

Action Plan

Grantee: Hsg Trust of Santa Clara County

Grant: B-09-CN-CA-0054

Grant Amount: \$ 25,000,000.00

Status: Reviewed and Approved

Funding Sources

Funding Source

Funding Type

Housing Trust of Santa Clara County Matching Other Private Funds

Narratives

Executive Summary:

The Housing Trust of Santa Clara County (HTSCC), the City of San Jose, and Neighborhood Housing Services Silicon Valley (NHSSV) have formed the San Jose Consortium (Consortium) to apply for and administer our \$25,000,000 grant for the Neighborhood Stabilization Program 2 funds made available by the U.S. Department of Housing and Urban Development (HUD) under the American Recovery and Reinvestment Act (ARRA) of 2009. The main objectives of this Grant are to stabilize neighborhoods in our Target Geography by reducing the number of foreclosed or abandoned homes and residential properties, and to create new affordable housing opportunities for very-low, low, and moderate income households. The Consortium will provide secondary financing for income eligible purchasers of foreclosed homes and will purchase and rehabilitate foreclosed or abandoned homes in the Target Geography. The goal of the Consortium is to assist in the purchase of no less than 205 foreclosed properties or units for the purpose of creating affordable homes.

Target Geography:

The Consortium has identified 35 census tracts in the City of San Jose that are the hardest hit by foreclosures. Using HUD's established methodology to identify those areas with the highest foreclosure and vacancy rates, the Consortium has identified 35 census tracts with an average foreclosure score of at least 18 within the City of San Jose. Foreclosures continue to be concentrated in these specific San Jose Census tracts, as identified in our "target geography". Additionally, these target geographies have several socio-economic characteristics that make them not only the epicenters of destabilization, but also the areas in which targeted investment is necessary to re-stabilize them. The 35 census tracts and neighborhoods are as follows: "Central San Jose" -- 5009.02 , 5011; "Willow Glen" -- 5024 , 5025; "South San Jose" -- 5031.03, 5031.06, 5031.11, 5032.04, 5032.17; "Evergreen" -- 5033.04, 5033.05, 5033.17, 5033.19, 5033.2, 5033.28; "Alum Rock" -- 5034.01, 5035.04, 5035.08, 5035.1, 5037.02, 5037.06, 5037.07, 5039, 5040.02, 5041.02; "Berryessa" -- 5043.1, 5043.18; "Edenvale" -- 5120.01, 5120.02, 5120.16, 5120.17, 5120.21, 5120.23, 5120.29; "Coyote" -- 5123.04.

Although each of the target geographies has been significantly impacted by the housing market downturn and foreclosures, the geographies are not homogeneous. San Jose is a large city, in terms of both population and physical size. Therefore socio-economic conditions in each target geography can vary widely. For example certain Census tracts have higher overall incomes than other tracts. Both types of Census tracts suffer from destabilization due to the housing market downturn but for different reasons. Residents in the target geographies are employed in a broad range of sectors, all of which are impacted by the economic downturn. Lower-income residents are employed in sectors such as production, transportation, food preparation, retail sales, janitorial/maintenance, and office administration; higher-income residents are primarily employed in information technology, finance, and business and management (California Employment Development Department). The decline in technology-related businesses in San Jose has particularly impacted residents in higher-income geographies.

The deteriorating labor market will lead impacted areas into the next wave of foreclosures characterized by job losses or reduction in pay. This next wave of foreclosures will be composed primarily of prime borrowers with 30-year fixed mortgages rather than the first wave characterized by subprime borrowers holding adjustable-rate mortgages. This distinction is crucial. In San Jose, the first wave of foreclosures has occurred in the lower income Census tracts. Unless the families with subprime, adjustable-rate mortgages in these neighborhoods can receive loan modifications to reduce their payments to an affordable level, the lower-income tracts will continue to be impacted by foreclosures due to resetting mortgage rates.

The City of San Jose has a number of "impacted" Census tracts, which is defined as a tract in which at least 50% of the households are low-income. A significant number of the target geographies (26 of the qualifying tracts, and 18 of the 19 lower income tracts) is either identical to or next to an impacted tract.

The ability for a community to stabilize and recover from the housing downturn is in large part dependent on the financial capacity of existing residents to maintain neighborhood conditions. Additionally, these impacted areas have historically had greater difficulty attracting economic development as well as more affluent residents. For these reasons, these areas require greater assistance for recovery than other neighborhoods in the City that have a better mix of residents across income levels, and that reflect greater levels of economic development. Based on the preceding analysis, the Consortium will undertake two programs to stabilize the target geographies: 1) homebuyer assistance program; and 2) acquisition/rehabilitation of foreclosed upon or abandoned homes to sell, rent, or redevelop. The combination of these programs will allow the Consortium to best respond to the widely varying conditions found in its 35 qualifying Census tracts. As indicated, the Census tracts vary in terms incomes, ethnic composition, housing values, and other socio-economic factors. Moreover, housing conditions can change significantly block by block and street by street even within a single neighborhood.

Program Approach:

The Consortium will spend a total of \$25,000,000 to undertake the eligible activities outlined below. Funds will be allocated to target areas with the highest foreclosure impact, and to households earning less than 120% of Area Median Income (LMMI). Pursuant to NSP2 regulations, 25% of the funding will be targeted for the benefit of very-low income households earning less than 50% of the Area Median Income (VLI).

