

Jul 1, 2011 thru Sep 30, 2011 Performance Report

Grant Number:
B-11-UN-06-0008

Obligation Date:

Grantee Name:
Madera County, CA

Award Date:

Grant Amount:
\$1,659,017.00

Contract End Date:
03/16/2014

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
robert Mansfield

Disasters: **Declaration Number**

NSP

Summary of Distribution and Uses of NSP Funds:

The County plans to utilize its NSP3 funds for acquisition/rehabilitation/resale of single family residences. A portion of the NSP3 funding will be utilized to provide qualified low-income homebuyers with pre- and post-purchase counseling and direct homeownership assistance including down payment and closing cost assistance.

How Fund Use Addresses Market Conditions:

Using the information obtained through RealtyTrac.com, the County identified the location and concentration of foreclosures and pre-foreclosures. Potential target areas were mapped utilizing HUD's NSP3 Mapping Tool. Target area data provided by HUD was evaluated and compared. Based on this analysis, target areas were identified and options ranked. The ability to achieve the greatest impact with the funds available was also considered.

Parkwood Target Area #3 (W. Pecan to Burges (Hazel); Lemon St. to Road 27) was selected in which to focus NSP3 activities. Parkwood Target Area #3 has the highest percentage of subprime mortgages (35.2%) and the second highest percentage of estimated delinquent mortgages (21.7%). It also has the second highest percentages of persons below 120% of area median income (78.3%) and 80% of area median income (51.9%). Sufficient funding is available to meet the HUD impact number of 7 units in this target area.

Ensuring Continued Affordability:

The County will ensure continued affordability by applying HOME program guidelines, as suggested by HUD, for rental and owner-occupied properties.

At a minimum, all assisted properties of NSP funds will be subject to the HOME requirement of continued affordability as outlined in the regulations for the HOME Investment Partnerships Program, Final Rule 24 CFR part 92.

Homeowners assistance HOME amount per unit affordability in years	Minimum period for
under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Rental Housing Activity (HOME) Affordability in years	Minimum Period for
under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000 for rehabilitation involving refinancing	15
New Construction or acquisition of newly constructed housing	20

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. This definition is consistent with California Health and Safety Code definition of a substandard structure under Section 17920

Definition of Affordable Rents:

Per the CDBG program, the generally accepted affordability standards are that households pay no more than 30 percent of household income for rent and utilities.

Note: For the purposes of NSP only, the percentage of annual median income is increased to 120 percent and otherwise is consistent with the California Health and Safety Code Section 50053.

Housing Rehabilitation/New Construction Standards:

The County's Housing Rehabilitation Program will provide a written rehabilitation standards with a write-up of deficiencies of each unit to be rehabilitated. After rehabilitation, the property must at a minimum meet local building codes, zoning ordinances, and cost-effective energy conservation standards. Local building codes include the international Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, Uniform Mechanical Code, and National Electrical Code.

Vicinity Hiring:

To the maximum extent possible, the County will provide for vicinity hiring by placing a notice in the local newspaper to advertise for housing consultant services. In addition, the County will require its housing consultant to place a notice in the local newspaper to advertise for other services necessary for implementing its NSP3 activities such as appraisal services, real estate broker services, contractors, etc. Contractors will be encouraged to hire locally for any construction workers needed and to investigate the prices of and, if feasible, purchase goods and services from local vendors.

Procedures for Preferences for Affordable Rental Dev.:

At this time, Madera County is not processing any rental development due to the fact that no rental units were identified in the area where the funds are being expended.

While obtaining data to identify the target area for the grant, the County determined that there was a high percentage of subprime mortgages (35.2%) and the fourth highest percentage of estimated delinquent mortgages (21.7%), thus determined rental units were not of an issue at this time to devote grant funding towards.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	1,659,017
Total CDBG Program Funds Budgeted	N/A	1,659,017
Program Funds Drawdown	0	0
Program Funds Obligated	0	0
Program Funds Expended	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	248,852.55	0
Limit on Admin/Planning	165,901.7	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	165,901.7	165,902

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	414,754.25	414,754

Overall Progress Narrative:

Contracts with subrecipient has been signed and is being scheduled for approval by the Madera County Board of Supervisors. No work has been initiated at this point. No funds have been expended.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/Rehab/Resale	0	1,061,771		0
2, Acq./Rehab/Resale 25% set	0	414,754		0

aside

3, Demolition/Redevelopment	0	16,590	0
4, General Administration	0	165,902	0
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
4	General Administration		<i>No activities in this project</i>
2	Acq./Rehab/Resale 25% set aside		<i>No activities in this project</i>
3	Demolition/Redevelopment		<i>No activities in this project</i>
1	Acquisition/Rehab/Resale		<i>No activities in this project</i>

Activities