

Grantee: Solano County, CA

Grant: B-11-UN-06-0011

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-UN-06-0011

Obligation Date:**Grantee Name:**

Solano County, CA

Award Date:**Grant Amount:**

\$1,622,757.00

Contract End Date:

03/16/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

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

How Fund Use Addresses Market Conditions:

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

Ensuring Continued Affordability:

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

Definition of Blighted Structure:

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

Definition of Affordable Rents:

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

Housing Rehabilitation/New Construction Standards:

Solano County's program will utilize the City of Fairfield's NSP rehab standards. Additionally:

1. All gut rehab or new construction (general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to 3 stories must be designed to meet the standard for Energy Star Qualified New Homes.
2. Other rehabilitation must meet these standards to the extent applicable to the rehab work undertaken, e.g., replace older obsolete

products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air-conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

2. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Vicinity Hiring:

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

Procedures for Preferences for Affordable Rental Dev.:

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

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,245,513.95
Total CDBG Program Funds Budgeted	N/A	\$1,622,756.95
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

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

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$162,275.70	\$162,275.70

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Appraiser has been selected. Did a recruitment for Rehab Specialist and one has been selected. Selection process was initiated for two developers in the next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Single Family LMMI	\$0.00	\$1,054,792.00	\$0.00
02, Single Family LH25	\$0.00	\$405,689.25	\$0.00
03, Administration	\$0.00	\$162,275.70	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00