NSP2 TAC) to provide policy direction for the implementation of the NSP2 grant. The Technical Advisory Committee is made up of staff from each participating jurisdiction, with Alameda County staff leading the TAC and providing staff to the TAC and the NSP2 Program.

The overall NSP2 Program is divided between two programs: Single Family Homeownership and the Multi-Family Rental Programs.

#### **Multi-Family Rental**

The Multi-Family Rental Program received an allocation of \$2,750,000, which will be allocated to one or more development partners and



projects to be identified through a competitive Request for Proposals (NSP2 RFP). The NSP2RFP will be released in 2010. At minimum, the funds will generate 35 units of long-term affordable housing, which translates to a subsidy of approximately \$78,000 per unit. However, the RFP will provide additional incentive for projects that provide a higher leverage and lower required NSP funding per unit. These funds will be allocated to the most competitive project proposal(s), rather than distributed across the Consortium geographically.

A multifamily property(WINGS) was identified to be used for the rental program. This property is not located in an approved census tract, but is in an impacted neighborhood. This property is vacant only (not foreclosed/abandoned), but in default of a current loan. A request was sent to HUD for a technical amendment to allow the census tract (4377) that the property is located in to be approved. The technical amendment also requested that \$400,000 of funds from Activity B be transferred to Activity E to be used for this particular property (per the new Frank-Dodd Act that allows vacant only properties to be used for the 25% set aside requirement). The technical amendment was approved. This technical amendment will not decrease the number of units assisted in this Activity.

For the remaining \$2.35 million of 25% set aside rental funds, HCD will select, through a competitive process, one or more multi-family rental properties which meet the NSP program requirements, and assist a Development Partner in acquiring/redeveloping the property and renting the property to very-low income (50% or below area median income) households.

#### Single Family Home-ownership

The Single Family Acquisition, Rehab and Resale Program is the largest budgeted program in the Alameda County Consortium NSP2 program, with \$7.15 million allocated. It is expected that this program will create between 65-73 units, at a subsidy of approximately \$96,000 per unit. The primary goal of the NSP2 program is to stabilize neighborhoods. There is sufficient funding in this program to use it throughout the NSP2 Consortium.

Under the Consortium Funding Agreement, the participating jurisdictions agreed to an initial allocation of funding, split so that no jurisdiction receives less than three units' worth of funding and those jurisdictions with the highest number of foreclosures and vacancy rates receive a larger share. The allocation is as follows:

Dublin 3 \$

#### Program Approach:

|                       |              |
|-----------------------|--------------|
| 288,000.00            |              |
| Emeryville 4 \$       | 384,000.00   |
| Fremont 8 \$          | 768,000.00   |
| Hayward 15 \$         | 1,440,000.00 |
| Livermore 9 \$        | 864,000.00   |
| Newark 5 \$           | 480,000.00   |
| Pleasanton/Sunol 4 \$ | 384,000.00   |
| San Leandro 6 \$      | 576,000.00   |
| Union City 6 \$       | 576,000.00   |
| Unincorporated 13 \$  | 1,248,000.00 |
| Sub-Total 73 \$       | 7,008,000.00 |

#### Contingency - Balance

Under the Homeownership program, two non profit development partners (DP's) were selected to implement the NSP2 Homeownership program. Each of the DP's were selected competitively through NSP1 funded programs of one or more of the consortium members: Hallmark Community Solutions and Habitat for Humanity East Bay.

Each of the jurisdictions chose which DP to work with, and the funding to that jurisdiction will be given to the selected DP. After a years time, the initial allocation will be reviewed, and funding may move between DP's if implementation in that area is not working.

The two DP's will use funding from NSP2, in combination with leverage funds from commercial sources to acquire and rehabilitate blighted properties. Once a property is selected, the home will be rehabilitated and readied for resale to first time home buyers. Properties are evaluated for health and safety hazards, and then a work write up is developed specifically to that property. Construction is expected to take between four and six months on each home.

