

NOTICE

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URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, December 09, 2008
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

1. CITY ATTORNEY'S REPORT ON THE CITY OF COMPTONS FIRST TIME HOMEBUYERS PROGRAM AND ITS RESIDENTIAL REHABILITATION PROGRAM

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT

AGENCY OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY'S 2008-2009 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM AND THE RESIDENTIAL REHABILITATION PROGRAM
4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

REPORT ON THE CITY OF COMPTON'S
FIRST TIME HOME BUYERS PROGRAM
AND ITS
RESIDENTIAL REHABILITATION
PROGRAMS

By
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I. THE NATURE OF THE PROGRAMS

A. First Time Home Buyers (FTHB)

The program consists of a second mortgage or mortgage subsidy, which reduces the price of a home to an affordable level, thus enabling a first time home buyer to qualify for the purchase of a home. The second mortgage assistance is in the form a silent second trust deed loan. The maximum loan amount is \$100,000 for moderate income borrowers and \$150,000 for low income borrowers. The loan is interest-free and does not require monthly payments. After five years, the loan is reduced 10% annually. In other words, if the borrower lives in the property for the entire 15 year term, the loan is forgiven.

Both the property and the applicant must meet certain criteria in order to be eligible to participate in the program. Applicant eligibility is based on not only the combined gross annual income of the borrower, but also family size. The amount of the loan awarded is to be based on the need for each household on a case by case basis.

Qualified buyers must be a first time home buyer or must not have owned or held an interest in a primary residence in the past three years. Additionally, qualified buyers must have sufficient income and credit worthiness to qualify for primary financing from a participating lender; have a down payment of 1% to 2% of the sales price; occupy the purchased property as their principal residence for 15 years; and, attend a Home Buyers Education Course within Los Angeles County.

B. Residential Rehabilitation Programs

1. Fix-It Repair Grant

This type of grant provides up to \$7,000 to assist low to moderate income, owner-occupied households with minor repairs such as painting, windows, screens, smoke alarms, handicapped grab bars, ramps, toilets, termite treatment or tenting, fence repair or replacement and other repairs deemed appropriate by the CRA. The property must be a single-family residence located within the city limits. No repayment or lien is required for this program. The Fix-It program is strictly a grant.

2. Emergency Assistance Grant

This grant is designed to assist low income, owner occupied households of single family homes located within the city limits with extreme emergency repairs such as electrical, heating, plumbing, roofing and any other code violations which may cause the property to be extremely unsafe or unhealthy. Repairs are limited to maximum grant of up to \$10,000. No monthly payments are required; however, a lien will be placed against the property for a three-year period. The grant must be repaid when any of the following

occur within a three year period; sale, refinance, transfer of title, death of owner(s) occupying the property, owner moves from residence, or foreclosure. However, if the homeowner does not sell, refinance, or transfer title, after three years, the grant will be forgiven and the lien removed upon notice by the homeowner.

3. Deferred Equity Loan

Under this type of loan, assistance is provided to low to moderate-income of up to \$25,000. Assistance is for owner-occupied households of single family homes located within the City limits. The owner must have lived in the house for at least six months prior to program participation.

Loan proceeds may be used for the correction of code and incipient violations such as roofing, windows and painting. There is no interest on the loan and no monthly payments are required. A lien will, however, be placed on the property. The loan must be repaid when one of the following conditions occurs: sale, refinance, transfer of title, death of owner(s) occupying the property, owner moves from residence, or foreclosure. The loan will be forgiven after ten years and no money will have to be repaid to the agency. The lien on the property will be removed when the homeowner contacts the agency in writing.

II. THE COMPLAINTS

There have been two primary complaints regarding the CRA's handling of FTHB program and Residential Rehabilitation Programs. The first is that there has been selective processing of the FTHB applications that has resulted in discrimination towards African-American applicants. The second complaint is that it has been taking too long to process the Residential Rehabilitation Programs applications.

III. PROGRAM GOALS AND OPERATION

A. Goals

The FTHB program was designed to relieve the prevailing housing crisis in the community. The Residential Rehabilitation Programs consist of grants and a loan program; Fix-It Repair Grant, Emergency Assistance Grant and the Deferred Equity Loan. The programs are designed to rehabilitate properties by correcting code violations, potential code violations, or unsafe living conditions. They are directed to low-to-moderate income households.



B. Operations

1. First Time Home Buyers

In the City/CRA brochure, the processing procedures are stated as follows:

The Agency will allocate funds to qualified homebuyers on a first-come, first-serve basis. The number of loans to be made will be limited by the funds authorized for this program. Once all available funds have been committed to qualified households, the Agency will stop processing applications.

Participants must complete and submit a loan application and a fully executed copy of a purchase contract to any participating lender that has been designated by the Agency.

To participate in the program, please contact [staff member name]. You will receive an application and a list of participating lenders.

Priority is to be given to residents and households who are employed or reside within the City. The Agency serves as the program administrator and the participating lenders are responsible for processing and underwriting the first deed of trust. At the time the Agency receives the complete loan package from the Lender, the Agency will reserve the funds.

2. Residential Rehabilitation Programs

The processing procedures are described as follows:

The grants take approximately 3-4 months from qualification to completion of work. The loans take approximately 4-5 months from qualification to beginning of work. The contractor has three (3) months to complete all repairs for the loan.

The Agency will allocate funds to qualified homeowners on a first-come, first-serve basis. Once all available funds have been committed to qualified households, the Agency will stop processing applications.

To participate in the program please visit our office or please contact [staff member name].

IV. THE FUNDING SOURCES AND ALLOCATION OF RESOURCES

A. Federal

1. First Time Home Buyers

Participants in the FTHB program that have an annual combined household income that falls at or below the 80% of the gross annual median income for Los Angeles County, will receive a federally funded HOME mortgage assistance program loan of up to \$150,000.00 in a form of gap-financing on a first-come, first-served basis.

B. State

1. First Time Home Buyers

Participants that have an annual combined household income between 80% and 120% of the gross annual median income for Los Angeles County will receive mortgage assistance of up to \$100,000 in a form of gap-financing under the State Low Cost Housing Fund program on a first-come, first-served basis.

V. FIRST TIME HOME BUYER PROGRAMS IN OTHER CITIES

A. The City of Carson

The City of Carson's FTHB program is similar to Compton's in some regards, but has key differences. The general eligibility requirements for both the applicant and the property are essentially the same. As with Compton's program, the maximum amount that can be loaned is \$150,000. Unlike Compton, the form of the loan is a partially deferred second trust deed mortgage. The term of the loan is 35 years and is not forgiven. Repayment of the loan to Carson is deferred for the first 10 years. Payments are amortized from the 11th year through the 35th year at 5% interest. In addition, the applicant must contribute 3% of the purchase price and up to 3% of the closing costs. The applicant is also required to have a minimum FICO Score of 620. Loan assistance is guaranteed if an applicant is eligible, however, the actual amount of assistance is dependent on the first trust deed amount for which the applicant qualifies and the price of the home being purchased.

A significant difference between the programs is the manner in which the Carson program is administered. Carson has established a "Pre-Qualification" process. The first step suggested by Carson is for the applicant to review a document called the "Pre-Qualification Checklist." This document asks the applicant five questions. Depending on the applicant's answers, the applicant will know from the outset if he or she is eligible to participate in the program. The applicant must also read and complete an Applicant



Affidavit and Lead-Based Paint Notification form. The applicant must attend an 8-hour Homebuyer Education Class after which they will receive a Certificate of Completion. This Certificate must be presented to a Carson approved Lender when applying for the program. The Lender will determine the size of the mortgage that the applicant can afford and obtain a mortgage. After the applicant has gone through the Lender's loan pre-qualification process, the applicant is directed to select a local realtor to find a suitable home.

B. The City of Glendale

The City of Glendale offers deferred payment, second mortgage loans to eligible first time home buyers. The general eligibility requirements for an applicant and the home are the same as those of Compton. The maximum amount of a loan is \$75,000. The applicant is required to provide a minimum down payment of five percent (5%) of the purchase price of the home. The term is for 45 years at 0% interest. After 45 years of continued residence and ownership, the principal balance of the loan will be forgiven.

Unlike Compton or Carson, once an applicant is found to be eligible for participation in the program, the City's staff, and not the Lender, determines the maximum purchase price using the FTHB program. Another difference with Glendale's program is that Glendale has an exclusive agreement with Washington Mutual Bank for the provision of first mortgage loans to participating first time home buyers households.

In addition, the Glendale loan contains an "appreciation share" provision. Under this provision, if a property is sold within the 45 year term, Glendale will not only recover the principal amount of the loan, but also its proportionate share of the appreciation of the property. There are two calculations for the appreciation share. One is applicable during the first five years of the loan and the other after year five and before year 45. The difference between the two calculations is that Glendale's share of the appreciation is far greater during the first five years.

C. The City of Hawthorne

The City of Hawthorne provides down payment assistance loans to low-income and moderate-income households. As with the other cities, the eligibility requirements are the same. Applicants will be processed on a first-come, first-served basis. Funds will be reserved at the time at which the applicant is determined by the city to be eligible and a lending institution has approved a first trust deed loan.

The loan is a deferred loan with a 30 year term at 0% interest. The applicant is required to have a minimum of 3% of the purchase price to be used for down payment and/or closing costs. The loan proceeds may be used towards the down payment, for non-recurring closing costs, including points, mortgage write-down and relocation costs.

The maximum amount of the loan is \$80,000. Moreover, the maximum purchase price is \$500,650 for a single family home and \$398,050 for a condominium.

As with the other cities, there are certain events that will trigger repayment of the loan. In Hawthorne, if the loan is repaid within the first ten years, Hawthorne will share in a percentage of the equity accumulated on the property in an amount equal to the city's proportionate share of the property purchase price.

VI. FINDINGS ON THE COMPLAINTS AND ALLEGATIONS

A. Review of Open Files

1. First Time Home Buyers

Over the weekend of September 13th and 14th, the City Attorney's Office reviewed the open FTHB files. There were a total of 50 open files. It should be noted that the City Auditor stated in his report that the CRA indicated there were only nine applicants on the waiting list. This is inconsistent with there being 50 open files. Nevertheless, out of this group of 50 files, there were 24 Hispanic applicants, 22 African-American applicants, and four applicants who either did not specify race or ethnicity or were "other" groups.

Some of these files contained the loan disbursement checks. All of the checks were issued in 2008. There was one check from January (which was voided), one check from February, two checks from May, one check from June, two checks from July, five checks from August and five checks from September. The dollar amount of the checks being held in the files (excluding the voided check) was \$1,979,458.00.

Almost all of the files were organized and contained copies of the certificate of completion, the application and lender's package documents. There were three files that did not contain applications. In most instances the application did not contain a date stamp, but almost all were dated by the applicant. The earliest date on an application was May 5, 2007. There was one file that was cancelled.

A significant and somewhat disturbing observation regarding the file handling was that it was evident that the CRA's staff did not communicate at all or very little with the applicants. All of the communication from staff was directed to the lenders. Apparently, the lender was responsible for talking to the applicant regarding the processing of the file.

2. Residential Rehabilitation Programs

In addition to reviewing the FTHB files, the City Attorney's Office reviewed the Residential Rehabilitation Program open files. There were a total of 67 files. There were 57 African-American applicants, five Hispanic applicants and five applicants who were other than African-American or Hispanic.

Almost all of the files pertained to the Fix-It or Emergency Assistance programs. The earliest application dates were in April and May of 2007. Nineteen files were opened in 2007. One of the 2007 files (with an application date of November 30, 2007) was to have the completion signed on September 9, 2008. A couple of files were cancelled and one file had a Notice to Proceed. It appears that little work was done on the files in June, July and August of 2008. The file notes indicate that just prior to turning over the files to the City Attorney's office, there was activity and entries made by CRA staff. Many files dealt with situations where the applicant's property contained a garage conversion. When a property has a garage conversion situated on it, Fix-It and Emergency Assistance grants will not be awarded. For these properties, a Deferred Equity Loan can be obtained possibly to correct the situation.

As previously mentioned, the Deferred Equity Loan program has a limit of \$25,000. There were instances in which applicants received amounts in excess of the limit. There was one applicant who received \$49,690.

B. Review of Closed Files

Stephen Ajobiewe, the City's Internal Auditor, reviewed a sampling of the closed files and has documented his findings in his "Analysis of the Applicants and Beneficiaries of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program."

VII. INTERVIEWS

All of the key CRA staff members have been interviewed regarding the operation of both the FTHB program and Residential Rehabilitation Program. The following individuals were interviewed: Kofi Sefa-Boakye, Lupe Gomez, John Strickland, Debra Dickerson, Jose Martinez and Lynn Boone. Patrick Steward of the Building & Safety Department was also interviewed.

A. Lynn Boone

Ms. Boone has been working on the Residential Rehabilitation Programs for the last five to six months. Jose Martinez also works part time on the program. Ms. Boone previously worked on the programs for about eight months. She received informal training when she started in CRA. Debra Dickerson, John Strickland, Lupe Gomez and

Pat Shippy told her how things worked. Ms. Dickerson and Mr. Strickland worked on the programs in prior years and Pat Shippy worked on those files for over a year before Mr. Martinez. Ms. Boone also attended a class conducted by Ms. Gomez.

According to Ms. Boone, there are two primary ways in which the Residential Rehabilitation Programs are used: Fix-It plus Deferred Equity Loan or Emergency Assistance plus Deferred Equity Loan. An applicant will either personally deliver or mail in an application. Once CRA receives an application, an inspection is scheduled. Building & Safety goes out right away to inspect the property. Building & Safety will let CRA know about the situation, specifically, if there are any code violation and a cost estimate for work. The Residential Rehabilitation files are not backed up.

Ms. Boone estimates that 75% of the applications are for Emergency Assistance grants. Emergency Assistance used to be handled within 24 to 48 hours. Now they are to be handled when staff gets to them. For example, in the past if there was a problem with the electrical box, the City would send out an electrician. Now there is a bottleneck. It has been that way with “emergency” cases for over a year.

Ms. Boone discussed a specific case in which an applicant had a problem with bathroom. The applicant asked for Emergency Assistance earlier this year. The City inspected the bathroom and had it removed. The problem was greater than initially thought. Staff was told by “higher ups” to stop work. The applicant went without a bathroom for several months. The City was contacted by Senior Protective Services about the deplorable conditions. Carl Steel finally saw the problem and it was repaired.

In another case, a woman had a leak under her kitchen sink. Building & Safety found that the water had run under the floor in the kitchen and softened the under floor. The under floor must be replaced. Ms. Boone was told this situation was not an emergency and that Building & Safety and CRA have different views of what constitutes an “emergency.”

The Deferred Equity Loan program has also changed. Since July of 2008, the loan will be forgiven if the applicant stays in the home for 10 years. It takes more time now to process because a title report is now requested and additional paperwork required. The agreement that is used was created by the Director.

CRA staff members were each given a list of their respective duties. Ms. Boone was initially told to work on the Residential Rehabilitation Program. For a time, Ms. Boone was told she could not work on the program and it was “shut down” by Ms. Gomez so they could work on FTHB. This occurred in the middle of June to the middle of August. During that time, Ms. Boone was working on qualifying applicants for FTHB program. She does not know what is being done now on FTHB.