Activity A - Financing Mechanisms - Purchase Assistance Loans.

Under the eligible activity (A) Establish Financing Mechanisms, the Consortium plans to allocate up to \$5,000,000 to this program to assist a minimum of 100 eligible homebuyers purchase foreclosed homes by providing downpayment and/or closing cost assistance. Downpayment assistance will not exceed 50% of original acquisition costs.

As administrator of the Purchase Assistance Loan, the Housing Trust of Santa Clara County (HTSCC) will award homeownership assistance loans of up to \$50,000 or 20% of the purchase price of the home, whichever is less, to income eligible homebuyers purchasing foreclosed homes, on an over-the-counter basis. The eligible uses will include downpayment assistance not to exceed 50% of purchase price, closing costs and minor repairs of foreclosed homes to facilitate the acquisition.

The loan will be a 30-year payment-deferred promissory note secured by a deed of trust, held in second or third position, and at a 3% deferred, simple interest rate. The note will be due in 30 years, or at sale, title transfer, refinance or expiration of note and affordability term as a balloon payment. This model has been adopted from the HOME Program-Homebuyer Activities, Recapture/Resale.

All recipients of funds will be required to make a minimum 3% downpayment and attend at least 8 hours of homebuyer counseling offered by Consortium member Neighborhood Housing Services Silicon Valley or another HUD-approved counseling service. The assisted unit must remain as the homeowner's primary residence.

Though property values have decreased over 35% in the targeted areas, the cost of housing in Santa Clara County remains high. The Purchase Assistance Loan program will enable income eligible households to realize affordable homeownership while participating in community neighborhood stabilization efforts supported by the City's Code Enforcement Unit, Strong Neighborhood Initiative, and the Foreclosure Prevention Task Force, a consortium of nonprofit housing and legal services agencies, real estate and lending professionals, and local jurisdictions.

Purchase Assistance Loan financing will also be made available to income eligible households purchasing homes that the Consortium has acquired and rehabilitated as part of eligible use (B).

The Consortium will ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank's regulator's guidance for non-traditional mortgages under the Statement of Subprime Mortgage Lending issued by the Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Department of Treasury and National Credit Union Administration (Statement). In accordance with the Statement, the Consortium will not permit homebuyers to obtain subprime mortgages, including for traditional mortgage loans.

Additionally, if an NSP2 assisted home was previously assisted with HOME funds, but on which the affordability restrictions have been terminated through foreclosure or transfer in lieu of foreclosure (Deed in Lieu), the Consortium will revive the HOME affordability restrictions to the greater of the remaining period of HOME affordability or the continuing affordability requirement as stipulated.

Activity B - Purchase and Rehabilitate Homes and Residential Properties that have been foreclosed in order to sell, rent or redevelop to eligible households

Under eligible activity (B) Purchase and Rehabilitate Foreclosed Homes and Residential Properties, the Consortium will implement an Acquisition and Rehabilitation Program. Under this eligible activity, the Consortium proposes three strategies as summarized below:

Strategy #1: Acquisition and Rehabilitation for Re-Sale.

This program is designed to augment the NSP1 - Single-Family Acquisition/Rehabilitation and Re-Sale Program offered by the Consortium member, the City of San Jose, Housing Department. The City will seek to purchase a portfolio of foreclosed homes in the target geography from one or more lenders or in the market at a 1% discount of the current market appraised value as defined as a property value established through an appraisal made in conformity with URA appraisal requirements. Following acquisition, the City will rehabilitate the homes to mitigate any damage due to deferred maintenance or vandalism. Energy saving green technology will be incorporated whenever practicable and utilizing the Build-It-Green system. Common upgrades such as furnace replacement, duct sealing, attic insulation and replacement lights and appliance upgrades can potentially reduce energy bills by up to 38%. The homes will then be sold to income-qualified households at or below the City's cost of acquisition and rehabilitation.

The Consortium plans to allocate up to \$11,750,000 to this program. In addition to the direct acquisition and/or rehabilitation of foreclosed properties by the City, funds will be made available to nonprofit and responsible for-profit developers. We plan to supplement the NSP funds with a \$2 million loan provided by the Housing Trust of Santa Clara County. The first phase of the program will consist of up to 32 homes. As homes are sold to qualified households, the funds will revolve, enabling the purchase and rehabilitation of the second phase of 32 homes. Homebuyers under this program will be required to meet the same criteria as required under activity (A), which includes a minimum 3% downpayment, successfully complete a minimum of 8 hours of homebuyer counseling as offered by Consortium member Neighborhood Housing Services of Silicon Valley or another HUD-approved homeownership counseling service, and occupy the assisted home as their primary residence.

The Consortium recognizes that acquisition of foreclosed properties is the key to a successful NSP program. The Consortium will work with the Santa Clara County Association of Realtors, the National Association of Hispanic Real Estate Professional, California Association of Mortgage Brokers, Silicon Valley Chapter, and other local lenders to facilitate acquisition of properties in the target market. The Consortium has contacted the National Community Stabilization Trust to request technical assistance in the purchase of properties in bulk prior to listing in the Multiple Listing Service (MLS). The Consortium is familiar with the Real Estate Owned (REO) Property Acquisition Program and REO Capital Fund programs developed by the National Community Stabilization Trust.