During this time, buyers are lined up who are interested in these properties, and who are willing to participate in a minimum of eight hours of homebuyer counseling through the Unity Council, or other HUD qualified first time home buyer training program.

#### Consortium Members:

##### Consortium Members

Alameda County Housing and Community Development is the Grantee and Lead Member of the Consortium. Consortium members include the cities of Emeryville, Dublin, Pleasanton, Livermore, Fremont, Newark, Union City, San Leandro, Hayward and unincorporated Alameda County.

#### How to Get Additional Information:

##### How to get additional Information

Contact Michelle Starratt at Alameda County HCD by calling 510-670-5207 or emailing her at [NSP@acgov.org](mailto:NSP@acgov.org)

Additional information on homebuyer education and resources will be posted to the action plan as they are developed. We expect to have a regional website, where all NSP funded homes will be easily published. This is expected by summer 2010.



| Overall                                 | This Report Period | To Date         |
|---|--------------------|-----------------|
| Total Projected Budget from All Sources | N/A                | \$17,881,361.74 |
| Total Budget                            | \$1,080,461.75     | \$17,881,361.74 |
| Total Obligated                         | \$680,461.75       | \$16,862,851.90 |
| Total Funds Drawdown                    | \$992,321.94       | \$15,017,107.46 |
| Program Funds Drawdown                  | \$496,531.74       | \$10,764,926.45 |
| Program Income Drawdown                 | \$495,790.20       | \$4,252,181.01  |
| Program Income Received                 | \$733,409.55       | \$4,921,146.43  |
| Total Funds Expended                    | \$991,460.64       | \$14,853,239.43 |
| Match Contributed                       | \$0.00             | \$18,026,789.00 |

## 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         | \$18,026,789.00 |
| Limit on Public Services               | \$0.00         | \$0.00          |
| Limit on Admin/Planning                | \$1,100,000.00 | \$1,217,330.25  |
| Limit on State Admin                   | \$0.00         | \$1,217,330.25  |

## Progress Toward Activity Type Targets

| Activity Type  | Target         | Actual         |
|----------------|----------------|----------------|
| Administration | \$1,100,000.00 | \$2,000,000.00 |

## Progress Toward National Objective Targets

| National Objective            | Target         | Actual         |
|-------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$2,750,000.00 | \$4,470,000.00 |

## Overall Progress Narrative:

Alameda County Housing and Community Development (HCD) has met its NSP2 expenditure requirement, having spent more than the full amount of the grant (\$11,000,000). HCD continues to spend Program Income, the expenditure deadline for the full grant has been met.

Additionally, HCD has met the expenditure deadline for the VLI 25% set aside of \$2,750,000. All of these funds are under contract, and all of these funds have been expended in DRGR. Last quarter, the SURF Apartments completed construction. HCD entered beneficiary information into DRGR and has released the last \$10,000 retainer to the developer as dictated by the contract.

In the Single family program, no new units were purchased last quarter the total in the program is 41. Staff completed one new environmental review last quarter. Two of our completed properties were sold to income eligible homeowners. These new homeowners moved into updated and revitalized units that were previously abandoned and foreclosed causing blight in their communities.

## Project Summary

| Project #, Project Title                           | This Report Period     | To Date                |                        |
|--|------------------------|------------------------|------------------------|
|  | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 100(2), Administrative costs NSP2                  | \$151,675.43           | \$2,000,000.00         | \$841,421.79           |
| 120 (2) Homeownership, NSP2 Homeownership          | \$7,455.80             | \$11,410,461.74        | \$6,527,230.68         |
| 300 B MF LMMI Units, Low Mod Units in Multi Family | \$0.00                 | \$1,000.00             | \$0.00                 |
| 400 VLI Homeownership, VLI Homeownership           | \$0.00                 | \$800,000.00           | \$417,420.51           |
| 500 SF VLI Rental, SF VLI Rental                   | \$337,400.51           | \$920,000.00           | \$337,400.51           |
| VLI Rental NSP2, VLI NSP2 Multifamily Rental       | \$0.00                 | \$2,750,000.00         | \$2,641,452.96         |