Ms. Boone was told to work on FTHB program, specifically, she was told to do the intake for FTHB program files, which involved numbering the files and placing the application with other documents. She could complete the intake process for five applications in a day. Everyone, except Debra Dickerson and John Strickland, were working on FTHB program. They were supposed to work on these files till they were caught up. During the month of July, Ms. Boone was working late, till 11:00 p.m. or later, on the Residential Rehabilitation Programs files. The Director told her she was volunteering her time.

The FTHB applications that were and are submitted by the applicants are kept in a drawer. The files go back years. When Ms. Boone started she was told the FTHB program was supposed to be on a first-come, first served basis. In June and July of 2008, when they were working on FTHB, files were being taken out of sequence. The names on these files indicated they were Hispanic applicants.

There is a Lenders List which contains the names of approved lenders. As part of the process, the applicant can get pre-qualified. The lender sends a package to CRA and then the file for the address is pulled. Now CRA only accepts a complete package. CRA's intake process involves getting the lender application and documentation. First, the applicant's name and address is placed on the file. The next step in the process is qualifying. This takes some time because it entails running a credit check, verifying income and family size. The income needs to be verified because the applicant can only make a certain amount in order to be considered low to medium income. Ms. Gomez had been doing the qualifying, but she has delegated more to Jose Martinez.

It appeared to Ms. Boone that the CRA was dealing only with Countrywide, especially for the Willow Walk units. There were monthly meetings pertaining to FTHB. The meetings were with the applicants, lenders, and others. Now the meetings are twice a month. There was a meeting held for lenders in order to explain the new policy that CRA was only accepting complete packages. It appeared that only Latino lenders were in attendance. Ms. Boone called an African-American lender about the meeting. The lender showed up and was turned away.

B. Jose Martinez

Mr. Martinez has been working in CRA for about a year and a half. He was trained by Lupe Gomez. Mr. Martinez has been working on the Residential Rehabilitation Programs exclusively for about a month to deal with a backlog, though he has worked on both the FTHB program and the Residential Rehabilitation Programs. Mr. Martinez talked about how Willow Walk was a priority in November of 2007. Staff was given overtime to process the files. At that time CRA processed about nine files. The second phase of Willow Walk was about five months ago and they processed seven files at that time. Mr. Martinez said that when they expedite certain files it is because a Councilmember or the Director has asked for it to be expedited.

Mr. Martinez handles the Fix-It and Deferred Equity Loan programs. Lynn Boone handles the Emergency Assistance grants. According to Mr. Martinez, it takes three to four months to process the Fix-It or Emergency Assistance grants and four to five months to process the Deferred Equity Loan. Although Mr. Martinez noted that it can take six weeks to process an Emergency Assistance grant.

Under the Residential Rehabilitation Programs, the applicant submits a package. There is a list of documents that CRA must gather, such as documentation to verify the head of household income. The Building & Safety Department is asked to inspect the property. The inspection usually takes place within two to three days. Building & Safety issues a correction notice, takes before pictures and prepares a cost estimate. Three bid proposals are then obtained. The bid process usually takes two weeks and involves sending the homeowner a list of approved contractors and a contractor selection form.

Mr. Martinez sets up all the FTHB files. FTHB applications are taken from the public, but are just filed. When asked about the first come, first served language in the FTHB program material, Mr. Martinez said that CRA does not use the criteria. He also said that he has talked to Ms. Gomez about it and the possibility of changing the language.

The applicant is given a Lenders list. The lender pre-qualifies the applicant, including looking at the applicant's credit score and history. The review process is long because of missing information. CRA has to email and call the lender. Because problems arose by getting information piecemeal, they now only accept complete packages from the lenders. There was a delay in sale/purchase of homes. It takes about six to eight weeks. They used to say four to six weeks. Mr. Martinez would like to tell lenders that it takes 90 days to process, because they are backlogged.

Mr. Martinez prepares CRA's paperwork using the Lender's package. The first step for the CRA in this process is to get the packet of information from the Lender (affordability worksheet, worksheet for head of household, lender form, and sample approval letter). The documents are separated, the originals are placed in the file and a label is affixed. The next step is to determine the size of the household, that is, the number of people. After that, CRA has to verify the income. Mr. Martinez mentioned the GAP financing form as another document that CRA prepares. The Director created the GAP form. Ms. Gomez reviews the paperwork. Once the applicant is qualified, CRA can reserve the funds. The final step is to submit a request for a warrant. CRA gets a check, a cover letter, the original loan agreement, instructs the title company to record and return a copy to CRA. The original documents are sent to the City Clerk.

Mr. Martinez also mentioned that CRA gets the "vesting" language from the lender. When asked what was meant by vesting, he said it is the way title is to be taken to the property. When asked if the City checks to see if a couple identified as a married



couple is really married, he said no. When asked if CRA requires a quit claim from a spouse when a married person was taking title to the property as separate property, the answer was no.

There are approximately 18 lenders on the Lenders list. Mr. Martinez gets calls every day from lenders asking to be added to the list. There are so many, they created a waiting list. Mr. Martinez tells the prospective lenders to send a letter of interest and a proposal. They review the lender's letter of interest, background, incentives for the public, and employee information. CRA then prepares a welcome letter and a contract that is circulated for signature. Mr. Martinez does not know who created the criteria by which lenders are selected. There is no checklist for determination. They do not deny anyone; everyone is okay.

C. Lupe Gomez

Ms. Gomez was interviewed primarily about the FTHB program. She did not return to complete the interview, so there is a paucity of information from her about the Residential Rehabilitation Programs. Ms. Gomez could not readily articulate the goal of the FTHB program. Eventually, she said that the goal was not turning down any files and increasing home ownership.

According to Ms. Gomez, CRA staff is allocated equally between FTHB and Residential Rehabilitation Programs. There are three staff members who work on each area. Ms. Gomez denied that there was a concentrated effort earlier this year to work on a backlog of FTHB files and said that CRA has always worked on FTHB and Residential Rehabilitation at the same time. Ms. Gomez volunteered, however, that they treated Willow Walk FTHB as a priority because they were directed to do so by the City Council and CRA Director.

Ms. Gomez did not know percentage of money that was spent on FTHB as opposed to Residential Rehabilitation Program for the last fiscal year, despite the fact that she prepares the budget. She said that CRA does not have a goal of processing a certain number of FTHB applications per fiscal year. They do not limit the number of files being processed, because there is always money available. Ms. Gomez keeps track of the balance available for funding. When a file comes in, she prepares the loan documents and requests a check. Ms. Gomez does not wait for all the information and documents to be received because it would take too long to get a check. Instead, the check is held in the file. Ms. Gomez can get an older check processed by simply calling the Treasurer's office and alerting them that an old check is going to be negotiated.

By requesting the check, she is "reserving" the funds for the loan. The "reserved" amount is deducted from the balance available. Ms. Gomez noted that she has not done this since July. Nevertheless, Ms. Gomez said that CRA is almost through its funds for this fiscal year and is going back to City Council for more money. This additional money

comes purportedly from what is left over from prior years. Typically, the source of funding is Home funds from the Federal government (Account 2805) and Local Housing funds from the State (Account 1203). Local funds come from the 20% set aside. Home funds can be used for either or both FTHB and Residential Rehabilitation Programs. Local funds can only be used for Residential Rehabilitation Programs.

Ms. Gomez said the FTHB program was first-come, first-served. The files are numbered, however, they can be taken out of order for processing instead of waiting to complete a file received earlier in time. Ms. Gomez said that CRA takes into account applicants who live or work in Compton, but did not elaborate on the way in which this is accomplished.

According to Ms. Gomez, applications are processed in one of two ways. The first way is that an applicant comes in off of the street and is given an application and a Lenders list. The Lenders list was created before Ms. Gomez began working for CRA. The list has qualified lenders on it like Countrywide and Wells Fargo. The application can be filled out right there or taken home and returned later.

CRA does not do anything to the FTHB applications besides take them, file them away, and keep them for years. No comprehensive list of applicants is kept. Nor does CRA keep historical information on the number of applications submitted and the percentage of qualified applicants. Applications submitted in this manner are not reviewed and no one is contacted and told they do not qualify.

Ms. Gomez said that CRA is not able to look at an application on the spot and make an initial determination about whether an applicant is qualified. The example was given of an applicant who is single and making \$80,000 a year. Ms. Gomez agreed that this type of person would not be qualified, but still said that CRA lets the Lender determine the applicant's eligibility for a certain amount based on what they can get on the first trust deed. In sum, CRA does not know how many applicants qualify, because they let the lender determine who is qualified. CRA just checks the paperwork and calculations after a Lender's package is received.

The second way an application is processed is by receipt of a Lender's package. When CRA receives a Lender's package they check their files to see if the applicant has already submitted an application. If so, the application is pulled and put it with the Lender's package.

Ms. Gomez volunteered that CRA had a bad reputation with lenders. She first became aware of the CRA's bad reputation a few months ago when they were told by Century 21 broker. The complaint was that it was taking CRA too long to process the files. Ms. Gomez contends that this was due to receiving incomplete files. An incomplete file is one in which the lender does not provide all the documents that CRA needs to process the file. CRA changed the procedure so that CRA only accepts

complete packages from lenders. Ms. Gomez also created the “long term” form, which is meant to set out the terms with the lender and the first trust deed. There cannot be a change in the numbers from the time the package is submitted to the time the deal ends. The rationale and justification is that a change the numbers causes CRA to get another check and redraft documents. CRA met with 15 to 16 people at the end of July or beginning of August, they to explain how to process the FTHB packages.

When asked if deals had fallen through because of delays in processing the FTHB paperwork, Ms. Gomez said that people blame CRA when deals fall through, but the problem usually is because the Lender has not provided all the information that the CRA needs. Ms. Gomez acknowledged, however, that CRA does not calendar the escrow closing date. She said sometimes CRA is given the closing date and agreed that the closing date is on the purchase and sale agreement, but said that date did not mean anything because it changes. Ms. Gomez said that it is not possible to process a file in 30 days and that it takes four to six weeks (30-45 days) to process a FTHB file.

D. Kofi Sefa-Boakye

The Director said it should take four to six weeks to process a Residential Rehabilitation application.

E. John Strickland

Mr. Strickland has worked in CRA for nine years. He received training in the FTHB program in 1999-2000 and headed the program for six months in 2006. The FTHB process that Mr. Strickland described is similar to that currently followed.

Mr. Strickland also was trained in processing Residential Rehabilitation Programs files in 2000-2001. Mr. Strickland said that it should take 30 days to process applications for Emergency Assistances or Fix-It grants. A Deferred Equity Loan should be processed in 90 days.

F. Debra Dickerson

Ms. Dickerson said that a request for Emergency Assistance should be processed within 24 hours.

G. Patrick Steward

Mr. Steward has had involvement with both the Residential Rehabilitation Programs and FTHB program. The Building & Safety Department is responsible for conducting an inspection of the property after an applicant has submitted a Residential Rehabilitation Programs application. The purpose of the inspection is to determine the

nature and extent of the physical problems with the dwelling and to prepare a cost estimate for the corrective or repair work.

Mr. Steward confirmed that Building & Safety gives inspections for Residential Rehabilitation applicants, especially Emergency Assistance applicants, priority. He said that historically, Building & Safety would undertake five to six inspections per month.

VIII. FINDINGS AND RECOMMENDATIONS

A. First Time Home Buyers Program

The allegation of discriminatory processing of FTHB applications is not supported by the historical data gathered and analyzed by the City's Auditor. That is not to say that the "perception" of selective processing favoring Latino applicants was completely unfounded. CRA has acknowledged that applications are not processed according to the stated policy of "first-come, first-served," with applications being placed in a file drawer and disregarded. Moreover, the driving force behind the processing of files is the lender's participation. Looking at the open files in isolation, and against this back drop, the fact that about half of the open files were for Latino applicants could give one the impression that favoritism was being shown to this group. However, the objective historical patterns in the City Auditor's report demonstrate that African-American applicants have far and away been the beneficiaries of the FTHB program.

B. Residential Rehabilitation Programs

The complaint that Residential Rehabilitation Programs applications were not being processed in a timely manner is supported by a review of the open files. There were 67 open files reviewed. In only a few instances was the repair work about to proceed or completed. There were a number of files in which the application was submitted in 2007. The earliest application dates were from April and May of 2007. It was also apparent, that little work was done on a number of files during the months of June, July and August of 2008. The file notes indicate that in the days immediately preceding the City Attorney's review of the open files, there was a flurry of activity on the files. The City Auditor similarly found that applications for the Residential Rehabilitation Programs were not being processed in a timely manner.

C. Recommendations

The FTHB program should be administrated in a manner that is consistent with its stated processing policy. If the program is to be processed on a "first-come, first-served" basis with preference given to applicants who reside or work in the City, then all applications should be numbered sequentially and undergo an initial review to see that the proper preference is given to City residents and workers. This could be accomplished

by having a specific time period or periods (quarterly or semi-annually) during which applications would be accepted. A finite number of applications would enable CRA to prioritize the applications.¹ If, on the other hand, such processing cannot be effectuated or CRA chooses another course of action, then the stated policy should be revised.

If CRA wishes to continue the practice of processing application packages submitted by an approved lender, then CRA should discontinue accepting just the applications. It does a disservice to the public to take applications that the CRA has no intention of acting on beyond placing the documents in a file cabinet. Instead, CRA should give a prospective applicant an application and Lenders list and explain that they should contact a lender on the list in order to begin the process. Additionally, it may be wise to follow the lead of the City of Carson and adopt the use of “Pre-Qualification Checklist.”

Clear and specific time frames should be established for the processing of all applications, be them FTHB or Residential Rehabilitation grants or loans. CRA should appreciate the distinction between Emergency Assistance Grants and FTHB loans as opposed to Fix-It grants or Deferred Equity Loans. The first two are driven by external factors; an unexpected emergency repair or a closing date in a residential purchase contract. Consequently, processing these applications should be responsive to the external demand. Possibly, an Emergency Assistance grants could be processed within 24-48 hours. The work on such grants commenced within 48 to 72 hours and the project completed in 72 to 106 hours. Similarly, the processing of FTHB applications should be completed two weeks prior to the close of escrow. The time tables for processing the Fix-It grant or Deferred Equity Loan could give CRA staff more flexibility.

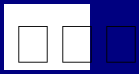
The City Attorney’s office also concurs with the recommendations made by the City Auditor. Generally, the recommendations were:

- Establishment of clear procedures and time frames for the processing of program applications.
- Maintenance of complete and accurate information on all applicants, those selected to be program participants or beneficiaries, and the completion of the particular transaction.
- Development of and improvement on communication with program participants.

¹ If CRA adopts such an approach, then it may want to announce that only a certain number of applications will be approved based on the available funds for that given fiscal year. So, for example, if \$3,000,000 in funds are available, only 20 applications at \$150,000 each should be approved.

- Improvement of the management of program funds, establishment of procedures to ensure the proper expenditure of programs funds and the maintenance of complete accounting record.
- On-going review of applicant files by senior staff to ensure compliance and consistency with program goals, policies and practices.

