

Grantee: Kern County, CA

Grant: B-08-UN-06-0501

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-08-UN-06-0501

Obligation Date:

03/24/2009

Award Date:

03/05/2009

Grantee Name:

Kern County, CA

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized Amount:

\$11,211,385.00

Grant Status:

Active

QPR Contact:

David Press

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$11,211,385.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

NSP Areas of Greatest Need have been identified as Census Block Groups with estimated Foreclosure Risk Scores of 8 or higher, and contiguous Block Groups. Approximately 200 Block Groups in this County of over 8,000 square miles were identified as having Foreclosure Risk Scores of 8 or higher.

Distribution and and Uses of Funds:

Funds were focused on properties suitable for rental, as the ability of area residents to qualify for purchase loans has been severely eroded by unemployment and job uncertainty in the area. Additionally, there is a great need for rental housing from those displaced as the result of the high foreclosure rate, and those who can no longer afford their previous housing due to loss of income.

Definitions and Descriptions:

Appropriate definitions and descriptions can be found in the individual activity descriptions.

Low Income Targeting:

Approximately 40% of NSP funding has been directed for the benefit of those with incomes at or below 50% of AMI. This emphasis, which significantly exceeds the 25% low income set-aside requirement, is driven by the high levels of unemployment in the area, and the overwhelming need in the related neighborhoods.

Acquisition and Relocation:

Acquisition activity is focused on vacant foreclosed property or vacant residential property suitable for redevelopment. Unless warranted by special circumstances, no occupied property will be considered for purchase, and no relocation will be necessary.

Public Comment:

Please see the Neighborhood Stabilization Program (NSP) Substantial Amendment to FY 2008-09 Annual Action Plan and subsequent amendments on the County of Kern website, www.co.kern.us/cd/. All substantial amendments have been publicized in accordance with NSP regulations.

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$11,211,385.00

Total Budget

\$0.00

\$11,211,385.00

Total Obligated

\$0.00

\$11,211,385.00

Total Funds Drawdown

\$318.19

\$11,101,817.26



Program Funds Drawdown	\$318.19	\$11,101,817.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$318.19	\$11,101,817.26
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	\$1,681,707.75	\$1,050.00
Limit on Admin/Planning	\$1,121,138.50	\$463,360.63
Limit on State Admin	\$0.00	\$463,360.63

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,802,846.25	\$5,452,409.23

Overall Progress Narrative:

Grant administrative activities continued throughout the reporting period. Completion of construction and occupancy information for 01.NSP.05, Fairfax & Eucalyptus Apartments was reported in the prior period. No additional suitable properties were identified in the period for 01.NSP.01 GEAMI Rental Housing Activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01.NSP.01, GEAMI Rental Housing Activity	\$0.00	\$3,202,409.23	\$3,094,835.13
01.NSP.02, County Rental Housing Activity	\$0.00	\$0.00	\$0.00
01.NSP.05, Fairfax & Eucalyptus Apartments	\$0.00	\$7,500,000.00	\$7,500,000.00
05.NSP.04, Countywide Home Buyer Counseling	\$0.00	\$1,050.00	\$1,050.00
13.NSP.03, Countywide Home Buyer Assistance	\$0.00	\$42,571.50	\$42,571.50
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP Admin, NSP General Administration	\$318.19	\$465,354.27	\$463,360.63



Activities

Grantee Activity Number:	01.NSP.01
Activity Title:	GEAHI Rental Housing Activity

Activity Category:

Acquisition - general

Project Number:

01.NSP.01

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

GEAHI Rental Housing Activity

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Kern

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,202,409.23
Total Budget	\$0.00	\$3,202,409.23
Total Obligated	\$0.00	\$3,202,409.23
Total Funds Drawdown	\$0.00	\$3,094,835.13
Program Funds Drawdown	\$0.00	\$3,094,835.13
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,094,835.13
County of Kern	\$0.00	\$3,094,835.13
Match Contributed	\$0.00	\$0.00

Activity Description:

The County proposes to provide up to \$3,202,409.23 to Golden Empire Affordable Housing, Inc. (GEAHI), a non-profit developer, in the form of grants or loans which may be zero interest deferred payment forgivable loans for the purchase and rehabilitation of vacant foreclosed residential properties that are located within areas of the County designated "Areas of Greatest Need." The housing units will be rented to qualified households with incomes that do not exceed 50% of AMI. Additionally, households renting single-family homes may be afforded the opportunity to purchase the homes they are renting.

With property values for rental units estimated between \$80,000 and \$125,000, it is projected that a total of 30 rental units may be purchased/rehabilitated with NSP funds.

Location Description:

Countywide in designated areas of greatest need.