The Consortium is also working with the foreclosure departments of financial institutions that hold significant quantities of foreclosed property to request their listings of properties in the Target Geographies.

Consortium member City of San Jose has extensive experience in housing rehabilitation. City Housing Rehabilitation staff will provide crucial oversight of housing rehabilitation projects developed by nonprofit or for-profit entities receiving NSP funds to acquire and rehabilitate foreclosed properties. This oversight will insure that the work is done efficiently, in a cost-effective manner, and in compliance with employment and contracting rules as they relate to Equal Opportunity Employment, Section 3 Economic Opportunity, MBE/WBE, Davis-Bacon Act, lead hazard abatement and NEPA.

The Consortium will conduct an extensive outreach campaign to identify and market homes to low and moderate-income households. Neighborhood Housing Services of Silicon Valley conducts regular first-time homebuyer workshops that will be one avenue for developing a pool of potential buyers. NHSSV generally maintains a pool of 30 to 40 pre-approved, ready-to-buy households. NHSSV, with monitoring by the City of San Jose, Housing Department to ensure compliance with fair housing regulations and efforts to affirmatively further fair housing, will perform the necessary buyer qualification process to insure that income-targeting goals are met.

Strategy #2: Anti-displacement Acquisition and Resale or Lease.

The Consortium will consider the purchase of properties in a foreclosed, pre-eviction status with the intent to re-sell or lease back to previous

homeowners.

In this strategy, Neighborhood Housing Services of Silicon Valley (NHSSV) will conduct initial screening through their current HUD Foreclosure Counseling Program to identify eligible households. The City, or our selected developer, with the assistance of the Housing Trust, will negotiate a sale from the lender at a substantial discount. The home will then be re-sold or leased back to the former owners and current occupants at an affordable sales or lease price.

If the property is to be sold back to the previous homeowners, the Housing Trust will put a shared equity loan in place to prevent the homeowner from realizing a windfall gain when home values recover. The new first loan will be a 30-year, fixed rate amortizing loan. The new first lender will perform the underwriting of the homebuyer for the new, affordable financing. The Housing Trust (HTSCC) will be the note-holder for any secondary financing.

Strategy #3. Acquisition and Rehabilitation for resale or lease to Very Low Income Households. To serve members of the community who qualify as very low income households, the Consortium will allocate at least 25% of the total NSP2 grant, or \$6,250,000, for loans to eligible nonprofits for the acquisition and rehabilitation of foreclosed properties to create affordable, permanent rental housing or for-sale housing to individuals and families below 50% AML. A maximum loan of \$150,000 will be available to a qualified nonprofit for each unit of affordable housing created. Flexible Terms of the loan to nonprofits include a 0.00% to 4.00% interest rate, for 30-year loan with a 20-year affordability requirement. Deferred loans will be considered to ensure affordability and project feasibility. The nonprofit will also be required to submit a property management plan for review and approval by the Housing Department's Asset Manager. Annual inspection for maintenance, local housing standards and rent roll. Nonprofits providing permanent housing solutions to special needs populations will also be required to document support services funding.

These three programs together will create a total of 205 affordable homes or units, and provide neighborhood stabilization by positively impacting targeted census tracts hardest hit by foreclosures. The Consortium may adjust the allocation of funds among the proposed activities to ensure that all funds are expended within NSP2 guidelines. The 25% minimum allocated for Very-Low Income activities will be maintained as required under NSP2 regulations.

Consortium Members:

Included in the San Jos Consortium are the Housing Trust of Santa Clara County ("HTSCC"), who will serve as the Lead Agency of the Consortium, the City of San Jose Housing Department ("The City") and Neighborhood Housing Services Silicon Valley ("NHSSV").

The Consortium combines the strengths of its three member organizations to build on their respective expertise and to maximize efficiency and effectiveness. Each of the members has direct experience administering all of the various programs and activities outlined in this application. Each has been engaged in housing acquisition and rehabilitation. Each has managed down payment assistance programs. Each has leveraged millions of dollars in lending capital on behalf of its low- and moderate-income constituents. Each has been deeply engaged in neighborhood revitalization activities over the past ten years either directly or through the provision of development financing. Each has close working relationships with the business and real estate sectors; and with the low-income communities afflicted by the foreclosure crisis. The Consortium currently possesses the capacity to both implement the scope of work quickly upon receipt of the NSP funds and to leverage extensive administrative and programmatic staff resources. Because of this depth of experience and capacities, the Consortium is able to implement the proposed activities while utilizing less than the permitted 10% maximum for administration; thus dedicating a greater percentage of NSP-2 funds to bringing direct impact on selected San Jose neighborhoods.

Lead Agency: Housing Trust of Santa Clara County

HTSCC is a 10 year old, 501(c)(3) public benefit, nonprofit community lending organization, located in San Jose, CA. The mission of HTSCC is to leverage public and private resources, to act as a catalyst for the creation of additional affordable housing, and to help low and moderate-income households in Santa Clara County in the purchase of their first home. Since 1999, HTSCC has raised over \$38,000,000 in voluntary contributions from the public and private sector for the development of low-income housing and for the provision of loans to first-time low- and moderate-income homebuyers.