Given the recent downturn in the economy and the potential reduction in available funds for local government programs, it may be wise to undertake a comprehensive re-examination of the FTHB program and the Residential Rehabilitation Programs budgets and goals.



Analysis of the Applicants and Beneficiaries of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program

Final Report

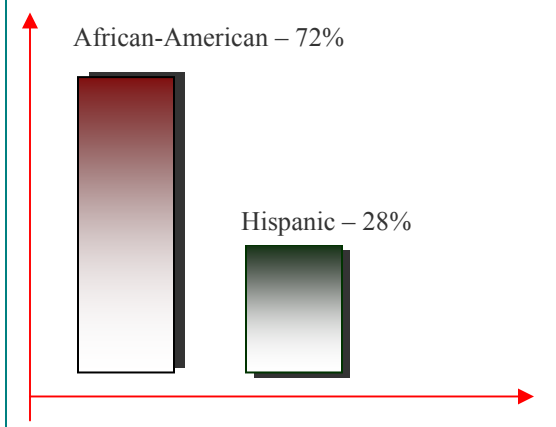
By

**Stephen Ajobiewe, MBA, ACA, CISA
Internal Auditor
City of Compton**

Executive Summary

Executive Summary

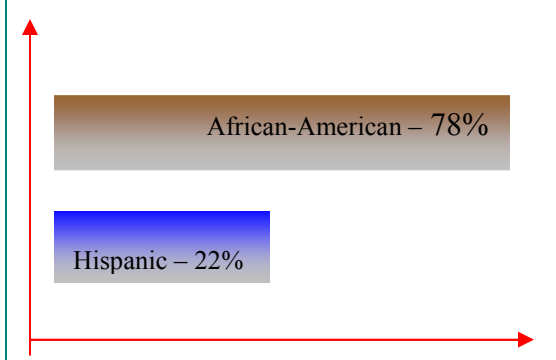
Total Disbursement -2 years



First Time Home Buyers Assistance Program

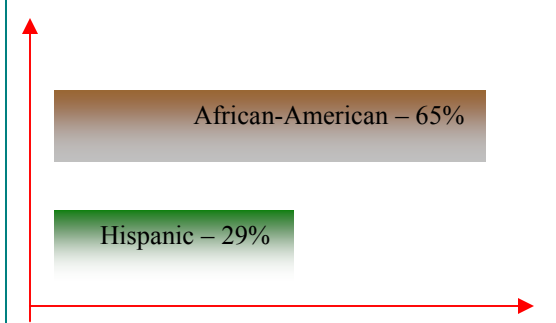
The detailed list of the beneficiaries of the First Time Home Buyers Assistance Program compiled from the General Ledger and documents available in the Controllers' Office revealed that \$10,921,982 (72%) was granted to African-American applicants, \$4,234,101 (28%) to Hispanic applicants within the last 2 years. The amount disbursed altogether within the last two years was \$15,156,083.

2006 – 2007 Fiscal Year



On a yearly basis, the total amount of \$4,198,393 was disbursed in the 2006 / 2007 fiscal year. 78% of the amount representing \$3,291,986 was for African-American applicants while the remaining balance of 22% (\$906,407) was for Hispanic applicants.

2007-2008 Fiscal Year



The total amount of \$10,957,690 was disbursed in the 2007 / 2008 fiscal year (extended to cover the period between July 2007 and August 2008). 70% (\$7,629,996) of this amount was for African-American applicants, 30% (\$3,327,694) was for Hispanic applicants.

The total number of applicants who were granted the loan or were already approved for the loan under the First Time Home Buyers Assistance Program within the last two years was 129. Out of this number, 73% (94 approved applicants) were African-American, 27% (35 approved applicants) were Hispanic.

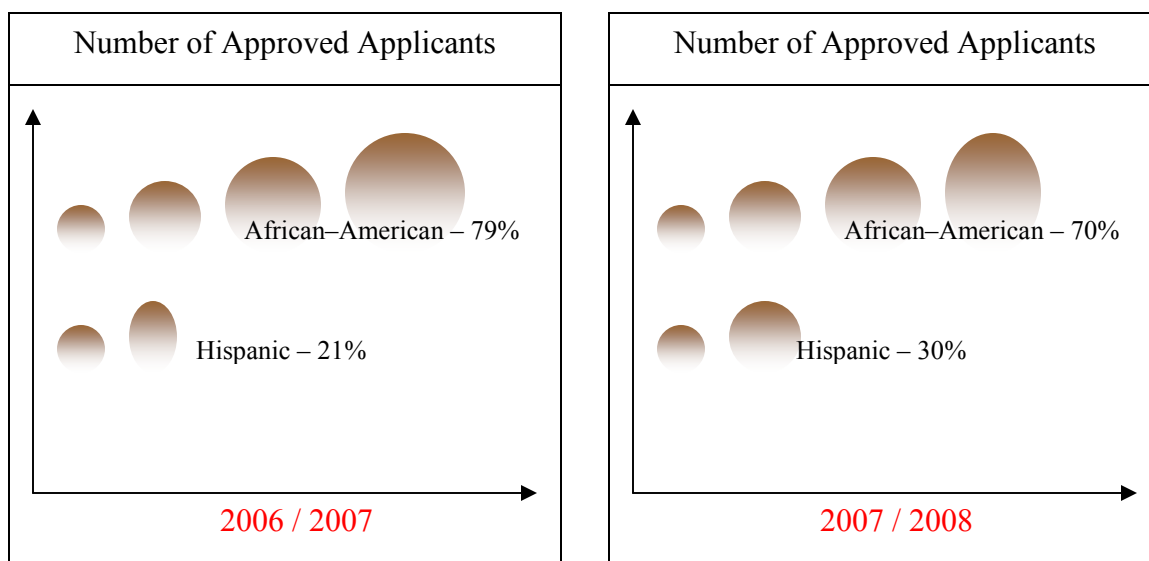
Executive Summary (continued)

First Time Home Buyers Assistance Program (continued)

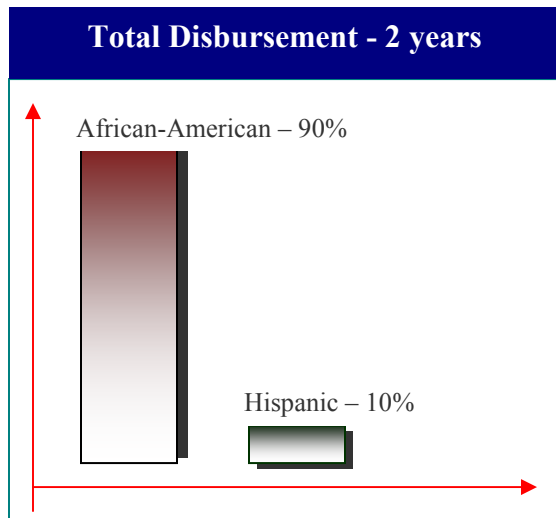
Based on yearly distribution, 33 people representing 79% of all the approved applicants in 2006 / 2007 were African-American and 9 persons (21%) of the approved applicants were Hispanic. In all 42 people were approved for or granted the loan in the 2006 / 2007 fiscal year.

In 2007 / 2008 fiscal year, 87 persons were granted the loan. 61 people (70%) out of these successful people were African-American, 26 (30%) were Hispanic.

The graphs below are snapshot representations of the ethnicity distribution of the approved applicants who were granted the loan during each of the two years compiled.



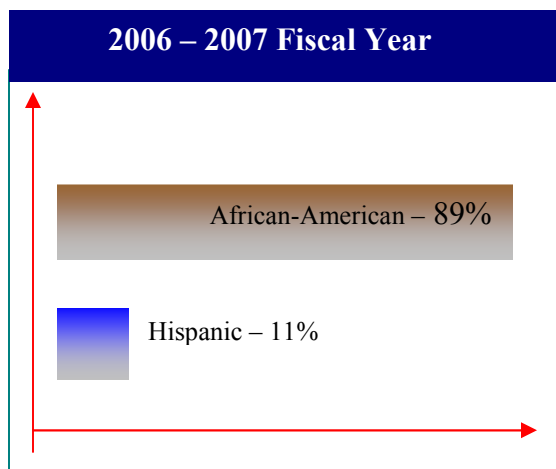
Executive Summary (Continued)



Residential Rehabilitation Program

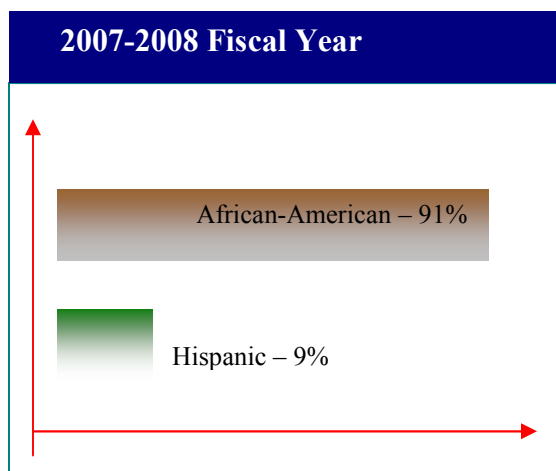
A total of \$612,961 was disbursed within the last 2 years in respect of the Residential Rehabilitation Program. Altogether 90% representing \$549,281 of the total amount was for African-American applicants while the balance of 10% (\$63,680) was for Hispanic applicants.

On a yearly basis, the total amount of \$390,541 was disbursed in 2006 / 2007 fiscal year and \$222,420 was in 2007 / 2008 financial period.



Out of the total amount disbursed in 2006 / 2007 fiscal year, 89% (347,061) was for African-American applicants and the balance of 11% (\$43,480) was attributable to Hispanic applicants.

In 2007 / 2008, the amount disbursed for African-American applicants was \$202,220 representing 91% of the total disbursements for the year. The remaining balance of \$20,200 (9%) for the year was for Hispanic applicants.



The graphs illustrate the ethnicity distribution of the beneficiaries of the grants.

Executive Summary (continued)

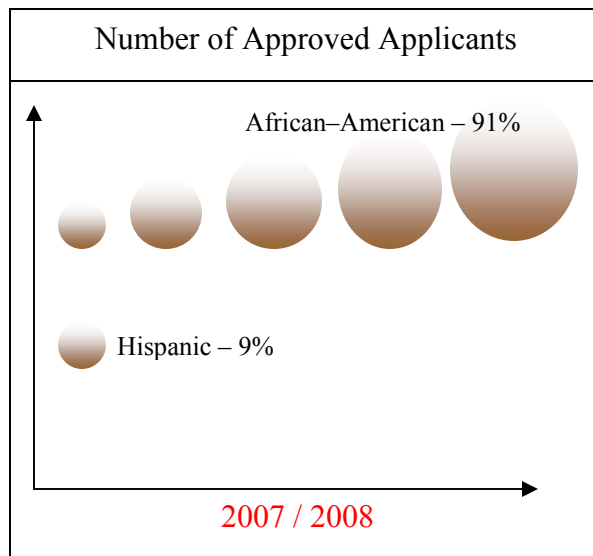
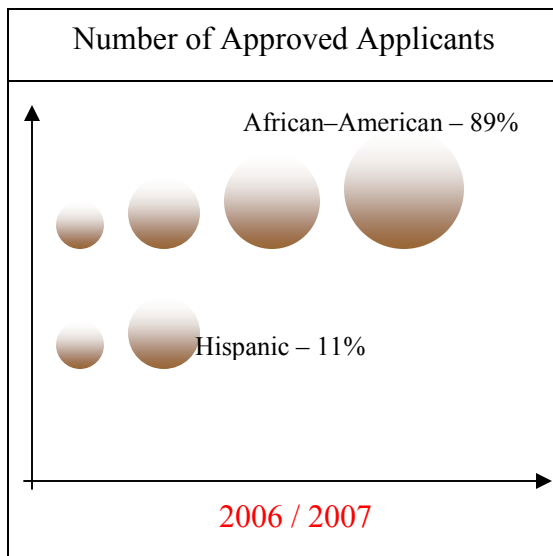
Residential Rehabilitation Program (continued)

A total number of 59 people were granted the Residential Rehabilitation Assistance during the two-year period from July 2006 to August 2008. Overall, African-American applicants accounted for 90% (53 people) of the approved applicants and Hispanic applicants were 10% (i.e. 6 people).

Based on yearly distribution, 32 people representing 89% of all the approved applicants in 2006 / 2007 were African-American and 4 people (11%) of the approved applicants were Hispanic. In all 36 people were granted the residential rehabilitation assistance in the 2006 / 2007 fiscal year.

Twenty-three (23) persons were granted residential rehabilitation assistance in 2007 / 2008 fiscal period. The number of those beneficiaries who were African-Americans was 21 (91%) while those that were Hispanic were 2 (9%).

The graphs below depict the ethnicity distribution of the approved applicants granted the residential rehabilitation assistance during each of the two years.



Executive Summary (continued)

Findings and Recommendations

A number of weaknesses were noted for which recommendations were proffered to remedy the shortcomings. Details of the shortcomings, their implications and recommendations are contained in the “**Findings and Recommendations**” section of this report. A summary of the recommendations is provided below.

Residential Rehabilitation Program

- Time lag in application processing should be reduced to ensure that applicants do not wait for too long for assistance.
- CRA should immediately address the complaint filed by a participant (Sandra Evans) regarding unsatisfactory work done at her home by a contractor.
- The City’s money (\$10,000) should be promptly recovered from a contractor who was paid for work not done.
- A Senior Official or Head of Department of the Agency should always sign off on participant’s file to evident review of the file and approval of the decision reached concerning the participant.
- Procedural documentation should be put in place to guide CRA employees in the administration of the program.
- Assistance provided to participants should not exceed the maximum amounts set in the resolution of the City Council.

First Time Home Buyers Assistance Program

- CRA should ensure that its records capture all disbursements made by the City under the first time home buyers assistance program. The total amount of \$2,171,047.70 disbursed for 16 participants was excluded in the CRA lists. Also repayment of the loans by beneficiaries should be properly tracked by CRA.

- The Agency should request for check only when a payment is to be made. Checks should not be withheld in the participants' files for days / months. A total number of 15 checks amounting to \$1,738,785 were withheld by CRA as at time of review.
- The Agency should ensure that it promptly recover the amount of \$100,000 made to an escrow agent for an applicant (Kai L. Green) whose loan application was cancelled.
- Procedural documentation should be put in place to guide CRA employees in the administration of the first time home buyers assistance program.
- All applications received should be logged / registered with the date/time the applications were received. Processing of application should follow the chronological order in which the applications were received.
- There should be continuous and prompt written communication with applicants regarding the status of their applications. Copies of such written communication should be contained in the applicants' files.
- A Senior Official or Head of Department of the Agency should always sign off on the participant's file to evident review of the file and approval of the decision reached concerning the participant.
- Time lag in application processing should be reduced to ensure that applicants do not wait for too long for assistance.
- Care should be taken to ensure consistency in applicant's file regarding the applicant's autograph.



