

**Grantee: San Bernardino County, CA**

**Grant: B-08-UN-06-0505**

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

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**Grant Number:**

B-08-UN-06-0505

**Obligation Date:**

03/17/2009

**Award Date:**

02/27/2009

**Grantee Name:**

San Bernardino County, CA

**Contract End Date:**

02/27/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$22,758,188.00

**Grant Status:**

Active

**QPR Contact:**

Deborah D Kamrani

**Estimated PIRL Funds:**

\$3,000,000.00

**Total Budget:**

\$25,758,188.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

This region is one of the greatest impacted areas in the country and County staff have been tracking foreclosures and notices of default since early 2008. California is a non-judicial foreclosure state. The foreclosure process begins with a recorded Notice of Default (NOD), which is a public notification that the borrower has fallen behind in the monthly mortgage payments. If the default is not cured, or the loan renegotiated or replaced, the NOD is followed by a Notice of Trustee's Sale (NOTS) after a minimum of three months. The actual Trustee's Sale cannot occur less than 20 days after public notice. The Trustee's Sale is a public auction, at which anyone may bid, including the lender and any junior lien holders. The foreclosure process may be stopped if the default is cured 5 days in advance of the sale date. If no one bids, and the foreclosure process was not stopped, title (ownership) of the property reverts to the lender as REO property (Real Estate Owned). The typical foreclosure process takes at least 117 days in California. There were a total of 20,366 properties taken all the way through the foreclosure process in San Bernardino County from July 1, 2007 through September 30, 2008. In relation to all housing units as estimated by California Department of Finance, this represents 2.97% in San Bernardino County. According to an article published in The Wall Street Journal (July 29, 2008) the Inland Empire region has suffered the largest decline in median home prices since prices hit their peak, with an estimated decline of 37%. In a Forbes article published on October 15, 2008 ("Where Recession Will Hit Hardest") the Riverside-San Bernardino-Ontario MSA was rated the worst area in the country. More than half of the homeowners in the area (62%) owe more on their homes than their homes are worth. The median homeowner almost owes more to get their home "above water" than the median worker makes in a year. The median equity is more than a negative \$33,000. Rising unemployment rates at 9.2% are an added element contributing to the downward economic spiral.

### Distribution and and Uses of Funds:

HUD has compiled a set of data at the Census Tract Block Group (CTBG) level for the entire country. The County compiled this set of data, which included low- and moderate-income eligible, foreclosure risk, home price decline, unemployment rate, percentage of high-cost sub-prime loan rate, predicted 18 month foreclosure rate, and vacancy rate. The data for the County was evaluated in a four step priority ranking for those CTBGs most at risk. These areas, defined as "Eligible Targeted Communities," are those census tracts, exclusive of regular CDBG entitlement cities, that have the "greatest need" by utilizing the HUD NSP data sets that include: (1) greatest foreclosure risk, (2) highest percentage of homes financed by a sub-prime mortgage, (3) areas likely to face a significant rise in the rate of foreclosure, and (4) census tracts predominantly low- or moderate-income. For each category, the County assigned points based on severity of the foreclosure crisis and created a "Total Severity Score" (TSS) for all census tract block groups (CTBGs) for the entire County, with the exception of CDBG entitlement jurisdictions. The County only used the standardized data supplied by HUD in the calculations. The procedure assigns points to each of the four variables as follows: (1) Foreclosure risk (based on percentage rate): Maximum of 3 points If 8%, 1 point If 9%, 2 points If 10%, 3 points (2) High cost (sub-prime) loan rate: Maximum of 3 points If  $\geq 40\%$  and  $< 50\%$ , 1 point If  $\geq 50\%$  and  $< 60\%$ , 2 points If  $\geq 60\%$ , 3 points (3) Predicted foreclosure/abandonment rate: Maximum of 2 points If  $\geq 10\%$  and  $< 12\%$ , 1 point If  $\geq 12\%$ , 2 points (4) Low- or Moderate-Income: Maximum of 1 point If YES, 1 point If NO, 0 point The sum of the points awarded for all categories equals the "Total Severity Score" (TSS) for the CTBGs. Those CTBGs with a minimum TSS of 3 (which covers approximately 47% of the County administered area) are determined to be Eligible Targeted Communities and therefore eligible, though not guaranteed County NSP funding for the proposed programs. Based on the TSS analysis, the heaviest impacted cities under the County's FY 2008-09 Action Plan (participating cities) include: Adelanto, Barstow, Colton, Yucca Valley and 29 Palms. The unincorporated communities impacted, again based on the TSS analysis, include: Bloomington, Muscoy, and the unincorporated portions of Adelanto, Barstow, Fontana, and San Bernardino. A table of the data at the census tract level is attached as Appendix F. The maps identifying the Eligible Targeted Communities are located in Appendices B-E of the hard copy application. Tabular data is summarized in Appendix A of the hard copy application. This summary data does not represent the TSS analysis conducted above, but rather provides additional data on the extent of foreclosed homes in the affected communities. Due to numerous factors, such as the number of CTBGs within a community, some communities may not be identified as an Eligible Targeted Community (e.g., Pioneer Town) even though all CTBGs received a TSS score of 3 or greater because there are only two CTBGs versus larger geographic areas that had many CTBGs