Over this same period, we have invested in over 7800 housing opportunities through three main programs: Loans to multifamily housing developers aimed at the creation of new rental housing units; loans to first-time homebuyers, helping to create over 2040 new low- and moderate-income homeowners in Santa Clara County; and grants to agencies serving homeless or at-risk of homelessness households through the provision of emergency rental assistance and other housing grants.

HTSCC has the experience necessary to successfully implement the NSP2 grant program. HTSCC will directly manage the \$5,000,000 down payment assistance program outlined in this application (Purchase Assistance Loans). HTSCC has made over \$14,000,000 in down payment assistance loans since 2001. Of the 2040 loans HTSCC has made to homebuyers throughout Santa Clara County, only 8 borrowers have defaulted; less than 0.04%.

HTSCC works only with approved lenders and real estate agents. Homebuyers must attend homebuyer education and counseling sessions; and may access only 30-year fixed-rate mortgages. In this way, HTSCC has been a major force in the provision of down payment assistance, ensuring that low- and moderate-income homebuyers purchase homes that they can afford with loan products that provide successful outcomes in the best interest of the homebuyer. HTSCC borrowers may not use adjustable rate or other high-risk mortgage products.

In the past 24 months, HTSCC has made over 180 down payment assistance loans to low- and moderate-income homebuyers in Santa Clara County.

Consortium Partner: City of San Jose Housing Department

>The City of San Jose is a recognized leader in the creation of affordable housing, with a record of creating over 17,000 units of affordable housing since the creation of the City's Housing Department in 1988. The Housing Department has a strong professional staff experienced in partnering with nonprofit and for-profit developers in the development of new affordable housing and rehabilitation of existing housing stock. The expertise of the City's Project Development Program staff includes underwriting, urban planning and project management.

How to Get Additional Information:

To learn more about the San Jose Consortium and our NSP2 grant, please contact the following individuals and organizations:
Lead Agency: Housing Trust of Santa Clara County - www.housingtrustscc.org - 95 So. Market St, Suite 550, San Jose, CA 95113
Contact: Kevin Zwick, Executive Director - kevin@housingtrustscc.org - 408-436-3450 x225
Contact: Dan Lachman, Homeownership Program Manager - dan@housingtrustscc.org - 408-436-3450 x230
Contact: Maureen Shilling, Director of Finance and Operations - maureen@housingtrustscc.org - 408-436-3450 x227

Consortium Member - City of San Jose Housing Department - www.sjhousing.org -- 200 East Santa Clara Street, San Jose, CA 95113
Contact: Sandra Murillo, CDBG/HOME Program Manager - sandra.murillo@sanjoseca.gov - 408-975-4415
Contact: Jacky Morales-Ferrand - Assistant Director - jacky.morales-ferrand@sanjoseca.gov 408-535-3855
Contact: James Stagi - Rehab Administrator - james.stagi@sanjoseca.gov - 408-535-8238

Consortium Member - Neighborhood Housing Services Silicon Valley - www.nhssv.org -- 1156 North Fourth St, San Jose, CA 95112
Contact: Ed Moncrief, Executive Director - emoncrief@nhssv.org -- 408-279-2600

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Financing Mechanisms	A-01-200	PAL - LMMI
		A-01-210	PAL - 25% Set Aside
0002	Acq/Rehab (Eligible Use B)	B-02-300	Acquisition - LMMI
		B-02-310	Rehab - LMMI
		B-02-320	Sale of LMMI houses
		B-02-400	Acquisition - 25% Set-aside
		B-02-410	Rehab - 25% Set Aside
0003	Administration	B-02-420	Disposition - 25% set-aside
		F-01-500	Administration - HTSCC
		F-02-510	Administration - City
9999	Restricted Balance	F-03-520	Administration - NHSSV
		<i>No activities in this project</i>	

Activities

Grantee Activity Number:	A-01-200
Activity Title:	PAL - LMMI

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
0001

Projected Start Date:
05/03/2010

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
UNDERWAY

Activity Status:
Planned

Project Title:
Financing Mechanisms

Projected End Date:
02/10/2013

Organization carrying out Activity:
Housing Trust of Santa Clara County

Activity is being carried out through:
Grantee Employees

Accomplishment	Total	Low	Mod
# of housing units	100		
# of Households benefitting	100	50	50

Activity is being carried out by Grantee: Yes
Activity is being carried out through: Grantee Employees

Organization carrying out Activity:
Housing Trust of Santa Clara County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Housing Trust of Santa Clara County	Non-Profit	\$ 5,000,000.00

Total Budget, Program Funds: \$ 5,000,000.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 5,000,000.00

Location Description:

35 Census Tracts in San Jose that score an average of 18 or higher on HUD's NSP2 foreclosure need tool using Method 1. These Census Tracts comprise our Target Georaphy and are located throughout San Jose. This Target Georaphy includes Central San Jose, South San Jose, Alum Rock, Edenvale, Coyote, Willow Glen, Berryessa, and Evergreen.

Activity Description:

Under the eligible activity (A) Establish Financing Mechanisms, the Consortium plans to allocate up to \$5,000,000 to this program to assist a minimum of 100 eligible homebuyers purchase foreclosed homes by providing downpayment and/or closing cost assistance. Downpayment assistance will not exceed 50% of original acquisition costs.