Comprehensive Report



Objective

This assignment was performed to achieve specific objectives agreed with the City Attorney. These objectives are to:

- compile or obtain the detailed list of beneficiaries of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program for the 2-year period from July 1, 2006 to August 31, 2008.
- obtain the detailed list of all persons that were declined the First Time Home Buyers Assistance and the Residential Rehabilitation Assistance for the 2-year period from July 1, 2006 to August 31, 2008
- obtain the list of the people who applied for the First Time Home Buyers Assistance and the Residential Rehabilitation Assistance but who were on the waiting list as of August 31, 2008.
- Perform analysis of the above lists to determine whether or not there was preferential treatment of applicants based on ethnic background.

Scope of Work

The assignment covered a 2-year period from July 1, 2006 to August 31, 2008 and involved tasks / activities necessary to achieve the stated objectives above. The assignment did not constitute a review or examination of the controls, processes, operations, financial and budgetary information of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program. It also did not involve the detailed examination of all the files of the beneficiaries and applicants under the two programs. Further, the assignment did not entail the review or examination of the controls, processes, operations, financial and budgetary information of the Community Redevelopment Agency (CRA), City of Compton which was



Scope of Work (continued)

responsible for administering the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program.

Methodology

Appropriate strategy and methodology were adopted to achieve the assignment objectives. A detailed plan of the assignment was developed to document the necessary tasks / activities and to monitor performance of the tasks/activities. A summary of the major tasks under the assignment plan is provided below:

1. Request for and obtain from the Community Redevelopment Agency, City of Compton, detailed lists of all applicants that applied for the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program for the period from July 1, 2006 to August 31, 2008.
2. Request for and obtain from the Community Redevelopment Agency, City of Compton, detailed lists of all beneficiaries of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program for the period from July 1, 2006 to August 31, 2008.
3. Request for and obtain the detailed lists of all the applicants who were on waiting list as of August 31, 2008.
4. Compile an independent list of the payments made by the Controller Office in respect of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Program noting the beneficiaries, the amount and dates of the payments for the period from July 1, 2006 to August 31, 2008.
5. Request for and obtain a list of applicants who were declined during the period from July 1, 2006 to August 31, 2008.



Methodology (continued)

6. Compare the independent list compiled in 4 above with the list obtained from CRA in 2 above for accuracy, completeness and consistency of the information.
7. Perform appropriate analysis (including graphical) to determine ethnicity distribution of the beneficiaries of the two programs.
8. Perform appropriate analysis (including graphical) to ascertain the ethnicity distribution of the applicants on the waiting list (item 3 above).
9. Perform analysis of the ethnicity distribution of the applicants (item 5 above) who were declined under the two programs.
10. Randomly select participants' files (10% of the beneficiaries' files) and review the files.

Results of Work

The results of performance of the above tasks/activities are provided in two sections below. The **Data Analysis** section shows the ethnicity distribution of the approved applicants who were granted assistance, the applicants declined and applicants on waiting list regarding the First Time Home Buyers Assistance program and the Residential Rehabilitation Program. The **Findings and Recommendations** section contains the shortcomings noted, the implication of those shortcomings and recommendations proffered to address the lapses.



Data Analysis



A. Summary of the Two Programs

A1. Total Amounts Disbursed – US\$15,769,044

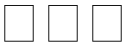
The total amount disbursed under the two programs during the 2-year period from July 1, 2006 to August 31, 2008 was **\$15,769,044**. Appendices “F” and “G” contain the detailed lists of the beneficiaries of the First Time Home Buyers Assistance Program and the Residential Rehabilitation Assistance Program respectively. The detailed lists were compiled from the General Ledger and the payment documents available in the Controllers’ Office. A summary of the disbursements is provided below:

Program	Paying Fund 1203-800-000-4291	Paying Fund 2805-800-000-4291	Total
First Time Home Buyers Assistance	\$12,427,981	\$2,728,102	\$15,156,083
Residential Rehabilitation	475,123	137,838	612,961
Total	\$12,903,104	\$2,865,940	\$15,769,044

As the above table shows, the total of **\$12,903,104** was disbursed from the **Low Cost Housing Fund (1203-800-000-4291)** and **\$2,865,940** was disbursed from the **Home Program Fund (2805-800-000-4291)**.

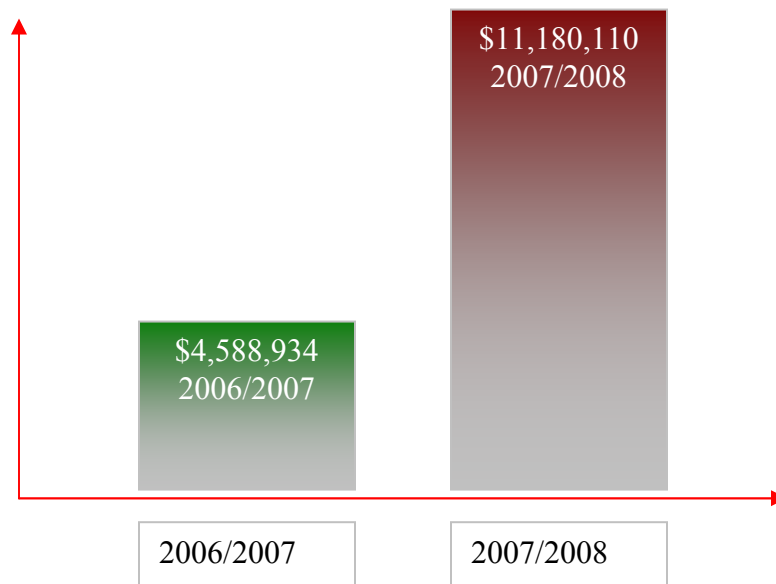
A2. Yearly Disbursement

On a yearly basis, the total amount of \$4,588,934 was disbursed in 2006/2007 fiscal year starting from July 1, 2006 to June 30, 2007. In 2007/2008 starting from July 1, 2007 to August 31, 2008 (13 months), the total amount disbursed was \$11,180,110. The table below shows the breakdown of the payments between the two programs.



Program	2006/2007	2007/2008	Total
First Time Home Buyers Assistance	\$4,198,393	\$10,957,690	\$15,156,083
Residential Rehabilitation	390,541	222,420	612,961
Total	\$4,588,934	\$11,180,110	\$15,769,044

The graph below shows a comparison of the disbursement for the two years. The increase in the total disbursement of 2007/2008 over the previous year amount was 144%.



B. First Time Home Buyers Assistance Program

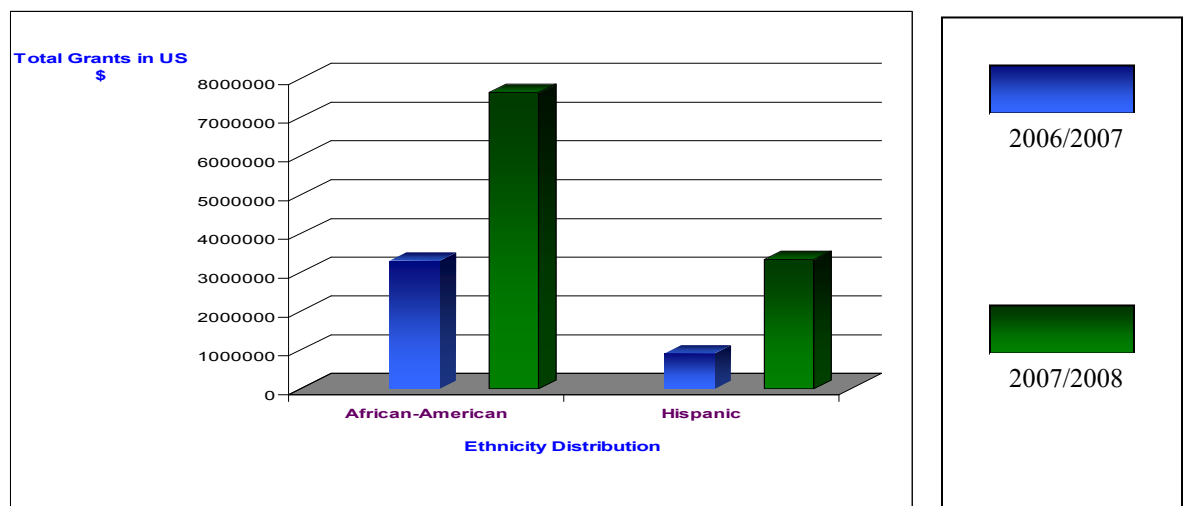
B1. Ethnicity Distribution of Beneficiaries – First Time Home Buyers Assistance Program

The detailed list of the beneficiaries of the First Time Home Buyers Assistance Program (within the last 2 years) revealed that \$10,921,982 (72%) was approved for African-American applicants, \$4,234,101 (28%) for Hispanic applicants. The table below shows the ethnicity distribution of the beneficiaries of the First Time Home Buyers Assistance Program.

Ethnicity Distribution of Beneficiaries of the First Time Home Buyers Assistance Program – In Dollar Amount

Ethnicity	2006/2007	2007/2008	Total
African-American	\$3,291,986	\$7,629,996	\$10,921,982
Hispanic	906,407	3,327,694	4,234,101
Total	\$4,198,393	\$10,957,690	\$15,156,083

A graphical representation of the ethnicity distribution of the beneficiaries is provided below.





The percentages of the ethnicity distribution are provided below.

**Ethnicity Distribution of First Time Home
Buyers Assistance Payments – in Percentages**

Ethnicity	2006/2007	2007/2008	Total
African-American	78%	70%	72%
Hispanic	22%	30%	28%
Total	100%	100%	100%

Total number of applicants who were approved by the City for the First Time Home Buyers Assistance Program within the last two years was 129. Out of this number, 73% (94 approved applicants) were African-American, 27% (35 approved applicants) were Hispanic.

Based on yearly distribution, 33 people representing 79% of all the approved applicants in 2006 / 2007 were African-American and 9 people (21%) of the approved applicants were Hispanic. In all 42 people were approved for the loan in the 2006 / 2007 fiscal year.

In 2007 / 2008 fiscal year, 87 persons were approved for the loan. 61 persons (70%) out of these approved people were African-American, 26 (30%) were Hispanic.

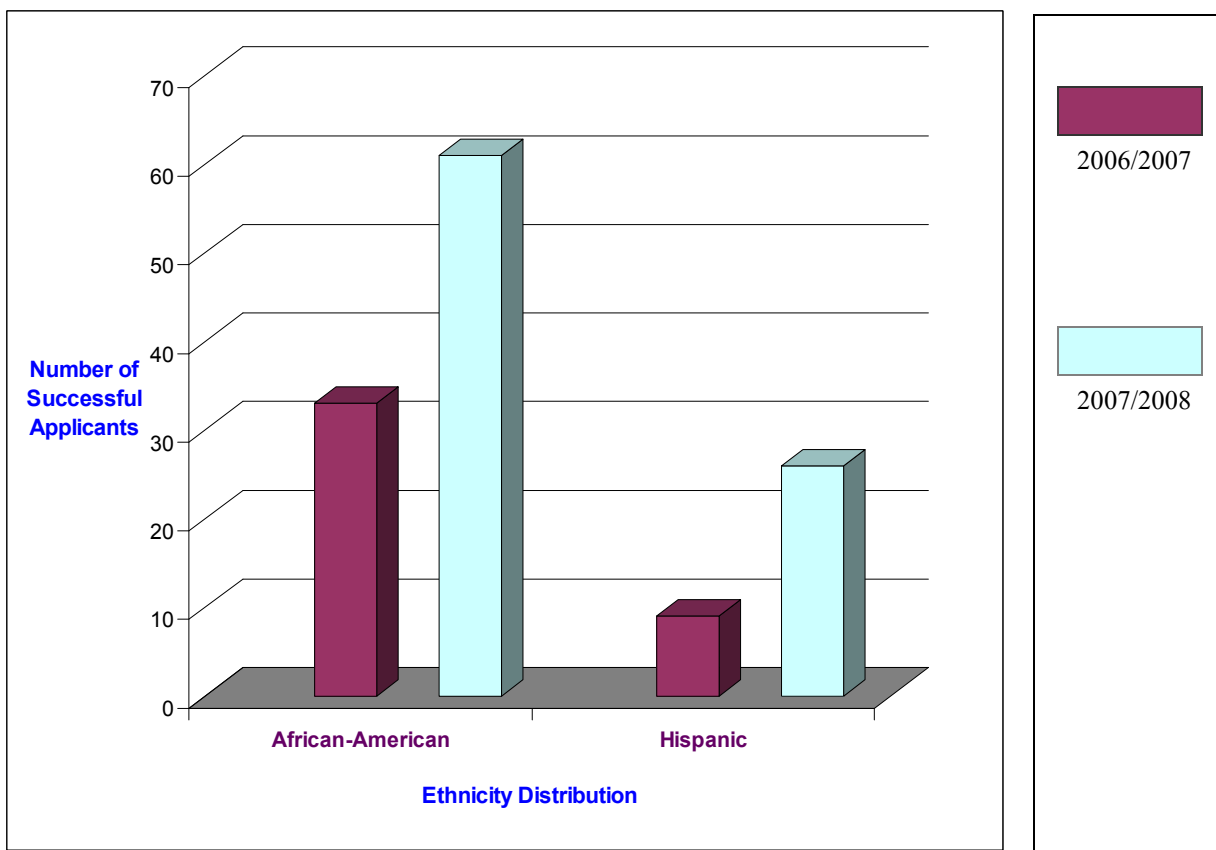
The table below indicates the ethnicity distribution of the approved applicants who were granted the loan during each of the two years compiled.



Ethnicity Distribution of First Time Home Buyers Assistance Program – Number of Beneficiaries

Ethnicity	2006/2007	2007/2008	Total
African-American	33	61	94
Hispanic	9	26	35
Total	42	87	129

The graph below is a snapshot representation of the ethnicity distribution of the applicants who were approved for the loan during the 2-year period combined.





B2. Applications declined – First Time Home Buyers Assistance Program

The schedules from CRA indicated that only 13 applications were denied or cancelled. However, the review of applicants' files revealed additional 12 applications which were cancelled / declined. Details of all the cancelled / declined applications are provided below.

Denied / Cancelled Applications – First Time Home Buyers Assistance Program

S/N	File No	Applicant's Name	Ethnicity	CRA Comments
1	FB0179-06	Rita Teems	African-American	Cancelled
2	FB0185-06	Maurice R Nash	African-American	Cancelled
3	FB0209-06	Stalisha Strange	African-American	Cancelled
4	FB0224-06	Carl Edmond	African-American	Cancelled
5	FB0228-06	Kevin Martin & Hillary Patton	African-American	Cancelled
6	FB0275-07	Gilbert Dennis	African-American	Denied
7	FB0284-07	Selvin Peterman & K. McCray	African-American	Lender did not provide documents
8	FB0142-05	Jovan Williams & S. Williams	African-American	Cancelled
9	FB0155-05	Monique Collins	African-American	Cancelled
10	FB0246-07	Theresa L Cummings	African-American	Cancelled at Lender's request
11	FB0251-07	Antonio Plancarte & A. Plancarte	Hispanic	Cancelled at Lender's request
12	N/A	Mr. Burgos	Hispanic	Denied – incomplete documents
13	FB0381-08	Kandiss Green	African-American	Property was not in Compton area
14	FBO310-07	Steve Smith	African-American	Cancelled
15	FBO304-07	Jose Giron	Hispanic	Cancelled
16	FB0340-08	Miguel Garcia	Hispanic	Inadequate Income
17	FB0392-08	Marcus Harris	African-American	Property was not in Compton area
18	FB0339-08	Arnold R. Cheatham	African-American	Cancelled by lender
19	FB0314-07	Johnny Maravillas	Hispanic	Cancelled by Agent
20	FB0360-08	Octavio & Maria Vargas	Hispanic	Put on hold by Lender
21	FB0351-08	Lashanda Ransom	African-American	Did not qualify
22	FB0353-08	Felipe Bravo & Hector Bravo	Hispanic	Cancelled by the Loan Officer
23	FB0359-08	Rochelle Bank & V. Warner	African-American	Income exceeded the limit
24	FB0325-08	Alejandro Escobar and 2 others	Hispanic	Cancelled by the buyers
25	FB312-07	Ebel Guerra	Hispanic	Cancelled by Lender



From the above schedule, 64% (16) of those cancelled / denied are African-American while 36% (9) represents Hispanic applicants.