Activity Progress Narrative:

Properties acquired, rehabilitated, and occupied have been reported in previous periods. No additional suitable properties were identified in the current reporting period.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/30
# of Multifamily Units	0	16/0
# of Singlefamily Units	0	10/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	26/30	0/0	26/30	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: 01.NSP.05 LH25

Activity Title: Fairfax & Eucalyptus Apartments- LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01.NSP.05

Project Title:

Fairfax & Eucalyptus Apartments

Projected Start Date:

10/01/2010

Projected End Date:

06/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

County of Kern

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,250,000.00
Total Budget	\$0.00	\$2,250,000.00
Total Obligated	\$0.00	\$2,250,000.00
Total Funds Drawdown	\$0.00	\$2,250,000.00
Program Funds Drawdown	\$0.00	\$2,250,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,250,000.00
County of Kern	\$0.00	\$2,250,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The County will provide \$7.5 million of its NSP allocation in the form of loans, which may include zero interest deferred payment forgivable loans, for the purchase and redevelopment of residential property and construction of new multifamily apartment units in a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield. The multifamily units will be rented to qualified households with incomes that do not exceed 80% of Area Median Income (AMI). It is projected that a total of 94 multifamily rental units may be constructed with these NSP funds and funding from other sources. At least 29 of the units will be set aside for those at or below 50% of AMI.

Location Description:

In a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield, more specifically identified as: Lots 1 through 18 inclusive, lot 20, lot 26, and lots 30 through 33 inclusive, of Tract 6386 in the Unincorporated Area, County of Kern, State of California, according to the map thereof recorded in Book 58, Pages 194, 195, 196 and 197 of Maps, Kern County Records.

APN: 145-181-01 through -18; -20; 145-182-01; and 145-182-05 through 145-182-08.

Activity Progress Narrative:

Completion of construction and occupancy information has been reported in prior periods.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# ELI Households (0-30% AMI)	0		16/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		58/29	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	29/29	0/0	29/29	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: 01.NSP.05 LMMI

Activity Title: Fairfax & Eucalyptus Apartments - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01.NSP.05

Project Title:

Fairfax & Eucalyptus Apartments

Projected Start Date:

10/01/2010

Projected End Date:

06/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

County of Kern

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,250,000.00
Total Budget	\$0.00	\$5,250,000.00
Total Obligated	\$0.00	\$5,250,000.00
Total Funds Drawdown	\$0.00	\$5,250,000.00
Program Funds Drawdown	\$0.00	\$5,250,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,250,000.00
County of Kern	\$0.00	\$5,250,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The County will provide \$7.5 million of its NSP allocation in the form of loans, which may include zero interest deferred payment forgivable loans, for the purchase and redevelopment of residential property and construction of new multifamily apartment units in a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield. The multifamily units will be rented to qualified households with incomes that do not exceed 80% of Area Median Income (AMI). It is projected that a total of 94 multifamily rental units may be constructed with these NSP funds and funding from other sources.

Location Description:

In a County designated "Area of Greatest Need" located on an approximately 6 acre site east of Fairfax Road and north of Eucalyptus Drive in metropolitan Bakersfield., more specifically identified as: Lots 1 through 18 inclusive, lot 20, lot 26, and lots 30 through 33 inclusive, of Tract 6386 in the Unincorporated Area, County of Kern, State of California, according to the map thereof recorded in Book 58, Pages 194, 195, 196 and 197 of Maps, Kern County Records.

APN: 145-181-01 through -18; -20; 145-182-01; and 145-182-05 through 145-182-08.

Activity Progress Narrative:

Completion of construction and occupancy information has been reported in prior periods.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	70/65

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	35/0	0/65	35/65	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:	13.NSP.03
Activity Title:	Countywide Homebuyer Assistance Activity

Activity Category:

Acquisition - general

Project Number:

13.NSP.03

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Countywide Home Buyer Assistance

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

County of Kern

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$42,571.50
Total Budget	\$0.00	\$42,571.50
Total Obligated	\$0.00	\$42,571.50
Total Funds Drawdown	\$0.00	\$42,571.50
Program Funds Drawdown	\$0.00	\$42,571.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$42,571.50
County of Kern	\$0.00	\$42,571.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Countywide Homebuyer Assistance Activity to provide financial assistance to qualified LMMI applicants toward the purchase of vacant, foreclosed single family homes.

\$400,000 re-allocated to Fairfax & Eucalyptus Apartments, 01.NSP.05.

\$57,428.50 re-allocated to GECHI Rental Housing Activity 01.NSP.01

Location Description:

Countywide in designated areas of greatest need

Activity Progress Narrative:

Completed and reported in earlier periods.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	2/2	0.00

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.ADMIN
Activity Title:	NSP General Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP Admin

Project Title:

NSP General Administration

Projected Start Date:

01/01/2009

Projected End Date:

06/30/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

County of Kern

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$465,354.27
Total Budget	\$0.00	\$465,354.27
Total Obligated	\$0.00	\$465,354.27
Total Funds Drawdown	\$318.19	\$463,360.63
Program Funds Drawdown	\$318.19	\$463,360.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$318.19	\$463,360.63
County of Kern	\$318.19	\$463,360.63
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds to pay for costs associated with program planning and administration. (10% of NSP allocation)

Location Description:

Countywide

Activity Progress Narrative:

Administration and monitoring activity continued during the reporting period.

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