As administrator of the Purchase Assistance Loan, the Housing Trust of Santa Clara County (HTSCC) will award homeownership assistance loans of up to \$50,000 or 20% of the purchase price of the home, whichever is less, to income eligible homebuyers purchasing foreclosed homes, on an over-the-counter basis. The eligible uses will include downpayment assistance not to exceed 50% of purchase price, closing costs and minor repairs of foreclosed homes to facilitate the acquisition.

The loan will be a 30-year interest deferred promissory note secured by a deed of trust, held in second or third position, and at a

3% simple interest rate. The note will be due in 30 years, or at sale, title transfer, refinance or expiration of note and affordability term as a balloon payment. This model has been adopted from the HOME Program-Homebuyer Activities, Recapture/Resale.

All recipients of funds will be required to make a minimum 3% downpayment and attend at least 8 hours of homebuyer counseling offered by Consortium member Neighborhood Housing Services Silicon Valley or another HUD-certified homebuyer counseling service. The assisted unit must remain as the homeowner's primary residence.

Though property values have decreased over 35% in the targeted areas, the cost of housing in Santa Clara County remains high. The Purchase Assistance Loan program will enable income eligible households to realize affordable homeownership while participating in community neighborhood stabilization efforts supported by the City's Code Enforcement Unit, Strong Neighborhood Initiative, and the Foreclosure Prevention Task Force, a consortium of nonprofit housing and legal services agencies, real estate and lending professionals, and local jurisdictions.

Purchase Assistance Loan financing will also be made available to income eligible households purchasing homes that the Consortium has acquired and rehabilitated as part of eligible use (B).

The Consortium will ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank's regulator's guidance for non-traditional mortgages under the Statement of Subprime Mortgage Lending issued by the Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Department of Treasury and National Credit Union Administration (Statement). In accordance with the Statement, the Consortium will not permit homebuyers to obtain subprime mortgages for whom such mortgages are inappropriate, including homebuyers who qualify for traditional mortgage loans.

Additionally, if an NSP2 assisted home was previously assisted with HOME funds, but on which the affordability restrictions have been terminated through foreclosure or transfer in lieu of foreclosure (Deed in Lieu), the Consortium will revive the HOME affordability restrictions to the greater of the remaining period of HOME affordability or the continuing affordability requirement as stipulated.

Activity Comments:

No comments

Grantee Activity Number: A-01-210

Activity Title: PAL - 25% Set Aside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/03/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Financing Mechanisms

Projected End Date:

02/10/2013

Organization carrying out Activity:

Housing Trust of Santa Clara County

Activity is being carried out through:

Grantee Employees

Accomplishment

of housing units

Total

10

Low

10

Mod

of Households benefitting

10

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Housing Trust of Santa Clara County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Trust of Santa Clara County

Organization Type

Non-Profit

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

PAL loans made to households below 50% AMI.

Activity Comments:

No comments

Grantee Activity Number: B-02-300

Activity Title: Acquisition - LMMI

Activity Type:

Acquisition - general

Project Number:

0002

Projected Start Date:

07/01/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Acq/Rehab (Eligible Use B)

Projected End Date:

02/10/2013

Organization carrying out Activity:

City of San Jose

Activity is being carried out through:

Grantee Employees and Contractors

Accomplishment

	Total	Low	Mod
# of Properties	64		
# of housing units	64		
# of Households benefitting	64	32	32
# of Persons benefitting	64	32	32
# of Parcels acquired voluntarily	64		

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of San Jose	Local Government	\$ 11,750,000.00

Total Budget, Program Funds: \$ 11,750,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 11,750,000.00

Location Description:

Thirty-five (35) Census tracts (tracts) in San Jose qualify as "target geographies" based on HUD's NSP2 need calculation tool using method 1 as specified in the Notice of Funding Availability. (See Table 1 below) Collectively, these tracts average a score of 18 points on the 1-through-20 needs index provided by the NSP calculation tool.

Table 1.2

Qualifying Target Geographies - City of San Jose

Census Tract

City

Zip Code

Planning Area

5009.02

San Jose

95112

Central

5011
San Jose
95112
Central
5024
San Jose
95125
Willow Glen
5025
San Jose
95125
Willow Glen
5031.03
San Jose
95112
South
5031.06
San Jose
95122
South
5031.11
San Jose
95122
South
5032.04
San Jose
95111
South
5032.17
San Jose
95111
South
5033.04
San Jose
95121
Evergreen
5033.05
San Jose
95122
Evergreen
5033.17
San Jose
95121
Evergreen
5033.19
San Jose
95135
Evergreen
5033.2
San Jose
95135
Evergreen
5033.28
San Jose
95138
Evergreen
5034.01
San Jose
95122
Alum Rock
5035.04
San Jose
95122
Alum Rock
5035.08
San Jose
95127
Alum Rock

5035.1
San Jose
95127
Alum Rock
5037.02
San Jose
95116
Alum Rock
5037.06
San Jose
95116
Alum Rock
5037.07
San Jose
95116
Alum Rock
5039
San Jose
95127
Alum Rock
5040.02
San Jose
95116
Alum Rock
5041.02
San Jose
95127
Alum Rock
5043.1
San Jose
95131
Berryessa
5043.18
San Jose
95112
Berryessa
5120.01
San Jose
95138
Edenvale
5120.02
San Jose
95138
Edenvale
5120.16
San Jose
95123
Edenvale
5120.17
San Jose
95111
Edenvale
5120.21
San Jose
95136
Edenvale
5120.23
San Jose
95123
Edenvale
5120.29
San Jose
95123
Edenvale
5123.04
San Jose/ Morgan Hill
95037
Coyote