B3. Applicants on Waiting List

The schedules of participants regarding the First Time Home Buyers Assistance program provided by CRA indicated that there were only 9 applications that were awaiting decision as at the time of review. Details of the pending applications as contained in the CRA schedules are provided below.

**Applicants on Waiting List
First Time Home Buyers Assistance Program**

S/N	File No	Applicant's Name	Ethnicity
1	FB0376-08	Gregory Christopher	African-American
2	FB0397-08	Adrian Horn	African-American
3	FB0406-08	Janice Tyler	African-American
4	FB0400-08	Katrina Duncan	African-American
5	FB0402-08	Diana Hamilton	African-American
6	FB0349-08	Charles & Nicole Thomas	African-American
7	N/A	Ivan Robles	Hispanic
8	FB0387-08	Robert Tostado	Hispanic
9	FB0405-08	Vage Beasley	African-American

The above table shows that 7 (78%) of the participants on the awaiting list were African-American and the remaining 2 applicants (22%) were Hispanic.

The list of participants on waiting list should actually contain hundreds of names and not just 9 stated above. As noted in **E5** in the Findings and Recommendations section, there were several applications that have not been processed and actually ought to be in the waiting list. CRA does not register or log applications received to enable effective monitoring of the status of all applications received. The Agency waits for the Lender institution to finish evaluation of the participant before the Agency commences work on a participant.

C. Residential Rehabilitation Program

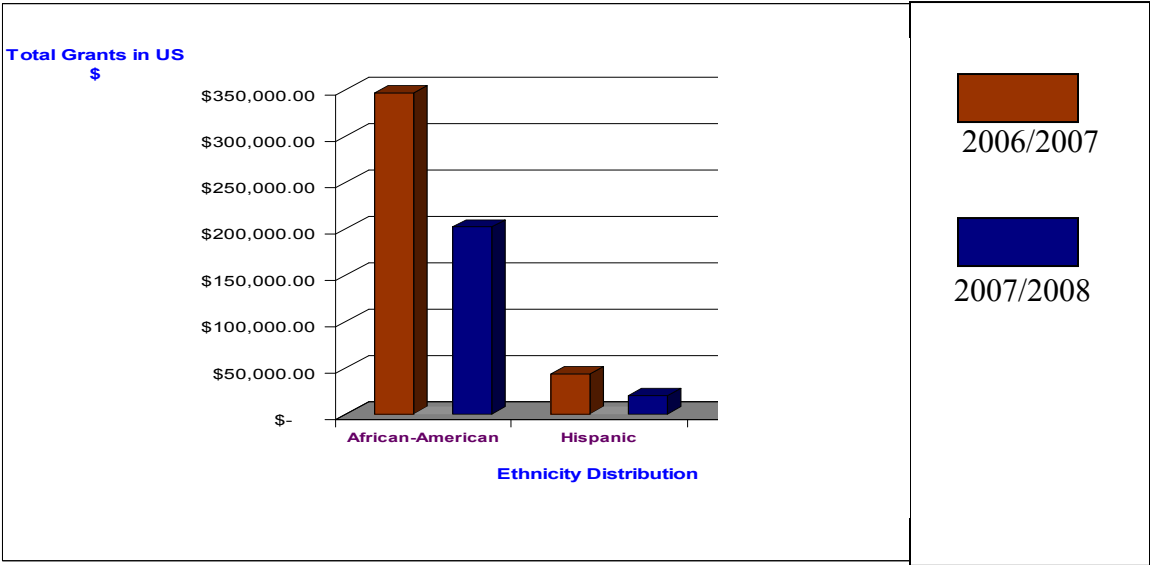
C1. Ethnicity Distribution of Beneficiaries – Residential Rehabilitation Program

Analysis of the beneficiaries of the Residential Rehabilitation Program indicated that 90% representing \$549,281 of the total amount disbursed during the last two years was for African-American applicants while the balance of 10% (\$63,680) was for Hispanic applicants. The breakdown of the payments is provided in the table below.

Ethnicity Distribution of Residential Rehabilitation Payments – Dollar Amounts

Ethnicity	2006/2007	2007/2008	Total
African-American	347,061	202,220	549,281
Hispanic	43,480	20,200	63,680
Total	390,541	222,420	612,961

The above numbers are graphically represented below.



Out of the total amount disbursed in 2006 / 2007 fiscal year, 89% (\$347,061) was for African-American applicants and the balance of 11% (\$43,480) was attributable to Hispanic applicants.

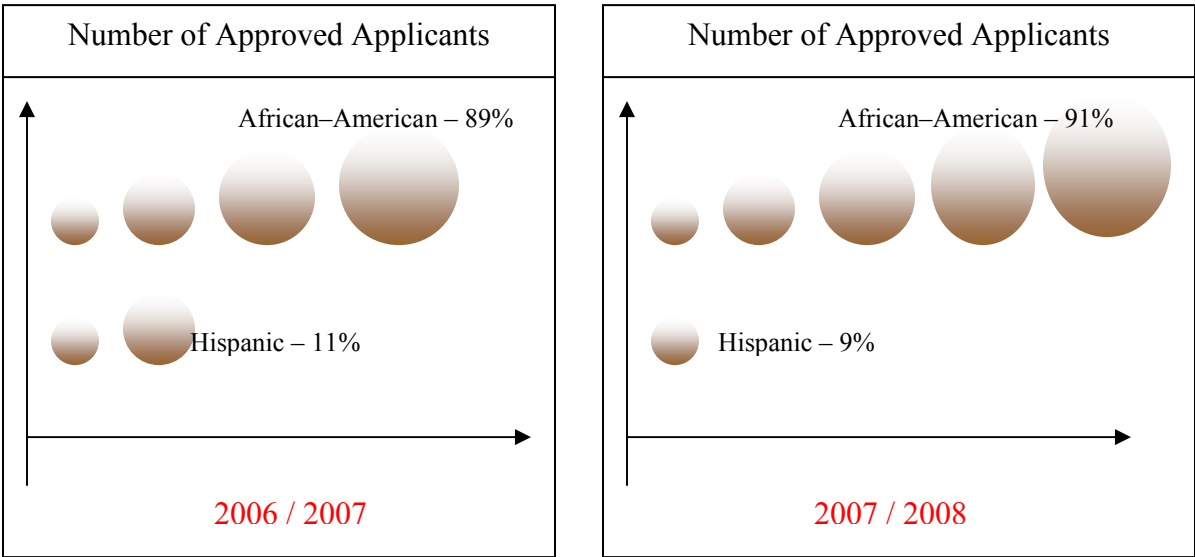
In 2007 / 2008, the amount disbursed for African-American applicants was \$202,220 representing 91% of the total payment for the year. The remaining balance of \$20,200 (9%) for the year was for Hispanic applicants.

The ethnicity distribution in percentages is provided in the following table.

Ethnicity Distribution of Residential Rehabilitation Payments – in Percentages

Ethnicity	2006/2007	2007/2008	Total
African-American	89%	91%	90%
Hispanic	11%	9%	10%
Total	100%	222,420	612,961

The distribution is represented in the graph below.





A total number of 59 people were granted the Residential Rehabilitation Assistance during the two-year period from July 2006 to August 2008. Overall, African-American applicants accounted for 90% (53 people) of the successful applicants and Hispanic applicants accounted for 10% (i.e. 6 people).

Based on yearly distribution, 32 people representing 89% of all the approved applicants in 2006 / 2007 were African-American and 4 people (11%) of the approved applicants were Hispanic. In all 36 people were granted the residential rehabilitation assistance in the 2006 / 2007 fiscal year.

Twenty-three (23) persons were granted residential rehabilitation assistance in 2007 / 2008 fiscal period. The number of those beneficiaries who were African-Americans was 21 people (91%) while those that were Hispanic were 2 (9%).

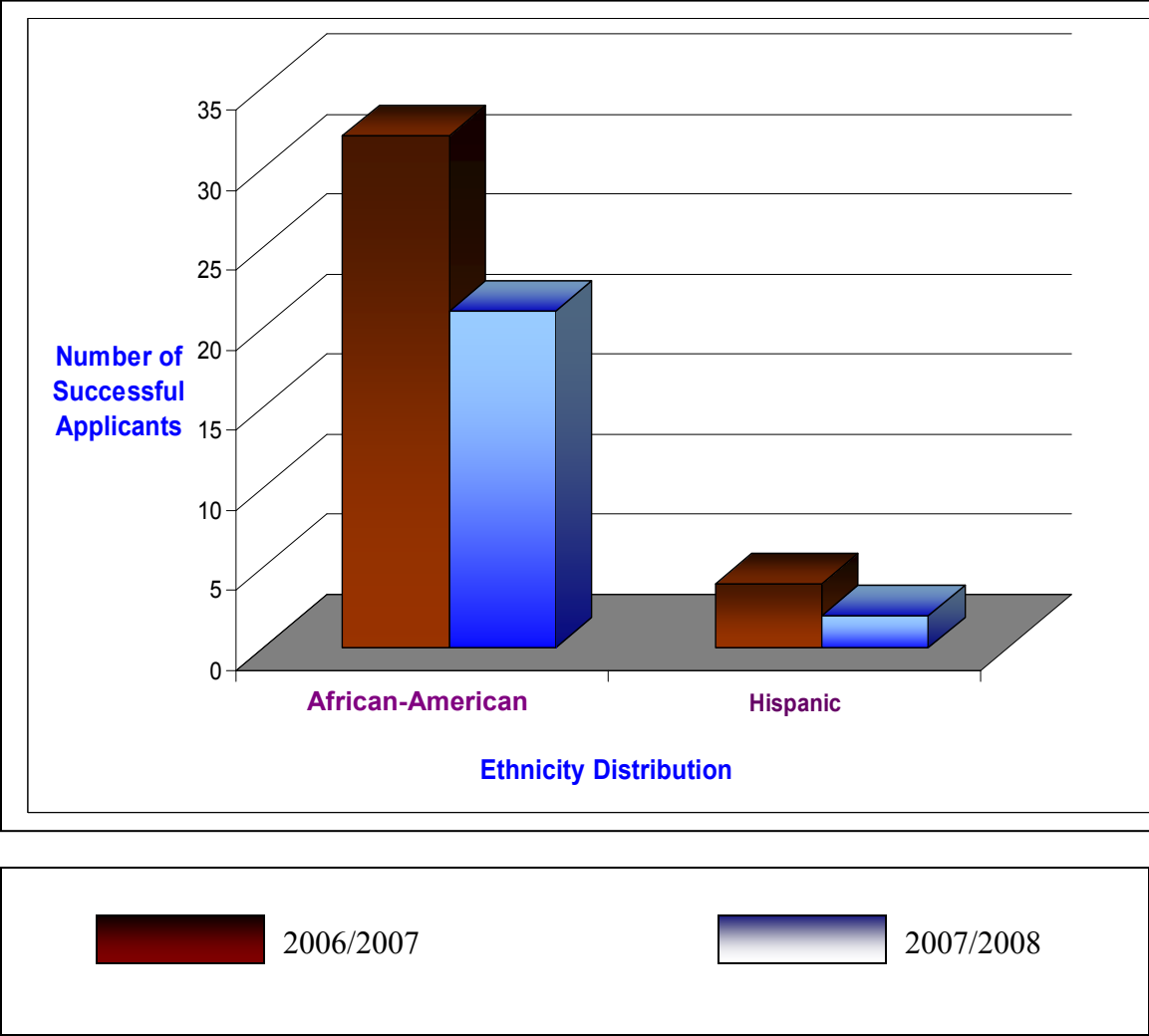
The summary of the number of beneficiaries and the ethnicity distribution of the beneficiaries is contained in the table below.

**Ethnicity Distribution of Residential Rehabilitation
Program – Number of Beneficiaries**

Ethnicity	2006/2007	2007/2008	Total
African-American	32	21	53
Hispanic	4	2	6
Total	36	23	59



The graph below depicts the ethnicity distribution of the approved applicants granted the residential rehabilitation assistance during the 2-year period combined.





The percentages of distribution of the numbers of beneficiaries are provided in the table below.

Ethnicity Distribution of Residential Rehabilitation Program – Number of Beneficiaries in Percentages

Ethnicity	2006/2007	2007/2008	Total
African-American	89%	91%	90%
Hispanic	11%	9%	10%
Total	100%	100%	100%

C2. Applications declined – Residential Rehabilitation Program

The schedule from CRA indicated that only 2 applications were denied or cancelled. The details of the declined or cancelled applications are provided below:

Denied / Cancelled Applications – Residential Rehabilitation program

S/N	Applicant’s Name	Ethnicity	CRA Comments
1	Thelma Alexandra	African-American	Owner - cancelled
2	Blanch Perryman	African-American	File cancelled



C3. Applicants on Waiting List

The Residential Rehabilitation Program (Weekly Report) for the week ending 9/11/2008 prepared by CRA indicated that there were 61 people on the waiting list as detailed below.

Number of Applicants on Waiting List

Ethnicity	Number	Percentage
African-American	55	90%
Hispanic	6	10%
	61	100%

Length of time on Waiting List

	Over 6 Months	Less Than 6 Months	Total
African-American	24	31	55
Hispanic	2	4	6
	26	35	61

Number of Participants by Grant Type

Grant Type	Number
Fix-it Grant	27
Emergency Assistance Program (EAP)	30
Deferred Equity Loan (DEL)	4
	61

The detailed list of the applicants on waiting list showing their names and the comments of CRA regarding the applications is contained in **Appendix H**.



Findings and Recommendations



D. Residential Rehabilitation Program

D1. Significant delay in processing applications

The randomly selected files that were reviewed showed significant time lag between when participants filled out applications and the time the work was performed on their homes. In some cases, the time lag was over 12 months.

The table below shows the dates shown on some participants' applications, the dates "Notice to Proceed" was issued by CRA to contractors to begin work on the participants' homes, the date the "Notice of Completion" was signed by the participants to indicate completion of the work and the total elapsed time.