## Activities

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Grantee Activity Number:</b> | <b>100 (2)</b>        |
| <b>Activity Title:</b>          | <b>Administration</b> |

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

100(2)

**Project Title:**

Administrative costs NSP2

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Alameda County Housing and Community Development

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$2,000,000.00

**Total Budget**

\$900,000.00

\$2,000,000.00

**Total Obligated**

\$500,000.00

\$1,600,000.00

**Total Funds Drawdown**

\$223,700.32

\$1,217,330.25

**Program Funds Drawdown**

\$151,675.43

\$841,421.79

**Program Income Drawdown**

\$72,024.89

\$375,908.46

**Program Income Received**

\$73,353.48

\$492,127.18

**Total Funds Expended**

\$222,839.02

\$1,125,058.10

Alameda County Housing and Community Development

\$222,839.02

\$1,125,058.10

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

Grant Administration, staffing the NSP2 Technical Advisory Committee, Selection and approval of Development Partners, administering the contracts with the Development Partners, Financial oversight, Program oversight, setting Policy and monitoring performances and program objectives.

### Location Description:

Administration Activities are carried out by Alameda County's Housing and Community Development Department, located in Hayward, CA.

### Activity Progress Narrative:

The total amount expended this quarter under Activity 100 is \$222,839.02 representing staffing costs from 2nd, 3rd, and 4th Quarter 2012/13. This past quarter, HCD staff received and approved applications for 2 homeowners.

## 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

No Other Funding Sources Found

Total Other Funding Sources

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|                                 |                              |
|---------------------------------|------------------------------|
| <b>Grantee Activity Number:</b> | <b>200 (2) Hello Housing</b> |
| <b>Activity Title:</b>          | <b>Homeownership - HCS</b>   |

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

120 (2) Homeownership

**Project Title:**

NSP2 Homeownership

**Projected Start Date:**

04/27/2010

**Projected End Date:**

02/13/2015

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Hallmark Community Solutions

**Overall****Apr 1 thru Jun 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$7,592,851.90

**Total Budget**

(\$739,538.25)

\$7,592,851.90

**Total Obligated**

(\$739,538.25)

\$7,592,851.90

**Total Funds Drawdown**

\$36,521.46

\$7,492,851.89

**Program Funds Drawdown**

\$7,455.80

\$4,789,845.56

**Program Income Drawdown**

\$29,065.66

\$2,703,006.33

**Program Income Received**

\$176,733.80

\$2,850,674.47

**Total Funds Expended**

\$36,521.46

\$7,909,538.43

Hallmark Community Solutions

\$36,521.46

\$7,909,538.43

**Match Contributed**

\$0.00

\$4,882,000.00

**Activity Description:**

Hello Housing will acquire, rehabilitate and resell vacant and blighted homes in their approved census tracks. They will be working with CDFI Clearinghouse to leverage the NSP2 funding, and leave approximately \$96,000 of NSP2 funding in each of the properties they acquire and rehabilitate. The properties will be available for sale to first time homebuyers, who will be able to access Mortgage Credit Certificates to achieve affordable homeownership.

**Location Description:**

Hello Housing, formerly Hallmark Community Solutions (HCS), was selected by the following Consortium partners to work in each of their jurisdictions: the Cities of Dublin, Pleasanton, Livermore, Fremont, Union City, San Leandro and the Unincorporated County. HCS had competed and won two NSP1 RFP rounds representing all of the cities listed above. The City of Newark choose to split its pot of funding and award 3 of its units to HCS and two to Habitat, so both organizations will be working in both cities.

**Activity Progress Narrative:**

Under activity #200 HCS, HCD expended \$36,521.46 this past quarter. During the last quarter, Hello Housing completed rehabilitation work on the final 6 properties under construction. There are no properties currently in escrow.

**Acquisitions**

Hello Housing did not purchase any properties in the last quarter

**Homebuyer purchases**

During the last quarter, Hello Housing did not sell any properties to eligible homebuyers.