Activity Description:

The City of San Jose, as the responsible entity for the Consortium, will seek to purchase a portfolio of foreclosed homes in the target geography from one or more lenders or in the market at a 1% discount of the current market appraised value as defined as a property value established through an appraisal made in conformity with URA appraisal requirements. Following acquisition, the City will rehabilitate the homes to mitigate any damage due to deferred maintenance or vandalism. Energy saving green technology will be incorporated whenever practicable and utilizing the Build-It-Green system. Common upgrades such as furnace replacement, duct sealing, attic insulation and replacement lights and appliance upgrades can potentially reduce energy bills by up to 38%. The homes will then be sold to income-qualified households at or below the City's cost of acquisition and rehabilitation.

The Consortium will allocate up to \$11,750,000 to this program. In addition to the direct acquisition and/or rehabilitation of foreclosed properties by the City, funds will be made available to nonprofit and responsible for-profit developers through a competitive RFQ process. We estimate that up to \$360,000 of NSP funds will be invested in each house which will be repaid by the sales proceeds. The first phase of the program will consist of up to 32 homes. As homes are sold to qualified households, the funds will revolve, enabling the purchase and rehabilitation of the second phase of 32 homes. Homebuyers under this program will be required to meet the same criteria as required under activity (A), which includes a minimum 3% down-payment, successfully complete a minimum of 8 hours of homebuyer counseling as offered by Consortium member Neighborhood Housing Services of Silicon Valley or another HUD-certified homeownership service, and occupy the assisted home as their primary residence.

Market research by the Consortium has indicated that foreclosed homes requiring extensive rehabilitation in the target market are currently being sold for approximately \$250,000. The Consortium intends to acquire vacant, foreclosed properties that propose the greatest threat of blight, vandalism and gang related activity.

The Consortium expects to purchase a foreclosed property in an identified target area for \$250,000 including the 1% discount, add estimated rehab costs of \$100,000, including contractor profit and overhead of 10%, and an estimated \$10,000 of acquisition and holding costs for a total acquisition and rehabilitation cost of \$360,000. Home prices for "traditional" sales (non-foreclosed properties) of homes in good condition in our target geography range from \$350,000 to \$400,000, ensuring a market will exist for the Consortium's rehabilitated homes.

Based on the example above, this home would be sold to income-qualified households at or below the cost of acquisition and rehabilitation. This would easily provide affordability to a family of four earning up to \$126,600 (120% of County AMI) as shown below, and Soft seconds and equity share loans will be made available to expand the affordability range to low-income families. The Consortium is confident that homes in the target census tracts, particularly homes that have undergone recent rehabilitation, can be sold for \$360,000. According to the Santa Clara County Association of Realtor June 2009 Sales Report, the median price for a single-family homes selling under \$500,000 in San Jose is \$365,000. It is anticipated that the homes acquired under this program will be placed on the market well below the overall San Jose median price of \$410,000, enhancing their marketability and promoting the success of the program.

Additional down payment assistance from other sources will be permitted in this program.

Using the housing cost standard of 38%, a household income of approximately \$84,432 would be necessary to qualify for this purchase. For a household size of four with income at the middle-income (120% AMI) maximum of \$126,600 would be able to easily afford this housing purchase.

The Consortium recognizes that acquisition of foreclosed properties is the key to a successful NSP program. The Consortium will work with the Santa Clara County Association of Realtors, the National Association of Hispanic Real Estate Professional, California Association of Mortgage Brokers, Silicon Valley Chapter, and other local lenders to facilitate the acquisition and financing of foreclosed properties in the target market. The Consortium has contacted the National Community Stabilization Trust to request technical assistance in the purchase of properties in bulk prior to listing in the Multiple Listing Service (MLS). The Consortium is familiar with the Real Estate Owned (REO) Property Acquisition Program and REO Capital Fund programs developed by the National Community Stabilization Trust. It is our intention to explore opportunities to participate in these programs.

The Consortium is also working with the foreclosure departments of financial institutions that hold significant quantities of foreclosed property to request their listings of properties in the Target Geographies.

The Department of Housing of the City of San Jose has extensive experience in housing rehabilitation with an active staff of 16, including eight Rehabilitation Inspectors. Housing Rehabilitation staff will provide crucial oversight of housing rehabilitation projects developed by nonprofit or for-profit entities receiving NSP funds to acquire and rehabilitate foreclosed properties. This oversight will insure that the work is done efficiently, in a cost-effective manner, and in compliance with employment and contracting rules as they relate to Equal Opportunity Employment, Section 3 Economic Opportunity, MBE/WBE, Davis-Bacon Act, lead hazard abatement and NEPA. As this oversight is an important component of the Consortium's NSP2 program, the City will be seeking to add an additional Rehabilitation Inspector during the course of this program.