with TSS scores above 3 (e.g., Barstow). The County will distribute NSP funds to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by sub-prime mortgage loans, and identified by the County as li

**Distribution and and Uses of Funds:**

likely to face a significant rise in the rate of home foreclosures. Accordingly, the County will meet the requirements set forth in Section 2301(c)(2) of HERA when expending NSP funds. Most of the activities eligible under the NSP represent a subset of the eligible activities under 42 U.S.C. 5305(a). Certain CDBG-eligible activities correlate to specific NSP-eligible uses and vice versa. The County will ensure that 100 percent of NSP funds will be used to benefit individuals and households with incomes below 120 percent of area median income (AMI). In addition, at least 25 percent of NSP funds will be used to benefit individuals and households with incomes below 50 percent of the area median income. CDH developed specific housing programs to benefit very low (households of less than 50% of AMI), and low-, moderate-, and middle income (households between 51-120% of AMI). The chart in the hard copy of the application summarizes the funding amounts per program and program descriptions are more specifically described in Section G. The chart also describes the geographic targeting for each program. Attached to this Amendment in the hard copy of the application are maps that identify those communities by census tract that will be targeted for specific programs (see Appendices B-E). The "Eligible Targeted Communities" shall be eligible for County NSP funding for programs specified in the table below. Given the NSP funding amount relative to the size and scope of the foreclosure problem in the County, Eligible Targeted Communities are not guaranteed funding, and no single Eligible Targeted Community is proposed to receive a specific amount. The County will determine funding based on factors including, where applicable: &fnof{ Leverage by unit and/or with other funds; &fnof{ Impact on neighborhood; &fnof{ Ability to fund within program time limit; and, &fnof{ And other criteria as deemed appropriate.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$24,032,780.77
<b>Total Budget</b>	\$0.00	\$24,032,780.77
<b>Total Obligated</b>	\$0.00	\$24,032,780.77
<b>Total Funds Drawdown</b>	\$50,421.81	\$22,848,261.25
<b>Program Funds Drawdown</b>	\$0.00	\$21,482,958.14
<b>Program Income Drawdown</b>	\$50,421.81	\$1,365,303.11
<b>Program Income Received</b>	\$0.00	\$2,950,000.00
<b>Total Funds Expended</b>	\$56,592.21	\$22,854,432.14
<b>Match Contributed</b>	\$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	\$3,413,728.20	\$0.00
Limit on Admin/Planning	\$2,275,818.80	\$1,091,299.97
Limit on State Admin	\$0.00	\$1,091,299.97