## Accomplishments Performance Measures

|                                   | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------------|--------------------|------------------------------------|
|                                   | Total              | Total                              |
| # of Properties                   | 0                  | 15/40                              |
| # of buildings (non-residential)  | 0                  | 5/0                                |
| # of Parcels acquired by          | 0                  | 0/0                                |
| # of Parcels acquired by admin    | 0                  | 0/0                                |
| # of Parcels acquired voluntarily | 0                  | 15/40                              |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 17/40                              |
| # of Singlefamily Units | 0                  | 17/40                              |

## 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     | 6/0                                | 11/40 | 17/40 | 100.00   |
| # of Persons       | 0                  | 0   | 0     | 0/0                                | 0/0   | 0/0   | 0        |
| # Owner Households | 0                  | 0   | 0     | 6/0                                | 11/40 | 17/40 | 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    |        |

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Grantee Activity Number:</b> | <b>200 (2) HH</b>         |
| <b>Activity Title:</b>          | <b>Homeownership - HH</b> |

**Activity Category:**

Acquisition - general

**Project Number:**

120 (2) Homeownership

**Projected Start Date:**

04/27/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP2 Homeownership

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Habitat for Humanity East BAY

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Habitat for Humanity East Bay

**Match Contributed**
**Apr 1 thru Jun 30, 2013**

N/A

\$0.00

\$0.00

\$377,027.97

\$0.00

\$377,027.97

\$483,322.27

\$377,027.97

\$377,027.97

\$0.00

**To Date**

\$3,817,609.84

\$3,817,609.84

\$3,200,000.00

\$2,794,432.62

\$1,737,385.12

\$1,057,047.50

\$1,578,344.78

\$2,723,570.71

\$2,723,570.71

\$1,894,789.00

**Activity Description:**

Habitat for Humanity East Bay (HH) will acquire, rehabilitate and resell vacant and blighted homes in their approved census tracts. They will leverage their NSP2 funding with a construction line of credit and leave approximately \$96,000 of NSP2 funding in each of the properties they acquire and rehabilitate. The properties will be available for sale to first time homebuyers, who will be able to access Mortgage Credit Certificates to achieve affordable homeownership.

**Location Description:**

Habitat for Humanity East Bay (HH) was selected by the following Consortium partners to work in each of their jurisdictions: the Cities of Emeryville, Hayward and Newark. HH had competed in the NSP1 Hayward RFP and won. The City of Newark choose to split its pot of funding and award 2 of its units to HH and three to HCS, so both organizations will be working in both cities.

**Activity Progress Narrative:**

Under activity# 200 HH, HCD expended \$377,027.97 this past Quarter. During the last quarter, Habitat for Humanity completed rehabilitation work on the final 3 properties under construction. . There are no properties currently in escrow. Acquisitions

Habitat for Humanity did not purchase any properties in the last quarter

**Homebuyer purchases**

During the last quarter, Habitat for Humanity sold two units to eligible homebuyers:

The property at 27550 Sebastian Way, Hayward closed escrow with an eligible homebuyer on 4/24/2013. The homebuyer was provided \$9,000 in NSP Mortgage assistance. We received program income in the amount of \$146,473.43, which was entered into DRGR and will be used to purchase more properties.

The property at 18 Emery Bay Drive, Emeryville closed escrow with an eligible homebuyer on 5/28/2013. The homebuyer was provided \$6,900 in NSP Mortgage assistance. We received program income in the amount of \$68,941.78, which was entered into DRGR and will be used to purchase more properties.