Time lag in application processing

Participant's Name	Type	Application Date	Date of Notice To Proceed	Date of Notice Of Completion	Grant Amount	Total Elapsed Time
Margaret Leake	DEL	8/8/2006	11/17/2006	3/26/2007	\$49,605	7months
Carl Boyd	Fix-It	5/22/2007	12/24/2007	1/23/2008	\$7,000	8months
Rita Caddell	EAP	11/30/2007	5/21/2008	7/23/2008	\$10,000	8months
Charlene G & R Anderson	Fix-It	7/18/2007	12/18/2007	1/24/2008	\$6,975	5months
Imogene Polk	EAP	8/27/2007	12/12/2007	1/23/2008	\$10,000	5months
Berneice Gardner	EAP	9/18/2006	4/29/2008	7/1/2008	\$10,000	21months
Omega L. Freeman	Fix-It	8/9/2006	1/15/2008	5/1/2008	\$6,700	21months
Tyranique Renee Ross	EAP	9/19/2006	4/1/2008	5/1/2008	\$10,000	7months
Sandra Evans	EAP	8/30/2006	12/10/2007	1/30/2008	\$10,000	17months

An applicant (Sandra Evans) whose application was dated 8/30/2006 wrote a letter dated 8/16/2007 (i.e. over a year after filing out her application) notifying CRA about her deplorable living conditions and the necessity of the emergency assistance. However, the note on the file (in the "Documentation Sheet") indicated that action was started on the Applicant's file on 7/19/2007, which was a year after the participant filled her application.

Implication

The above situation meant that participants with urgent needs for assistance were delayed thereby prolonging their suffering.

Recommendations

CRA employees should instantly contact participants on the waiting list to assess the urgency of their needs and ensure that the necessary assistance they qualify for are granted to them without further delay.

Furthermore, participants' applications should be processed immediately as they are received. All bottlenecks and sources of procedural delays should be eliminated to ensure speedy processing of grants to qualified participants based on availability of funds.

D2. No evidence that a participant's complaint was addressed

There was no evidence in the file to indicate that a complaint logged by a participant (Sandra Evans) was satisfactorily addressed. The participant wrote to indicate that she was not satisfied with the work performed by the contractor and that she had to reluctantly sign the "Notice of Completion" form. The contractor (Thomas C. Gibbs) was fully paid for the work while the file did not indicate actions taken to address the participant's concerns.

Implication

Failure to address participant's complaint is a disservice to the participant and may point to insensitivity to the participant's plight.

Recommendation

The participant's case should be revisited. CRA employee should investigate the participant's concerns. If the work performed by the contractor did not measure up to expectation, the contractor should be made to redo the work to meet the agreed standard at no extra charge.

D3. Contractor paid for work not done

A participant's file contained the information that the participant (Ms Kareemah Mateen Bradford) complained that the contractor (Robinson Engineering & Construction Co.) did not complete the work on her home. CRA employees noted on the file that the contractor was not paid for the work and that the check (no 147417 dated 1/29/2007) for \$10,000 was withheld and was not released to the contractor. However, a review of the City's General Checking bank statement revealed that the same check was cashed and paid by the bank in February 2007.

Implication

The City may have paid out money for which no work was done. This situation shows a lack of adequate monitoring procedures.

Recommendation

The money should be investigated and recovered by CRA without delay. Controls should be strengthened to prevent release of check for work not performed.

D4. No evidence of review and sign off of participants' files

All the files reviewed had no evidence that a Senior Official reviewed and signed off the files as part of the oversight monitoring controls over the residential rehabilitation program. The files had checklists of documents/tasks required to be obtained / performed. However, the checklists were not marked off and not initialed to show performance of the required tasks or receipt of the required documents. A review of the file by a senior official of CRA and the completion of the checklist would have ensured that there was consistency, objectivity and effectiveness of the assessment procedures across all the applicants' files.

Implication

The above situation represented procedural lapses and may have resulted in the perpetuation of delay/inefficiencies in the processing of applicants' files.

Recommendation

Each Participant's file should contain a Note / Statement indicating that the Head of Department or another Senior Official of CRA reviewed the participant's file and specifically approved the decision as to whether or not to approve the grant. The Note/Statement should be signed and dated by the reviewer.

D5. Absence of Procedural Documentation

The Community Redevelopment Agency did not have a comprehensive documentation of the procedures for administering the residential rehabilitation program. Although there were information brochures intended to educate the public/participants regarding the program, the brochures were not intended to and did not contain a comprehensive procedural guide to CRA employees regarding the specific actions to take in administering the program. A detailed documentation of the operational procedures is required to provide guidance to the employees of CRA in administering the program. This would promote consistency, objectivity and efficiency in the system.

Implication

Absence of a comprehensive procedures documentation meant that employees had no guide when in doubt and that employees' actions may not be consistent across all the applications.

Recommendation

Comprehensive procedures documentation should be produced for employees' reference regarding the residential rehabilitation program.

D6. Payments in excess of the limits set by the City resolution

The resolution of the City Council indicated the maximum amounts that could be provided to participants under the 3 types of grants as follows:

	Maximum Amount
Fix-it	\$ 7,000
Emergency Assistance Program (EAP)	\$10,000
Deferred Equity Loan (DEL)	\$25,000

Also the brochures of the program contain the above limits and further indicated that a participant can benefit from only one of the grants.

The review of the payments and participants' files revealed that some participants got more than one type of grants. Further, some had amounts in excess of the maximum limit. The details of the situations are provided below.

Grants in Excess of Maximum Limit

S/N	Beneficiary	Grant Type	Amount of Assistance	Maximum Limit	Excess
1	Leola Billinger	DEL	\$31,005	\$25,000	\$6,005
2	Margaret Leake	DEL	\$49,690	\$25,000	\$24,690
3	Loretha L. Smith	DEL	\$25,415	\$25,000	\$415
4	JC Clines	EAP	\$10,800	\$10,000	\$800
5	Jorge Cocarrubias Rosas	EAP	\$10,200	\$10,000	\$200
6	Lane & Loma Poe	EAP	\$10,290	\$10,000	\$290
7	Maurice E. Banks	EAP	\$15,740	\$10,000	\$5,740
8	Tito La Fuente	EAP	\$11,875	\$10,000	\$1,875
9	Jettie Burns	EAP	\$19,625	\$10,000	\$9,625
10	Donald Davis	EAP	\$15,315	\$10,000	\$5,315
11	Raymundo Corona	EAP	\$17,000	\$10,000	\$7,000
12	Walter Hudson	Fix-It	\$8,000	\$7,000	\$1,000
13	Andrew & Georgetta Hargrove	Fix-It	\$9,550	\$7,000	\$1,500
14	Faylaine Hillard	Fix-It	\$20,850	\$7,000	\$13,850
	Total Excess				\$78,305

Participant who got two grants

S/N	Beneficiary	Grant Type	Amount
1	JC Clines	DEL	\$24,893
2	JC Clines	EAP	\$10,800

The file of Margaret Leake indicated that the participant had issues with the Deferred Equity Loan of \$49,690 above. The participant notified CRA employee that the cost of the total repairs on her home was too high which meant a high amount of lien on her property. The CRA employee’s comments on the participant’s file indicated that the contractor and the participant agreed to several modifications of the original work order resulting in the contractor performing work in excess of the agreed work schedule. CRA employees ought to have monitored the process and ensured that the maximum limit of \$25,000 was not exceeded.

Implication

Failure to adhere to the resolution of the City Council regarding the maximum limits of grants is an illegal act.

Further, the participants concerned were granted excess or double assistance at the expense of other needy participants who were still on the waiting list.

The above could result in the Community Redevelopment Agency sending out a public impression that there is unfairness in the process.

Recommendation

The Community Redevelopment Agency should ensure full compliance with the resolution of the City Council. Further, the Agency should ensure adherence to the public information contained in the brochures so as not to give an impression to the public that there is unfairness in the system.

E. First Time Home Buyers Assistance Program

E1. Amounts paid by the City but excluded from the CRA Record of Beneficiaries - \$2,171,047.70

The detailed list of payments extracted from the Controllers' Office was compared to the list of beneficiaries obtained from the CRA regarding the First Time Home Buyers Assistance Program. There were several amounts paid (extracted from the controllers' office) which were not included in the List of beneficiaries provided by CRA. All of the checks (except one) have already been cleared in the bank and ought to have been included in the records of CRA. The payments excluded from the CRA list are provided below.

Payments Excluded from CRA List

S / No	Beneficiary	Check No	Check Date	Date Paid in Bank	Amount
1	Adrienne Smith	164173	6/24/2008	7/2/2008	100,000.00
2	Ali Karriem	163398	6/4/2008	6/26/2008	149,530.00
3	Catherine Dubose Sherman	162865	5/20/2008	6/19/2008	64,244.00
4	Guillermo & Adriana Maravilla	163486	6/9/2008	6/23/2008	149,457.00
5	Jamilla Davis	163404	6/4/2008	6/23/2008	150,000.00
6	Jayson Ellis & Monique Melchor	160601	3/19/2008	Not Yet	146,490.00
7	Jermale Green	164175	6/24/2008	7/2/2008	144,311.00
8	Jesus Lopez and Maria Lopez	163797	6/17/2008	7/3/2008	150,000.00
9	Jose Manrique & Sonia Sanchez	163730	6/16/2008	7/2/2008	96,333.00
10	Jose Luis Monge	163279	6/2/2008	6/23/2008	150,000.00
11	Latesa Jackio	163796	6/17/2008	7/2/2008	150,000.00
12	Luis Reyes and Leiden Reyes	163399	6/4/2008	7/28/2008	143,744.00
13	Mary Ann Nolten	160162	3/4/2008	3/17/2008	149,310.70
14	Michelle Sarmiento	164176	6/24/2008	7/2/2008	150,000.00
15	Pamela Norwood	164177	6/24/2008	7/2/2008	150,000.00
16	Santos Galeas	163441	6/5/2008	6/27/2008	127,628.00
			Total		\$2,171,047.70

The above may have arisen from incomplete records being maintained by CRA for the beneficiaries of the program.

Further, there was no evidence that CRA keeps record of the repayments made by beneficiaries of the loan. The Agency ought to maintain records showing all repayments made by beneficiaries as well as the effective balance not yet repaid or which may be finally regarded as grant at the end of the required 15-year period.

Implication

The situation could result in improper monitoring of the amounts due from the beneficiaries and the City could suffer financial loss as a consequence.

Also there could be confusion regarding the amount actually due from the beneficiaries.

Recommendation

The individual files of the above applicants should be retrieved by CRA and the participants' information should be included in the comprehensive list of beneficiaries for monitoring purposes.

CRA should maintain record of repayments of the loan by beneficiaries. At any particular point in time the Agency should be able to produce a schedule of actual balances due from the beneficiaries net of repayments already made by each beneficiary.

E2. Checks withheld by CRA

Some checks issued in respect of participants of the First Time Home Buyers Assistance program were held in the files of the participants. The Project Manager indicated that the checks were withheld because some escrow and other documents had not been received regarding the loan processing. Details of the checks withheld and the participants concerned are provided below:

Checks withheld by CRA

S / No	Beneficiary	Check No	Check Date	Amount
1	George Moaalii	165763	Aug. 2008	\$131,099.20
2	Thea Blackwell	164590	July 2008	\$1,563.00
3	Thea Blackwell	164417	June 2008	\$146,719.00
4	Armonia Iraldo	166267	Aug. 2008	\$100,000.00
5	Maria Apodaca	166609	Sept. 2008	\$148,564.00
6	Manuel O. Aguilar	166551	Sept. 2008	\$97,369.00
7	Rona L. Graham	166562	Sept. 2008	\$141,156.67
8	Adolfo Marguez	165531	Aug. 2008	\$125,329.00
9	Herber Lopez Bonilla	163450	June 2008	\$140,341.00
10	Fausto & Rosa Bautista	166588	Sept. 2008	\$150,000.00
11	Dana Mabry	166537	Sept. 2008	\$100,169.00
12	Roberto Tostado	166458	Sept. 2008	\$149,847.00
13	Steve Pomier	159987	Feb. 2008	\$112,920.28
14	Michelle White	160010	Feb. 2008	\$150,000.00
15	Miguel Pacheco, C Pacheco Rodriguez	166266	Aug. 2008	\$43,707.67
	Total			\$1,738,784.82

Implication

This practice of holding checks distorts the financial records of the City as the payments have already been posted in the City's General Ledger and included in the City's Annual Financial Reports.

Recommendation

Request for check / warrant should be made only at the time when a payment needs to be made. Check no longer required for any reason should be immediately returned to the Treasury / Controller's Office for cancellation.

E3. A participant was listed as beneficiary of 2 separate Loans under the First Time Home Buyers Assistance Program

A participant had two separate files for two separate loan applications for the same property. The City made out two separate payments of \$100,000 each which, were cleared in the bank. The comments in the CRA file indicated that the first application was cancelled by the counterparty lender. However, the City did not collect the payment it made in respect of the first loan application before the second loan

was approved and paid. As at time of this report there was no indication that the City had gotten its money back. Details of the grants including the dates of the payments are provided below.

**A Participant with 2 Loans / Grants –
First Time Home Buyers Assistance Program**

S/N	Beneficiary	File No	Check No	Date Check Cleared in Bank	Amount
1	Kai L. Green	FB0270-07	156448	12/21/2007	\$100,000.00
2	Kai L. Green	FB0335-08	164686	7/28/2008	\$100,000.00

Implication

The City’s money was being held by a third party without any interest revenue accruing to the City. The check was paid out of the General Checking account and therefore depleted the City’s available financial resources.

Recommendation

Repayment of the amount to the City should be pursued without delay to ensure that the money is available for the City’s program.

E4. Lack of Procedural Documentation regarding the First Time Home Buyers Assistance Program

The Community Redevelopment Agency did not have a comprehensive documentation of the procedures for administering the First Time Home Buyers Assistance program. Although there were information brochures intended for public education regarding the program, the brochures were not intended to and did not contain a comprehensive procedural guide to CRA employees regarding the specific actions to take in administering the program. A detailed procedural documentation is required to provide guidance to the employees of CRA regarding the specific procedural steps and required documents regarding the program.

Implication

Absence of a comprehensive procedures documentation meant that employees had no guide when in doubt and that employees' actions may not be consistent across all the applications.

Recommendation

Comprehensive procedures documentation should be produced for employees' reference regarding the First Time Home Buyers Assistance program.

E5. No evidence that processing of applications followed a chronological order based on time of receipt of the applications

The public information contained in the brochure of the First Time Home Buyers Assistance Program indicated that applications were treated on a first come first serve basis. The fulfillment of this assertion was not apparent from the review of applicants' files and the list of completed applications received from CRA.

Applications received were put in cartons without any serial numbering of the application for monitoring purpose. There was no evidence to indicate that applications received were logged / registered with date and time of receipt of the applications and that applications processing followed the order in which the applications were received.

From the review of the files, it was apparent that processing of application was dependent on the participant being approve first by the first party mortgage provider usually a financial institution before CRA commences its own evaluation process. The order of the application processing did not follow the chronological order in which the applications were received. However, the public brochure did not explicitly indicate this procedure. This situation is capable of creating an expectation gap with the participant.



For examples, the applications received from the following applicants have not been evaluated or processed by CRA. The applications were neither among the participants on the waiting list nor reported on by the Agency in any form.