The Consortium plans to conduct an extensive outreach campaign to identify and market homes to low and moderate-income households. Neighborhood Housing Services of Silicon Valley conducts regular first-time homebuyer workshops that will be one

avenue for developing a pool of potential buyers. NHSSV generally maintains a pool of 30 to 40 pre-approved, ready-to-buy households. NHSSV, with monitoring by the City of San Jose, Housing Department to ensure compliance with fair housing regulations and efforts to affirmatively further fair housing, will perform the necessary buyer qualification process to insure that income-targeting goals are met. The Housing Department's Homebuyer Program consists of 3 full-time employees knowledgeable and experienced in homebuyer underwriting and will be available to assist with the NSP2 programs.

Activity Comments:

No comments

Grantee Activity Number:	B-02-310
Activity Title:	Rehab - LMMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
0002

Projected Start Date:
07/01/2010

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
UNDERWAY

Activity Status:
Planned

Project Title:
Acq/Rehab (Eligible Use B)

Projected End Date:
02/10/2013

Organization carrying out Activity:
City of San Jose

Activity is being carried out through:
Grantee Employees and Contractors

Accomplishment	Total	Low	Mod
# of Properties	64		
# of housing units	64		
# of Households benefitting	64	32	32
#Energy Star Replacement Windows	32		
#Additional Attic/Roof Insulation	32		
#High efficiency heating plants			
#Efficient AC added/replaced	16		
#Replaced thermostats	32		
#Replaced hot water heaters	32		
#Light Fixtures (indoors) replaced	64		
#Light fixtures (outdoors) replaced	32		
#Refrigerators replaced	64		
#Clothes washers replaced	32		
#Dishwashers replaced	64		
#Units with solar panels			
#Low flow toilets	64		
#Low flow showerheads	64		
#Units with bus/rail access	48		
#Units exceeding Energy Star	64		
#Sites re-used			
#Units deconstructed			
#Units other green	64		

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of San Jose	Local Government	\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

See Acquisition-LMMI location description

Activity Description:

See Acquisition - LMMI description

Activity Comments:

No comments

Grantee Activity Number: B-02-320

Activity Title: Sale of LMMI houses

Activity Type:

Disposition

Activity Status:

Planned

Project Number:

0002

Project Title:

Acq/Rehab (Eligible Use B)

Projected Start Date:

07/01/2010

Projected End Date:

02/10/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Organization carrying out Activity:

City of San Jose

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees and Contractors

Accomplishment

of Properties

Total

Low

Mod

64

of Households benefitting

64

32

32

of Persons benefitting

64

32

32

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of San Jose

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

See Acquisition - LMMI description

Activity Description:

See Acquisition - LMMI description

Activity Comments:

No comments

Grantee Activity Number: B-02-400

Activity Title: Acquisition - 25% Set-aside

Activity Type:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Acq/Rehab (Eligible Use B)

Projected End Date:

02/10/2013

Organization carrying out Activity:

City of San Jose

Activity is being carried out through:

Grantee Employees and Contractors

Accomplishment

of Properties

Total

16

Low

Mod

of housing units

42

of Households benefitting

42

42

of Persons benefitting

42

42

of Parcels acquired by condemnation

of Parcels acquired voluntarily

16

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of San Jose

Organization Type

Local Government

Proposed

\$ 6,250,000.00

Funding Source Name

Housing Trust of Santa Clara County Matching Funds

Matching Funds

Yes

Funding Amount

\$ 2,000,000.00

Total Budget, Program Funds:

\$ 6,250,000.00

Other Funds Total:

\$ 2,000,000.00

Total Funds Amount:

\$ 8,250,000.00

Location Description:

Thirty-five (35) Census tracts (tracts) in San Jose qualify as "target geographies" based on HUD's NSP2 need calculation tool using method 1 as specified in the Notice of Funding Availability. (See Table 1 below) Collectively, these tracts average a score of 18 points on the 1-through-20 needs index provided by the NSP calculation tool. Additionally, Table 1.2 specifies the zip codes and City-designated planning areas that correspond with the respective qualifying tracts.

Table 1.2

Qualifying Target Geographies - City of San Jose

Census Tract

City

Zip Code

Planning Area

5009.02
San Jose
95112
Central
5011
San Jose
95112
Central
5024
San Jose
95125
Willow Glen
5025
San Jose
95125
Willow Glen
5031.03
San Jose
95112
South
5031.06
San Jose
95122
South
5031.11
San Jose
95122
South
5032.04
San Jose
95111
South
5032.17
San Jose
95111
South
5033.04
San Jose
95121
Evergreen
5033.05
San Jose
95122
Evergreen
5033.17
San Jose
95121
Evergreen
5033.19
San Jose
95135
Evergreen
5033.2
San Jose
95135
Evergreen
5033.28
San Jose
95138
Evergreen
5034.01
San Jose
95122
Alum Rock
5035.04
San Jose
95122
Alum Rock

5035.08
San Jose
95127
Alum Rock
5035.1
San Jose
95127
Alum Rock
5037.02
San Jose
95116
Alum Rock
5037.06
San Jose
95116
Alum Rock
5037.07
San Jose
95116
Alum Rock
5039
San Jose
95127
Alum Rock
5040.02
San Jose
95116
Alum Rock
5041.02
San Jose
95127
Alum Rock
5043.1
San Jose
95131
Berryessa
5043.18
San Jose
95112
Berryessa
5120.01
San Jose
95138
Edenvale
5120.02
San Jose
95138
Edenvale
5120.16
San Jose
95123
Edenvale
5120.17
San Jose
95111
Edenvale
5120.21
San Jose
95136
Edenvale
5120.23
San Jose
95123
Edenvale
5120.29
San Jose
95123
Edenvale