## Accomplishments Performance Measures

|                                   | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------------|--------------------|------------------------------------|
|                                   | Total              | Total                              |
| # of Properties                   | 2                  | 12/21                              |
| # of buildings (non-residential)  | 2                  | 3/0                                |
| # of Parcels acquired by          | 0                  | 0/0                                |
| # of Parcels acquired by admin    | 0                  | 0/0                                |
| # of Parcels acquired voluntarily | 2                  | 11/21                              |
| Total acquisition compensation to | 0                  | 0/0                                |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 2                  | 12/21                              |
| # of Singlefamily Units | 2                  | 12/21                              |

## 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    | 1                  | 1   | 2     | 10/0                               | 4/0 | 14/21 | 100.00   |
| # of Persons       | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/0   | 0        |
| # Owner Households | 1                  | 1   | 2     | 10/0                               | 4/0 | 14/21 | 100.00   |

## Activity Locations

| Address             | City       | County | State      | Zip    | Status / Accept |
|---------------------|------------|--------|------------|--------|-----------------|
| 27550 Sebastian Way | Hayward    |        | California | 94544- | Match / N       |
| 18 Emery Bay Drive  | Emeryville |        | California | 94608- | Match / N       |

## 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:** 300 - Hayward Jr.

**Activity Title:** Hayward Jr.

**Activity Category:**

Construction of new housing

**Project Number:**

VLI Rental NSP2

**Projected Start Date:**

11/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

VLI NSP2 Multifamily Rental

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Eden Housing, Inc

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$400,000.00

**Total Budget**

\$0.00

\$400,000.00

**Total Obligated**

\$0.00

\$400,000.00

**Total Funds Drawdown**

\$0.00

\$400,000.00

**Program Funds Drawdown**

\$0.00

\$400,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$400,000.00

Alameda County Housing and Community Development

\$0.00

\$400,000.00

Eden Housing, Inc

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

21 Family units constructed in Hayward. HCD is restricting 21 units for LH24 set aside. All 21 units are at 50% or below Area Median Income and all units in the building qualify as NSP 2 LH25 National Objective.

**Location Description:**

581, 585, 587 B Street Hayward, CA 94541

**Activity Progress Narrative:**

Hayward Senior Phase II project is located at 581, 585, 597 B Street, Hayward & this project is a new construction of 22 units of senior affordable housing, all of which will be restricted to households at 50% of AMI or below (however HCD will only restrict 10 of them due to California State Law & Article 34). All NSP2 funds have been invoiced and were drawn from DRGR. Due to unforeseen delays, construction is expected to begin next quarter and should take 12-18 months to complete. Once construction is complete and the project is occupied, HCD will report beneficiaries in DRGR.

**Accomplishments Performance Measures**

|                             | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------|--------------------|------------------------------------|
|                             | Total              | Total                              |
| #Units with bus/rail access | 0                  | 22/21                              |



|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of Housing Units     | 0                  | 22/21                              |
| # of Multifamily Units | 0                  | 22/21                              |

## 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:** 300 - Leidig Court

**Activity Title:** Leidig Court

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

VLI Rental NSP2

**Projected Start Date:**

11/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

VLI NSP2 Multifamily Rental

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Eden Housing, Inc

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$485,000.00

**Total Budget**

\$0.00

\$485,000.00

**Total Obligated**

\$0.00

\$485,000.00

**Total Funds Drawdown**

\$0.00

\$485,000.00

**Program Funds Drawdown**

\$0.00

\$485,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$485,000.00

Alameda County Housing and Community Development

\$0.00

\$485,000.00

Eden Housing, Inc

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

17 Family units constructed in San Leandro. HCD is restricting 8 units for LH24 set aside, but all 17 units are at 60% or below Area Median Income and all units in the building qualify as NSP 2 National Objective.

**Location Description:**

27550 Leidig Court, Hayward, CA 94544

**Activity Progress Narrative:**

Leidig Court Affordable Housing Development located at 27751 Leidig Court, Hayward — this project is a rehab of 15 unit multi-family residential housing, 7 of the units will be restricted to NSP eligible households at 50% or below, and 8 will be restricted to households at 60% or below Construction began last quarter and should be complete in July 2013. All NSP2 funds for this project have been invoiced, and all funds have been drawn from DRGR. Once complete, and occupied, HCD will report beneficiaries in DRGR.