Examples of Applications not logged or processed and not included in the Waiting List

S/No	Applicant's Name	Ethnicity	Date signed on the Application
1	Betty Farmer	African-American	6/13/2007
2	Sandra Fausto	Hispanic	4/2/2008
3	Sia Felavai	Native Hawaiian	1/18/2007
4	Tamara Ferguson	African-American	7/19/2007
5	Carmelita Lavone Ferrotino	Hispanic	7/7/2007
6	Lei Fili	Native Hawaiian	3/26/2008
7	Jose R. Figueroa	Hispanic	03/27/2006
8	Freddie Flores	Hispanic	8/2/2006
9	Valentino R. Flores	Hispanic	7/22/2005
10	Malatiele Toke	Samoan Native	3/7/2006
11	Lashan Ford	African-American	11/15/2006
12	Zandra C Foreman	African-American	7/12/2007
13	Samuel Foster	African-American	6/27/2006
14	D' Nedra Fox	African-American	9/8/2005

Implication

Lack of an apparent chronological order in the processing of applications and failure to properly educate the public regarding the application process may create an impression of lack of transparency in the system.

Recommendation

A register should be maintained for all applications received. The register should contain the date and time an application was received and status of the application.

The program's brochure should contain more explicit information regarding the application processing stages, the specific requirements and the implication to the participants of each of the processing



stages. This information would help to prepare the mind of the applicant regarding the application process and the estimated length of time the application processing could be completed.

E6. Communication with participants during the application processing

The files of the First Time Home Buyers Assistance program reviewed did not have evidence to indicate prompt and continuous written communication with participants to notify them about the status of their application. There were lots of communication by email with the lender institution, escrow agent and other parties. However, there is a need to provide periodic update to the participants regarding their application status.

Implication

Lack of prompt and continuous communication with the participants regarding the status of their applications could create a negative impression in them regarding administration of the program.

Recommendation

The Community Redevelopment Agency should ensure continuous and prompt written communication with all participants regarding the status of their application. The City's web site could be utilized as part of the communication channels.

E7. No evidence of review and sign off of participants' files by the Head of Department

All the files reviewed had no evidence to indicate that the Head of the Agency reviewed the participants' files and signed off the files. Such a review should be part of the oversight monitoring controls over the first time home buyers assistance program.

Implication

The above situation may mean that anomaly in the files may not be discovered by the Head of the Agency.



Recommendation

Each Participant's file should contain a Note / Statement indicating that the Head of Department or another Senior Official of CRA reviewed the participant's file and specifically approved the decision as to whether or not to approve the grant. The Note/Statement should be signed and dated by the reviewer.

E8. Delay in processing participants' files

The email correspondence between CRA employee and an employee of the first party lender (Wells Fargo Bank) in respect of an application by Hector Alas & Daisy Alvarado indicated that the loan application was cancelled by the bank because CRA delayed in processing the application.

A review of some randomly selected applicants' files showed significant time lag between the date of the participant's application and the date CRA issued checks for the First Time Homebuyers assistance. The table below provides the details regarding the participants' files reviewed, the date on the participants' application, the date CRA issued check for the first time home buyers assistance, and the total elapsed time.

Delay in Application processing

Participant's Name	Application Date	Date of Check	Grant Amount	Total Elapsed Time
Essie J. Stinson	9/11/2007	3/17/2008	\$128,498	6 months
Kai L. Green	9/13/2006	7/8/2008	\$100,000	22 months
Theodore Ponce & Juanita Ponce	8/2/2007	05/20/2008	\$132,152	9 months
Bruce D. Young & Kimberly Young	1/8/2008	8/18/2008	\$88,031	7 months
Cirilo Perez	1/12/2008	5/1/2008	\$147,816	4 months
Marisol Martinez	12/8/2005	3/13/2008	\$75,931	3 months
Jeronimo Vargas	3/12/2008	4/14/2008	\$148,698	1 month



The total elapsed period of one month in the case of Jeronimo Vargas shows that it was possible to process a participant's application within a total elapsed period of 31 days. Therefore the total of 22 months it took to process an application for Kia L. Green is unsatisfactory.

Implication

Extended delay in processing applications harmed qualified applicants' chances of getting the first party loan from the bank.

Further, this situation could create a notion of lack of transparency in the minds of qualified applicants who had to wait for a long time to get the assistance.

Recommendation

The Community Redevelopment Agency should ensure speedy application processing for qualified applicants.

Processing of applications should be spread out to other employees of CRA to ensure a faster processing time.

E9. Inconsistency in an applicant's file – David Ismael Aguilar

The file of David Ismael Aguilar had a first time homebuyer application form which was not dated. Also the signature on the "Loan Terms" document signed with the City was inconsistent with the participant's signature in other documents in the participant's file. It appeared that somebody other than the participant signed the Loan Terms document. Amount of assistance granted to the applicant was \$149,531.

Implication

Irregularity in the participant's file could bring into question the legal enforceability of the loan agreement in the case of default by participant in repaying the loan.

Recommendation

Care should be taken to ensure consistency in the application files of participants.

City of Compton

Beneficiaries of the Residential Rehabilitation Program
Compiled from the General Ledger and Documents in the Controllers' Office

S/No	Beneficiary's Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
1	Alma J. Mock	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	2/28/2008	6,995.00
2	Althea Tillman	AA	Fix-it	Edison Construction	10/9/2007	7,000.00
3	Andrew & Georgetta Hargrove	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	5/1/2007	6,900.00
	Andrew & Georgetta Hargrove	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	5/29/2007	2,650.00
4	Annie B. Love	AA	EAP	Wright Conception	3/20/2007	10,000.00
5	Antoinette Woods	AA	Fix-it	Wright Conception	8/22/2006	2,000.00
6	Arizona Woods	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	6/26/2007	1,200.00
	Arizona Woods	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	9/11/2007	3,000.00
	Arizona Woods	AA	Fix-it	Magic Care Termite	12/13/2007	1,280.00
7	Bernadette Green	AA	EAP	Clarence Gloss - DBA Coastal Construction	2/12/2008	9,950.00
8	Berneice Gardner	AA	EAP	Ralph D. Harvey Construction	5/20/2008	10,000.00
9	Betty S. Terrell	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	925
10	Beverly Luster	AA	Fix-it	Wright Conception	2/27/2007	7,000.00
11	Carl E. Boyd	AA	Fix-it	Luis Arcantur - DBA West Coast Construction	1/15/2008	7,000.00
12	Clara P. Antoine	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	10/16/2007	7,000.00
13	Claudia G. Compton	AA	Fix-it	Wright Conception	5/29/2007	6,985.00
14	Cydine Givens	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	10/10/2006	7,000.00
15	Donald Davis	AA	EAP	Gabriel Hernandez - Roman Arch Construction	5/15/2007	10,000.00
	Donald Davis	AA	EAP	Gabriel Hernandez - Roman Arch Construction	6/30/2007	5,315.00
16	Faylaine Hillard	AA	Fix-it	Wright Conception	8/24/2006	5,300.00
	Faylaine Hillard	AA	Fix-it	Wright Conception	10/10/2006	8,550.00
	Faylaine Hillard	AA	Fix-it	Wright Conception	1/9/2007	7,000.00
17	Gonzella Beame	H	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	6,555.00
	Gonzella Beame	H	Fix-it	Gabriel Hernandez - Roman Arch Construction	1/16/2007	7,000.00
18	Hazel R. Gavin-Alley	AA	Fix-it	Sekoni General Construction Inc.	12/19/2006	2,000.00

S/No	Beneficiary's Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
19	Helen M. Jones	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	6,990.00
20	Imogene Polk	AA	EAP	Clarence Gloss - DBA Coastal Construction	1/15/2008	10,000.00
21	Janice Cartwright Tillman	AA	EAP	Wright Conception	10/4/2007	10,000.00
22	JC Clines	AA	EAP	Magic Care Termite	12/12/2006	1,250.00
	JC Clines	AA	EAP	Gabriel Hernandez - Roman Arch Construction	2/27/2007	9,550.00
	JC Clines	AA	DEL	Gabriel Hernandez - Roman Arch Construction	4/5/2007	7,467.00
	JC Clines	AA	DEL	Gabriel Hernandez - Roman Arch Construction	5/1/2007	7,467.00
	JC Clines	AA	DEL	Gabriel Hernandez - Roman Arch Construction	5/22/2007	9,959.00
23	Jerry A. Sawyer	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	12/12/2006	6,985.00
24	Jettie Burns	AA	EAP	Luis Arcantur - DBA West Coast Construction	10/10/2006	10,000.00
	Jettie Burns	AA	EAP	Luis Arcantur - DBA West Coast Construction	12/12/2006	9,625.00
25	John A. McBride	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	4/17/2008	6,595.00
26	John Benson	AA	Fix-it	Ralph D. Harvey Construction	2/27/2008	6,990.00
27	John D. Strickland Jr	AA	U	CA Title Association (CTA) Inc.	12/19/2006	85.00
28	Jorge Cocarrubias Rosas	H	EAP	Cenis Pipeline - DBA F & F Construction CO	11/27/2007	8,700.00
	Jorge Cocarrubias Rosas	H	EAP	Precision Construction	2/25/2008	1,500.00
29	Joseph & Josephine Sinohui	H	EAP	Gabriel Hernandez - Roman Arch Construction	1/28/2008	10,000.00
30	Joyce Williams	AA	Fix-it	Edison Construction	6/28/2007	7,000.00
31	Kareemah Bradford Mateen	AA	EAP	Robinson's Engineering & Construction Co. Inc.	1/29/2007	10,000.00
	Kareemah Bradford Mateen	AA	DEL	Robinson's Engineering & Construction Co. Inc.	1/30/2007	7,500.00
32	Kimberly Scott	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	9/25/2007	7,000.00
33	Lane and Loma Poe	AA	EAP	Robinson's Engineering & Construction Co. Inc.	4/3/2007	8,595.00
	Lane and Loma Poe	AA	EAP	Magic Care Termite	8/7/2007	1,695.00
34	Leola Billinger	AA	DEL	Gabriel Hernandez - Roman Arch Construction	11/28/2006	750
	Leola Billinger	AA	DEL	Wright Conception	11/21/2006	7,500.00
	Leola Billinger	AA	DEL	Wright Conception	12/12/2006	3,000.00
	Leola Billinger	AA	DEL	Wright Conception	1/9/2007	7,500.00
	Leola Billinger	AA	DEL	Wright Conception	1/23/2007	7,500.00
	Leola Billinger	AA	DEL	Wright Conception	5/29/2007	2,500.00
	Leola Billinger	AA	DEL	Magic Care Termite	9/18/2007	2,255.00
35	Loretha L. Smith	AA	DEL	CA Title Association (CTA) Inc.	5/8/2007	85.00



S/No	Beneficiary's Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
	Loretha L. Smith	AA	DEL	Lead Tech Environmental	5/29/2007	330.00
	Loretha L. Smith	AA	DEL	Gabriel Hernandez - Roman Arch Construction	6/28/2007	7,500.00
	Loretha L. Smith	AA	DEL	Gabriel Hernandez - Roman Arch Construction	9/11/2007	7,500.00
	Loretha L. Smith	AA	DEL	Gabriel Hernandez - Roman Arch Construction	10/16/2007	10,000.00
36	Louise V. Ray	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	9/25/2007	7,000.00
37	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	11/21/2006	7,500.00
	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	12/19/2006	6,150.00
	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	3/6/2007	7,500.00
	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	4/3/2007	7,500.00
	Margaret L. Leake	AA	DEL	CA Title Association (CTA) Inc.	5/8/2007	85.00
	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	5/8/2007	2,500.00
	Margaret L. Leake	AA	DEL	Luis Arcantur - DBA West Coast Construction	6/4/2007	18,455.00
38	Margaret Laless	AA	EAP	Gabriel Hernandez - Roman Arch Construction	6/13/2007	7,185.00
39	Mary Richard	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	2/12/2008	7,000.00
40	Mary Scott	AA	Fix-it	Wright Conception	1/23/2007	7,000.00
41	Maurice E. Banks	AA	EAP	Gabriel Hernandez - Roman Arch Construction	8/29/2006	10,000.00
	Maurice E. Banks	AA	EAP	Gabriel Hernandez - Roman Arch Construction	12/19/2006	5,740.00
42	Mauricio Escobedo	H	EAP	Gabriel Hernandez - Roman Arch Construction	8/23/2006	1,050.00
43	Mitchell and Katherine Young	AA	EAP	Roger Harper Roofing Company	10/31/2006	9,900.00
44	Ms. Willie M. Brown	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	5/29/2007	3,050.00
45	Omega L. Freeman	AA	Fix-it	Ralph D. Harvey Construction	4/17/2008	300
	Omega L. Freeman	AA	Fix-it	Ralph D. Harvey Construction	4/21/2008	6,700.00
46	Pat Figures	AA	Fix-it	Magic Care Termite	12/5/2006	1,050.00
47	Paula Briscoe	AA	EAP	Clarence Gloss - DBA Coastal Construction	6/5/2008	10,000.00
48	Raymundo Corona	H	EAP	Robinson's Engineering & Construction Co. Inc.	12/21/2006	10,000.00
	Raymundo Corona	H	EAP	Robinson's Engineering & Construction Co. Inc.	1/29/2007	3,500.00
	Raymundo Corona	H	EAP	Robinson's Engineering & Construction Co. Inc.	3/13/2007	3,500.00
49	Reginald & Charlene Anderson	AA	Fix-it	Clarence Gloss - DBA Coastal Construction	1/10/2008	6,975.00
50	Rita A Caddell	AA	EAP	Gabriel Hernandez - Roman Arch Construction	6/10/2008	10,000.00
51	Rosie B. Washington	AA	EAP	Gabriel Hernandez - Roman Arch Construction	12/12/2006	9,633.00
52	Sandra Evans	AA	EAP	Precision Construction	1/3/2008	10,000.00



S/No	Beneficiary's Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
53	Sharon Adams	AA	EAP	Clarence Gloss - DBA Coastal Construction	6/5/2008	10,000.00
54	Terri Moore	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	10/10/2006	6,850.00
55	Tito La Fuente	H	EAP	Precision Construction	3/20/2007	10,000.00
	Tito La Fuente	H	EAP	Magic Care Termite	5/8/2007	1,875.00
56	Tyranique Renee Ross	AA	EAP	Clarence Gloss - DBA Coastal Construction	4/29/2008	10,000.00
57	Walter Hudson	AA	Fix-it	Edison Construction	12/12/2006	7,000.00
	Walter Hudson	AA	Fix-it	Edison Construction	1/16/2007	1,000.00
58	Wendy Taylor	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	6/26/2007	7,000.00
59	Yvonne Lynn Bowman	AA	EAP	Gabriel Hernandez - Roman Arch Construction	1/22/2008	5,675.00
	Yvonne Lynn Bowman	AA	EAP	Gabriel Hernandez - Roman Arch Construction	3/26/2008	4,310.00