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,689,547.00	\$15,141,715.89

## Overall Progress Narrative:

Administration funds were expended for the management of the grant and review of potential projects to be funded by Program Income. Lease up still in progress for one Barstow project. No additional project funds have been expended. Rialto Park Place activity is complete.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP IV, Redevelopment-Use E	\$0.00	\$0.00	\$0.00
NSP-I, Purchase Rehabilitation	\$0.00	\$21,233,247.00	\$19,683,424.42
NSP-II, Homebuyer Assistance - Low Income	\$0.00	\$798,537.35	\$798,536.86
NSP-III, Administration	\$0.00	\$2,275,819.00	\$1,000,996.86



## Activities

**Grantee Activity Number:** NSP - 001C Garden Drive  
**Activity Title:** Aquisition Rehab Multi Family

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-I

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Purchase Rehabilitation

**Projected End Date:**

01/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Co. of San Bernardino, Community Development and

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$666,113.11

**Total Budget**

\$0.00

\$666,113.11

**Total Obligated**

\$0.00

\$666,113.11

**Total Funds Drawdown**

\$0.00

\$666,113.11

**Program Funds Drawdown**

\$0.00

\$666,113.11

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$666,113.11

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Purchase and rehabilitate 6 units of an apartment complex in the City of San Bernardino.

**Location Description:**

Units are located at 7207 Garden Drive, San Bernardino, California.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/6	2/0	6/6	100.00
# Renter Households	0	0	0	4/6	2/0	6/6	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	

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<b>Grantee Activity Number:</b>	<b>NSP - 001C Hillcrest Apts</b>
<b>Activity Title:</b>	<b>Acquisition Rehabilitation of Multifamily</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Completed

**Project Number:**  
NSP-I

**Project Title:**  
Purchase Rehabilitation

**Projected Start Date:**  
07/15/2010

**Projected End Date:**  
01/31/2013

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Co. of San Bernardino, Community Development and

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,093,186.31
<b>Total Budget</b>	\$0.00	\$6,093,186.31
<b>Total Obligated</b>	\$0.00	\$6,093,186.31
<b>Total Funds Drawdown</b>	\$0.00	\$6,093,186.31
<b>Program Funds Drawdown</b>	\$0.00	\$6,093,186.31
<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	\$6,093,186.31
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Financing for the rehabilitation of 67 units located at 15430 Culebra Road, Victorville. Per HUD guidance \$43,186.31 of this activity is for program delivery.

**Location Description:**

Financing for the rehabilitation of 67 units located at 15430 Culebra Road, Victorville.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	65/67
<b># of Multifamily Units</b>	0	65/67



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	65/67	0/0	65/67	100.00
# Renter Households	0	0	0	65/67	0/0	65/67	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

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**Grantee Activity Number:** NSP-001B Barstow LMMI

**Activity Title:** Acquisition Rehab Multi Family Rental

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-I

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehabilitation

**Projected End Date:**

01/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Co. of San Bernardino, Community Development and