**Accomplishments Performance Measures**

|                             | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------|--------------------|------------------------------------|
|                             | Total              | Total                              |
| # of Properties             | 0                  | 1/1                                |
| #Units with bus/rail access | 0                  | 16/17                              |



|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of Housing Units     | 0                  | 16/17                              |
| # of Multifamily Units | 0                  | 16/17                              |

## 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:** 300 - South Hayward BART

**Activity Title:** South Hayward BART

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

VLI Rental NSP2

**Projected Start Date:**

03/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

VLI NSP2 Multifamily Rental

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Eden Housing, Inc

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$1,365,000.00

**Total Budget**

\$0.00

\$1,365,000.00

**Total Obligated**

\$0.00

\$1,365,000.00

**Total Funds Drawdown**

\$0.00

\$1,365,000.00

**Program Funds Drawdown**

\$0.00

\$1,266,452.96

**Program Income Drawdown**

\$0.00

\$98,547.04

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,365,000.00

Alameda County Housing and Community Development

\$0.00

\$1,365,000.00

Eden Housing, Inc

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$11,250,000.00

**Activity Description:**

150 Family and Senior units constructed near Hayward BART station. HCD is restricting 74 units for LH24 set aside, but all 150 units are at 50% or below Area Median Income and all units in the building qualify as NSP 2 LH25 National Objective.

**Location Description:**

28937 Mission Blvd, Hayward, CA 94544

**Activity Progress Narrative:**

South Hayward BART is located at 28937 Mission Blvd., Hayward & this project is a new construction of 150 multi-family residential housing units, all of which will be restricted at 50% or below AMI (however HCD will only restrict 74 of them due to California State Law & Article 34). All NSP2 funds have been invoiced and drawn from DRGR. Due to unforeseen delays, construction is expected to begin next quarter and should take 12-18 months to complete. Once construction is complete and the project is occupied, HCD will report beneficiaries in DRGR.

**Accomplishments Performance Measures**

|                             | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------|--------------------|------------------------------------|
|                             | Total              | Total                              |
| # of Properties             | 0                  | 2/1                                |
| #Units with bus/rail access | 0                  | 224/150                            |



|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of Housing Units     | 0                  | 224/150                            |
| # of Multifamily Units | 0                  | 224/150                            |

## 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    |        |

|                                 |                                |
|---------------------------------|--------------------------------|
| <b>Grantee Activity Number:</b> | <b>300 B MF Leidig Court</b>   |
| <b>Activity Title:</b>          | <b>Leidig Court LMMI Units</b> |

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

300 B MF LMMI Units

**Project Title:**

Low Mod Units in Multi Family

**Projected Start Date:**

10/02/2012

**Projected End Date:**

06/20/2014

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Alameda County Housing and Community Development

**Overall****Apr 1 thru Jun 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$450.00

**Total Budget**

\$0.00

\$450.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Alameda County Housing and Community Development

\$0.00

\$0.00

Eden Housing, Inc

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

These 9 units will be rented to households at 60% of AMI. These units do not qualify for the LH-25, but they are still units restricted to the low income population. We are counting these 9 units, even though our LH-25 funding did not support them.

**Location Description:**

This property is located in the city of San Leandro

**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

No Other Funding Sources Found

Total Other Funding Sources

---

|                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>Grantee Activity Number:</b> | <b>300 B MF Surf Apartments</b>   |
| <b>Activity Title:</b>          | <b>Surf Apartments LMMI Units</b> |

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

300 B MF LMMI Units

**Projected Start Date:**

11/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Low Mod Units in Multi Family

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Eden Housing, Inc

| <b>Overall</b>                                 | <b>Apr 1 thru Jun 30, 2013</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$450.00       |
| <b>Total Budget</b>                            | \$0.00                         | \$450.00       |
| <b>Total Obligated</b>                         | \$0.00                         | \$0.00         |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$0.00         |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$0.00         |
| Eden Housing, Inc                              | \$0.00                         | \$0.00         |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |

**Activity Description:**

These 35 units will be rented to households at 60% of AMI (25 units) and 80% of AMI (10 units). These units do not qualify for the LH-25, but they are still units restricted to the low income population. We are counting these 35 units, even though our LH-25 funding did not support them.