5123.04
San Jose/ Morgan Hill
95037
Coyote

Activity Description:

The Consortium will allocate 25% of the total request, or \$6,250,000, for loans to eligible nonprofit or responsible for-profit affordable housing developers for the acquisition and rehabilitation of foreclosed properties to create affordable, permanent rental housing or for-sale housing to individuals and families below 50% AMI.. A maximum loan of \$150,000 will be available to a qualified nonprofit for each bed/unit of affordable housing created . Flexible Terms of the loan to nonprofits include a 0.00% to 4.00% interest rate, for 30-year loan with a 20-year affordability requirement. Deferred loans will be considered to ensure affordability and project feasibility. The nonprofit will also be required to submit a property management plan for review and approval by the Housing Department's Asset Manager. Annual inspection for maintenance, local housing standards and rent roll. Nonprofits providing permanent housing solutions to special needs populations will also be required to document support services funding.

Activity Comments:

No comments

Grantee Activity Number: B-02-410

Activity Title: Rehab - 25% Set Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

08/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Acq/Rehab (Eligible Use B)

Projected End Date:

02/10/2013

Organization carrying out Activity:

City of San Jose

Activity is being carried out through:

Grantee Employees and Contractors

Accomplishment	Total	Low	Mod
# of Properties	42		
# of housing units	42		
# of Households benefitting	42		
#Energy Star Replacement Windows	21		
#Additional Attic/Roof Insulation	21		
#High efficiency heating plants	21		
#Efficient AC added/replaced	21		
#Replaced thermostats	42		
#Replaced hot water heaters	42		
#Light Fixtures (indoors) replaced	42		
#Light fixtures (outdoors) replaced	42		
#Refrigerators replaced	42		
#Clothes washers replaced	42		
#Dishwashers replaced	42		
#Units with solar panels			
#Low flow toilets	42		
#Low flow showerheads	42		
#Units with bus/rail access	42		
#Units exceeding Energy Star	42		
#Sites re-used			
#Units deconstructed			
#Units other green	42		

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of San Jose	Local Government	\$ 0.00

Total Budget, Program Funds:	\$ 0.00
Other Funds Total:	\$ 0.00
Total Funds Amount:	\$ 0.00

Location Description:

See Acquisition description

Activity Description:

See Acquisition - 25% Set Aside Description

Activity Comments:

No comments

Grantee Activity Number:	B-02-420
Activity Title:	Disposition - 25% set-aside

Activity Type:

Disposition

Activity Status:

Planned

Project Number:

0002

Project Title:

Acq/Rehab (Eligible Use B)

Projected Start Date:

08/01/2010

Projected End Date:

02/10/2013

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Organization carrying out Activity:

City of San Jose

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees and Contractors

Accomplishment	Total	Low	Mod
# of Properties	42		
# of Households benefitting	42		
# of Persons benefitting	42		

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of San Jose	Local Government	\$ 0.00

Total Budget, Program Funds:	\$ 0.00
Other Funds Total:	\$ 0.00
Total Funds Amount:	\$ 0.00

Location Description:

Activity Description:

Activity Comments:

No comments

Grantee Activity Number: F-01-500

Activity Title: Administration - HTSCC

Activity Type:

Administration

Project Number:

0003

Projected Start Date:

02/11/2010

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Organization carrying out Activity:

Housing Trust of Santa Clara County

Activity is being carried out through:

Grantee Employees

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Housing Trust of Santa Clara County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Trust of Santa Clara County

Organization Type

Non-Profit

Proposed

\$ 826,446.00

Total Budget, Program Funds: \$ 826,446.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 826,446.00

Location Description:

Activity Description:

Activity Comments:

No comments

Grantee Activity Number: F-02-510

Activity Title: Administration - City

Activity Type:

Administration

Project Number:

0003

Projected Start Date:

02/11/2010

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Organization carrying out Activity:

City of San Jose

Activity is being carried out through:

Grantee Employees

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of San Jose

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of San Jose

Housing Trust of Santa Clara County

Organization Type

Local Government

Non-Profit

Proposed

\$ 1,113,554.00

\$ 886,446.00

Total Budget, Program Funds: \$ 1,113,554.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,113,554.00

Location Description:

Activity Description:

Activity Comments:

No comments

Grantee Activity Number: F-03-520

Activity Title: Administration - NHSSV

Activity Type:

Administration

Project Number:

0003

Projected Start Date:

02/11/2010

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Organization carrying out Activity:

Housing Trust of Santa Clara County

Activity is being carried out through:

Grantee Employees

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Housing Trust of Santa Clara County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Trust of Santa Clara County

Organization Type

Non-Profit

Proposed

\$ 60,000.00

Total Budget, Program Funds: \$ 60,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 60,000.00

Location Description:

Activity Description:

Administration of NHSSV activities associated with this NSP2 grant

Activity Comments:

No comments

Action Plan Comments:

Action Plan History

No History Found