**Overall**

	<b>Apr 1 thru Jun 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,100,000.00
<b>Total Budget</b>	\$0.00	\$6,100,000.00
<b>Total Obligated</b>	\$0.00	\$6,100,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$6,100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$6,100,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$1,550,000.00
<b>Total Funds Expended</b>	\$0.00	\$6,100,000.00
Co. of San Bernardino, Community Development and	\$0.00	\$6,100,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The purpose of the NSP-I Program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 120% of area median income. The County would use NSP funds to purchase and rehabilitate foreclosed or abandoned rental properties in Eligible Targeted Communities. Properties could be purchased for the San Bernardino County Housing Authority's own portfolio or the County could assist non-profit or for-profit partners in acquisition and rehabilitation. The form of the County's assistance would be a grant or subordinated mortgage. The County would make every effort to leverage these investments, loans and/or grants with FHA or other first mortgages, tax credit proceeds (where possible) and other subordinate financing such as AHP, state funds and its own subordinate mortgage financing. Long term agreements or deed covenants would be recorded to ensure long term affordability (minimum term of 15 years, expected term of 55 years). Subject to approval by the Housing Authority's Board of Directors, the Housing Authority is expected to be the County's primary partner for this activity. Tenure of beneficiaries-rental or homeownership: Rentals, but long-term with affordability covenant. Duration or term of assistance: Long-term subordinate loan and/or grant. Description of how design of the activity will ensure continued affordability: County would record long-term (minimum 15 years or term of loan, up to 55 years) rent regulatory agreement or covenant. Discount rate: Average 1% as set forth in Section 2301(d)(1) of HERA and described in Section Q of HUD Docket No. FR-5255-N-01. Range of interest rates: 0-7%, but non-current payment so as to maximize leverage from first mortgage, tax credits and other subordinate financing.

**Location Description:**

This project is located in the Barstow, California.

**Activity Progress Narrative:**

Lease up is continuing.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	161/168
# of Multifamily Units	17	161/168

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	13	0	17	79/0	34/0	161/168	70.19
# Renter Households	13	0	17	79/0	34/0	161/168	70.19

## 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:** NSP-001C Colton Las Terrazas

**Activity Title:** AmCal-Las Terrazas Fund

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-I

**Projected Start Date:**

03/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Cancelled

**Project Title:**

Purchase Rehabilitation

**Projected End Date:**

03/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

County of San Bernardino

<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	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<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
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Provide financing for the acquisition of vacant land for the development of an affordable housing project that includes a total of 100 units and includes open, green space.

Cancelled activity. Set up incorrectly under the Purchase Rehabilitation Project.

**Location Description:**

Generally location of Valley Boulevard and Cypress Avenue in the unincorporated area of Colton in San Bernardino County.

**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

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**Grantee Activity Number:** NSP-001C Rialto  
**Activity Title:** Rialto-Park Place Apt

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 NSP-I

**Project Title:**  
 Purchase Rehabilitation

**Projected Start Date:**  
 01/01/2013

**Projected End Date:**  
 12/31/2013

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 County of San Bernardino

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,275,000.00
<b>Total Budget</b>	\$0.00	\$1,275,000.00
<b>Total Obligated</b>	\$0.00	\$1,275,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,275,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$1,275,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,275,000.00
County of San Bernardino	\$0.00	\$1,275,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Activity includes the rehabilitation of 8 units in a larger project.

**Location Description:**

309 and 330 W Jackson St Rialto, CA

**Activity Progress Narrative:**

Rehabilitation and initial lease up are complete. All funds have been disbursed to contractor.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	8/8
# of Multifamily Units	8	8/8

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	8	0	8	8/0	0/0	8/8	100.00
# Renter Households	8	0	8	8/0	0/0	8/8	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:** NSP-003

**Activity Title:** Project Delivery/ Administration

**Activity Category:**

Administration

**Project Number:**

NSP-III

**Projected Start Date:**

01/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

01/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Co. of San Bernardino, Community Development and

**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**

Co. of San Bernardino, Community Development and

**Match Contributed**

**Apr 1 thru Jun 30, 2013**

N/A

\$0.00

\$0.00

\$50,421.81

\$0.00

\$50,421.81

\$0.00

\$56,592.21

\$56,592.21

\$0.00

**To Date**

\$2,275,819.00

\$2,275,819.00

\$2,275,819.00

\$1,091,299.97

\$1,000,996.86

\$90,303.11

\$0.00

\$1,097,470.37

\$1,097,470.37

\$0.00

**Activity Description:**

Administration of NSP Program

**Location Description:**

Eligible Targeted Communities.

**Activity Progress Narrative:**

Utilization of Administrative funds for management of the NSP 1 funded projects.

**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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