**Location Description:**

This property is located in the city of San Leandro - Surf Apartment Project

**Activity Progress Narrative:**

Eden Housing purchased and rehabbed Surf Apartments. 34 of the 45 units are reserved for LMMI households. Rehab is complete and the property is occupied

**Accomplishments Performance Measures**

|                                    | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|------------------------------------|---------------------------|---|
|                                    | <b>Total</b>              | <b>Total</b>                              |
| <b># of Properties</b>             | 1                         | 1/1                                       |
| <b>#Units with bus/rail access</b> | 1                         | 1/35                                      |
|                                    | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|                                    | <b>Total</b>              | <b>Total</b>                              |



|                        |    |       |
|------------------------|----|-------|
| # of Housing Units     | 34 | 34/35 |
| # of Multifamily Units | 34 | 34/35 |

## Beneficiaries Performance Measures

|                     | This Report Period |     |       | Cumulative Actual Total / Expected |       |       |          |
|---------------------|--------------------|-----|-------|------------------------------------|-------|-------|----------|
|                     | Low                | Mod | Total | Low                                | Mod   | Total | Low/Mod% |
| # of Households     | 0                  | 34  | 34    | 0/0                                | 34/35 | 34/35 | 100.00   |
| # Renter Households | 0                  | 34  | 34    | 0/0                                | 34/35 | 34/35 | 100.00   |

## Activity Locations

| Address         | City        | County | State      | Zip        | Status / Accept |
|-----------------|-------------|--------|------------|------------|-----------------|
| 15320 Tropic Ct | San Leandro |        | California | 94579-1832 | 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:** 300 Surf Apartments

**Activity Title:** Surf Apartments

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

VLI Rental NSP2

**Projected Start Date:**

04/27/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

VLI NSP2 Multifamily Rental

**Projected End Date:**

06/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Eden Housing, Inc

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

Alameda County Housing and Community Development

Eden Housing, Inc

**Match Contributed**

**Apr 1 thru Jun 30, 2013**

N/A

\$0.00

\$0.00

\$10,000.00

\$0.00

\$10,000.00

\$0.00

\$10,000.00

\$10,000.00

\$0.00

\$0.00

**To Date**

\$500,000.00

\$500,000.00

\$500,000.00

\$500,000.00

\$490,000.00

\$10,000.00

\$0.00

\$500,000.00

\$500,000.00

\$0.00

\$0.00

**Activity Description:**

46 Family units constructed in San Leandro. HCD is restricting 11 units for LH24 set aside, but all 46 units in the building qualify as NSP 2 National Objective.

**Location Description:**

15320 Tropic Court, San Leandro CA 94580

**Activity Progress Narrative:**

SURF Affordable Housing Project is located at 15320 Tropic Court, San Leandro &ndash;this project is a rehab of 46 multi-family residential housing, all of which will be restricted to NSP eligible households, and 11 are restricted for households at 50% or below. This project completed construction last quarter and units are fully occupied. All funds have been invoiced and drawn down in DRGR. HCD received the closeout report last quarter and entered the beneficiary information into DRGR.

**Accomplishments Performance Measures**

|                                  | This Report Period | Cumulative Actual Total / Expected |
|----------------------------------|--------------------|------------------------------------|
|                                  | Total              | Total                              |
| # of Properties                  | 1                  | 2/1                                |
| # 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 voluntarily | 0 | 0/0   |
| Total acquisition compensation to | 0 | 0/0   |
| #Units with bus/rail access       | 1 | 47/46 |

|                        | This Report Period<br>Total | Cumulative Actual Total / Expected<br>Total |
|------------------------|-----------------------------|---|
| # of Housing Units     | 11                          | 57/46                                       |
| # of Multifamily Units | 11                          | 57/46                                       |

## 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     | 11                 | 0   | 11    | 11/36                              | 0/10 | 11/46 | 100.00   |
| # of Persons        | 0                  | 0   | 0     | 0/0                                | 0/0  | 0/0   | 0        |
| # Renter Households | 11                 | 0   | 11    | 11/36                              | 0/10 | 11/46 | 100.00   |

## Activity Locations

| Address         | City        | County | State      | Zip        | Status / Accept |
|-----------------|-------------|--------|------------|------------|-----------------|
| 15320 Tropic Ct | San Leandro |        | California | 94579-1832 | 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    |        |



|                                 |                                  |
|---------------------------------|----------------------------------|
| <b>Grantee Activity Number:</b> | <b>400 VLI Homeownership</b>     |
| <b>Activity Title:</b>          | <b>Habitat Homeownership VLI</b> |

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

400 VLI Homeownership

**Project Title:**

VLI Homeownership

**Projected Start Date:**

06/01/2012

**Projected End Date:**

06/30/2014

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Habitat for Humanity East BAY

**Overall****Apr 1 thru Jun 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$800,000.00

**Total Budget**

\$0.00

\$800,000.00

**Total Obligated**

\$0.00

\$800,000.00

**Total Funds Drawdown**

\$0.00

\$417,420.51

**Program Funds Drawdown**

\$0.00

\$417,420.51

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Habitat for Humanity East BAY

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition of foreclosed or blighted homes, rehabilitation of these homes and resale to Very Low Income Households (below 50% of Area Median Income). Habitat will utilize a CalHOME Grant to add additional funding to the three units. NSP Permanent subsidy will also allow the properties to be occupied by Very Low Income Households.

**Location Description:**

The proposed single family homes are located in the City of Hayward

**Activity Progress Narrative:**

In order to account for the 25% set-aside of Program Income received from the sale of our For Sale program, HCD has created a new activity "400 VLI Homeownership." Habitat For Humanity will utilize 25% of all the program income earned under their For Sale Activity (200 HH) to complete 3 units for Very Low Income Homebuyers. Habitat will bring additional resources to the program to assist in underwriting these units. HCD revised the purchase vouchers of three of their properties to create this program, moving them to the new activity to accurately reflect our expenditure of Program Income on units that will be sold to households at 50% or below AMI.

The three homes are currently in construction. None of the three units were sold last quarter. Two homeowners have been identified and their applications have been approved by HCD. This homeowner will not receive any down-payment assistance, but will participate in a sweat equity program to reduce the construction costs and make the property more affordable to the household, which makes below 50% AMI. Once these properties are occupied, HCD will report the beneficiaries in DRGR.

### 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

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 500 SF Hello Housing Rental LH

**Activity Title:** Hello Housing SF Rental

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

500 SF VLI Rental

**Projected Start Date:**

06/10/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

SF VLI Rental

**Projected End Date:**

07/10/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Alameda County Housing and Community Development

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

Alameda County Housing and Community Development

**Match Contributed**

**Apr 1 thru Jun 30, 2013**

N/A

\$920,000.00

\$920,000.00

\$345,072.19

\$337,400.51

\$7,671.68

\$0.00

\$345,072.19

\$345,072.19

\$0.00

**To Date**

\$920,000.00

\$920,000.00

\$920,000.00

\$345,072.19

\$337,400.51

\$7,671.68

\$0.00

\$345,072.19

\$345,072.19

\$0.00

**Activity Description:**

**Location Description:**

Urban County

**Activity Progress Narrative:**

This Activity will be implemented by Hello Housing, utilizing 25% of all Program Income earned under their For Sale Activity (200 HCS). During this past quarter, Hello Housing acquired a duplex, located at 1456-1458 Plaza Drive in San Leandro, CA. This program will serve Extremely Low Income (at or below 50%) persons with disabilities. The units will be owned and operated by Housing Consortium for the East Bay, the owner and operator of our NSP 1 Rental properties, built in partnership with Hello Housing. Once the project is complete and the properties occupied, HCD will report the beneficiaries in DRGR.

**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

No Other Funding Sources Found

Total Other Funding Sources

---