Grand Total

612,961.00





City of Compton

Beneficiaries of the Residential Rehabilitation Program

S/No	Beneficiary Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
1	Alma J. Mock	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	2/28/2008	6,995.00
2	Althea Tillman	AA	Fix-it	Edison Construction	10/9/2007	7,000.00
3	Andrew & Georgetta Hargrove	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	5/1/2007	6,900.00
	Andrew & Georgetta Hargrove		Fix-it	Robinson's Engineering & Construction Co. Inc.	5/29/2007	2,650.00
4	Annie B. Love	AA	EAP	Wright Conception	3/20/2007	10,000.00
5	Antoinette Woods	AA	Fix-it	Wright Conception	8/22/2006	2,000.00
6	Arizona Woods	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	6/26/2007	1,200.00
	Arizona Woods		Fix-it	Robinson's Engineering & Construction Co. Inc.	9/11/2007	3,000.00
	Arizona Woods		Fix-it	Magic Care Termite	12/13/2007	1,280.00
7	Bernadette Green	AA	EAP	Clarence Gloss - DBA Coastal Construction	2/12/2008	9,950.00
8	Berneice Gardner	AA	EAP	Ralph D. Harvey Construction	5/20/2008	10,000.00
9	Betty S. Terrell	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	925
10	Beverly Luster	AA	Fix-it	Wright Conception	2/27/2007	7,000.00
11	Carl E. Boyd	AA	Fix-it	Luis Arcantur - DBA West Coast Construction	1/15/2008	7,000.00
12	Clara P. Antoine	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	10/16/2007	7,000.00
13	Claudia G. Compton	AA	Fix-it	Wright Conception	5/29/2007	6,985.00
14	Cydline Givens	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	10/10/2006	7,000.00
15	Donald Davis	AA	EAP	Gabriel Hernandez - Roman Arch Construction	5/15/2007	10,000.00
	Donald Davis		EAP	Gabriel Hernandez - Roman Arch Construction	6/30/2007	5,315.00
16	Faylaine Hillard	AA	Fix-it	Wright Conception	8/24/2006	5,300.00
	Faylaine Hillard		Fix-it	Wright Conception	10/10/2006	8,550.00
	Faylaine Hillard		Fix-it	Wright Conception	1/9/2007	7,000.00
17	Gonzella Beame	H	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	6,555.00
	Gonzella Beame		Fix-it	Gabriel Hernandez - Roman Arch Construction	1/16/2007	7,000.00
18	Hazel R. Gavin-Alley	AA	Fix-it	Sekoni General Construction Inc.	12/19/2006	2,000.00
19	Helen M. Jones	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	8/29/2006	6,990.00

S/No	Beneficiary Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
20	Imogene Polk	AA	EAP	Clarence Gloss - DBA Coastal Construction	1/15/2008	10,000.00
21	Janice Cartwright Tillman	AA	EAP	Wright Conception	10/4/2007	10,000.00
22	JC Clines	AA	EAP	Magic Care Termite	12/12/2006	1,250.00
	JC Clines		EAP	Gabriel Hernandez - Roman Arch Construction	2/27/2007	9,550.00
	JC Clines		DEL	Gabriel Hernandez - Roman Arch Construction	4/5/2007	7,467.00
	JC Clines		DEL	Gabriel Hernandez - Roman Arch Construction	5/1/2007	7,467.00
	JC Clines		DEL	Gabriel Hernandez - Roman Arch Construction	5/22/2007	9,959.00
23	Jerry A. Sawyer	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	12/12/2006	6,985.00
24	Jettie Burns	AA	EAP	Luis Arcantur - DBA West Coast Construction	10/10/2006	10,000.00
	Jettie Burns		EAP	Luis Arcantur - DBA West Coast Construction	12/12/2006	9,625.00
25	John A. McBride	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	4/17/2008	6,595.00
26	John Benson	AA	Fix-it	Ralph D. Harvey Construction	2/27/2008	6,990.00
27	John D. Strickland Jr	AA	U	CA Title Association (CTA) Inc.	12/19/2006	85.00
28	Jorge Cocarrubias Rosas	H	EAP	Cenis Pipeline - DBA F & F Construction CO	11/27/2007	8,700.00
	Jorge Cocarrubias Rosas		EAP	Precision Construction	2/25/2008	1,500.00
29	Joseph & Josephine Sinohui	H	EAP	Gabriel Hernandez - Roman Arch Construction	1/28/2008	10,000.00
30	Joyce Williams	AA	Fix-it	Edison Construction	6/28/2007	7,000.00
31	Kareemah Bradford Mateen	AA	EAP	Robinson's Engineering & Construction Co. Inc.	1/29/2007	10,000.00
	Kareemah Bradford Mateen		DEL	Robinson's Engineering & Construction Co. Inc.	1/30/2007	7,500.00
32	Kimberly Scott	AA	Fix-it	Gabriel Hernandez - Roman Arch Construction	9/25/2007	7,000.00
33	Lane and Loma Poe	AA	EAP	Robinson's Engineering & Construction Co. Inc.	4/3/2007	8,595.00
	Lane and Loma Poe		EAP	Magic Care Termite	8/7/2007	1,695.00
34	Leola Billinger	AA	DEL	Gabriel Hernandez - Roman Arch Construction	11/28/2006	750
	Leola Billinger		DEL	Wright Conception	11/21/2006	7,500.00
	Leola Billinger		DEL	Wright Conception	12/12/2006	3,000.00
	Leola Billinger		DEL	Wright Conception	1/9/2007	7,500.00
	Leola Billinger		DEL	Wright Conception	1/23/2007	7,500.00
	Leola Billinger		DEL	Wright Conception	5/29/2007	2,500.00
	Leola Billinger		DEL	Magic Care Termite	9/18/2007	2,255.00
35	Loretha L. Smith	AA	DEL	CA Title Association (CTA) Inc.	5/8/2007	85.00
	Loretha L. Smith		DEL	Lead Tech Environmental	5/29/2007	330.00



S/No	Beneficiary		Ethnicity	Grant Type	Contractor's		Date	Amount
	Name	Name			Name	Name		
	Loretha L. Smith			DEL	Gabriel Hernandez - Roman Arch Construction		6/28/2007	7,500.00
	Loretha L. Smith			DEL	Gabriel Hernandez - Roman Arch Construction		9/11/2007	7,500.00
	Loretha L. Smith			DEL	Gabriel Hernandez - Roman Arch Construction		10/16/2007	10,000.00
36	Louise V. Ray		AA	Fix-it	Gabriel Hernandez - Roman Arch Construction		9/25/2007	7,000.00
37	Margaret L. Leake		AA	DEL	Luis Arcantur - DBA West Coast Construction		11/21/2006	7,500.00
	Margaret L. Leake			DEL	Luis Arcantur - DBA West Coast Construction		12/19/2006	6,150.00
	Margaret L. Leake			DEL	Luis Arcantur - DBA West Coast Construction		3/6/2007	7,500.00
	Margaret L. Leake			DEL	Luis Arcantur - DBA West Coast Construction		4/3/2007	7,500.00
	Margaret L. Leake			DEL	CA Title Association (CTA) Inc.		5/8/2007	85.00
	Margaret L. Leake			DEL	Luis Arcantur - DBA West Coast Construction		5/8/2007	2,500.00
	Margaret L. Leake			DEL	Luis Arcantur - DBA West Coast Construction		6/4/2007	18,455.00
38	Margaret Laules		AA	EAP	Gabriel Hernandez - Roman Arch Construction		6/13/2007	7,185.00
39	Mary Richard		AA	Fix-it	Gabriel Hernandez - Roman Arch Construction		2/12/2008	7,000.00
40	Mary Scott		AA	Fix-it	Wright Conception		1/23/2007	7,000.00
41	Maurice E. Banks		AA	EAP	Gabriel Hernandez - Roman Arch Construction		8/29/2006	10,000.00
	Maurice E. Banks			EAP	Gabriel Hernandez - Roman Arch Construction		12/19/2006	5,740.00
42	Mauricio Escobedo		H	EAP	Gabriel Hernandez - Roman Arch Construction		8/23/2006	1,050.00
43	Mitchell and Katherine Young		AA	EAP	Roger Harper Roofing Company		10/31/2006	9,900.00
44	Ms. Willie M. Brown		AA	Fix-it	Robinson's Engineering & Construction Co. Inc.		5/29/2007	3,050.00
45	Omega L. Freeman		AA	Fix-it	Ralph D. Harvey Construction		4/17/2008	300
	Omega L. Freeman			Fix-it	Ralph D. Harvey Construction		4/21/2008	6,700.00
46	Pat Figures		AA	Fix-it	Magic Care Termite		12/5/2006	1,050.00
47	Paula Briscoe		AA	EAP	Clarence Gloss - DBA Coastal Construction		6/5/2008	10,000.00
48	Raymundo Corona		H	EAP	Robinson's Engineering & Construction Co. Inc.		12/21/2006	10,000.00
	Raymundo Corona			EAP	Robinson's Engineering & Construction Co. Inc.		1/29/2007	3,500.00
	Raymundo Corona			EAP	Robinson's Engineering & Construction Co. Inc.		3/13/2007	3,500.00
49	Reginald & Charlene Anderson		AA	Fix-it	Clarence Gloss - DBA Coastal Construction		1/10/2008	6,975.00
50	Rita A Caddell		AA	EAP	Gabriel Hernandez - Roman Arch Construction		6/10/2008	10,000.00
51	Rosie B. Washington		AA	EAP	Gabriel Hernandez - Roman Arch Construction		12/12/2006	9,633.00
52	Sandra Evans		AA	EAP	Precision Construction		1/3/2008	10,000.00
53	Sharon Adams		AA	EAP	Clarence Gloss - DBA Coastal Construction		6/5/2008	10,000.00
54	Terri Moore		AA	Fix-it	Gabriel Hernandez - Roman Arch Construction		10/10/2006	6,850.00

S/No	Beneficiary Name	Ethnicity	Grant Type	Contractor's Name	Date	Amount
55	Tito La Fuente	H	EAP	Precision Construction	3/20/2007	10,000.00
	Tito La Fuente		EAP	Magic Care Termite	5/8/2007	1,875.00
56	Tyranique Renee Ross	AA	EAP	Clarence Gloss - DBA Coastal Construction	4/29/2008	10,000.00
57	Walter Hudson	AA	Fix-it	Edison Construction	12/12/2006	7,000.00
	Walter Hudson		Fix-it	Edison Construction	1/16/2007	1,000.00
58	Wendy Taylor	AA	Fix-it	Robinson's Engineering & Construction Co. Inc.	6/26/2007	7,000.00
59	Yvonne Lynn Bowman	AA	EAP	Gabriel Hernandez - Roman Arch Construction	1/22/2008	5,675.00
	Yvonne Lynn Bowman		EAP	Gabriel Hernandez - Roman Arch Construction	3/26/2008	4,310.00

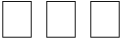
Grand Total

612,961.00

Appendix F

City of Compton						
Beneficiaries of the First Time Home Buyers Assistance Program						
Compiled from the General Ledger and Documents in the Controllers' Office						
Serial	Beneficiary's	Ethnicity	Escrow Company	Date	Amount	
No	Name					
1	Adolfo Marquez	AA	LSI Title Company	8/7/2008	125,329.00	
2	Adrian Rizo & Nydia Chong Contreras	H	Lawyers Title Company	12/12/2006	100,000.00	
3	Adrienne Smith	AA	Fidelity National Title Co	6/24/2008	100,000.00	
4	Ali Karriem	AA	Fidelity National Title Co	6/4/2008	149,530.00	
5	Anita Virginia McNair	AA	First American Title Co	3/26/2008	120,004.00	
6	Armonia Iraldo	H	First American Title Co	8/28/2008	100,000.00	
7	Audree P. Lett	AA	Ticor Title Co of California	8/18/2008	150,000.00	
8	Ayesha Robbins	AA	Fidelity National Title Co	6/24/2008	150,000.00	
9	Barbara Woods & Trasie Johnson	AA	Gateway Title Company	4/10/2007	100,000.00	
10	Bruce Young and Kimberly Young	AA	First American Title Co	8/18/2008	88,031.00	
11	Carolyn Thompson	AA	Fidelity National Title Co	12/12/2006	100,000.00	
12	Cartina Price	AA	Investors Title Company	12/27/2007	139,654.24	
13	Catherine Dubose Sherman	AA	Stewart Title Of CA	5/20/2008	64,244.00	
14	Cirilo Perez	H	Lawyers Title Company	5/1/2008	147,816.00	
15	Corine Sweet	AA	Fidelity National Title Co	8/26/2008	150,000.00	
16	Cory Dion James	AA	First American Title Co	8/6/2008	109,060.00	
17	Daryl Butler and Lattefah Scypion	AA	Orange Coast Title	9/26/2006	100,000.00	
18	David Henry Price	AA	First American Title Co	6/4/2008	149,945.00	
19	David Ismael Aguilar	H	Chicago Title Insurance Co	5/13/2008	149,531.00	
20	Donnie and Neika Frazier	AA	Stewart Title Of CA	12/5/2006	100,000.00	
21	Dwight E. Evans and Sammie L. Whitaker	AA	First American Title Co	8/29/2006	100,000.00	
22	Effrain Barragan & Angelica Barragan	AA	Chicago Title Insurance Co	3/20/2007	100,000.00	
23	Efren Anaya and Maria Valdovinos	H	North American Title	10/4/2007	150,000.00	
24	Elmer and Erika Arteaga	H	Lawyers Title Company	12/19/2006	100,000.00	
25	Eric Cotton	AA	Fidelity National Title Co	12/12/2007	82,102.27	

Serial No	Beneficiary's Name	Ethnicity	Escrow Company	Date	Amount
26	Essie Stinson	AA	North American Title	3/17/2008	128,498.25
27	Felipe Valdez Venegas & Magali Venegas	H	First American Title Co	8/26/2008	97,786.18
28	Frankie Johnson	AA	Stewart Title Of CA	7/26/2007	100,000.00
29	Gail L. McCraney and Chakeitha Lawson	AA	CommonWealth Land Title Co	1/2/2007	100,000.00
30	Garfield K. Bowers & Debra M. Jackson	AA	Orange Coast Title	12/19/2006	100,000.00
31	Gene Persip	AA	First American Title Co	8/24/2006	100,000.00
32	George Moalili	H	Lawyers Title Company	8/18/2008	131,099.20
33	Guillermo Maravilla & Adriana Maravilla	H	North American Title Co	6/9/2008	149,457.00
34	Hector Alas and Daisy Alvarado	H	Chicago Title Insurance Co	8/13/2008	132,484.00
35	Herber Lopez	H	North American Title Co	6/5/2008	140,341.00
36	Heriberto Dominguez & Ruth Valdovinos	H	Fidelity National Title Co	6/19/2007	70,000.00
37	Jacinto Medina and Leticia Medina	H	Chicago Title Insurance Co	10/30/2007	78,085.00
38	James Alkins and Marilyn Moore	AA	Fidelity National Title Co	8/24/2006	100,000.00
39	James L Carter and James L Carter Jr.	AA	Lawyers Title Company	9/11/2007	144,583.00
40	Jamilla Davis	AA	LSI Title Company	6/4/2008	150,000.00
41	Jasmine Joseph	AA	LandAmerica Commonwealth	3/19/2008	150,000.00
42	Javontay Davis and Juanesha Perkins	AA	Chicago Title Insurance Co	3/13/2008	90,096.45
43	Jayson D. Ellis and Monique Melchor	AA	Fidelity National Title Co	3/19/2008	146,490.00
44	Jeffery L. Jefferson & Monique C. Keeles	AA	Investors Title Company	3/6/2007	100,000.00
45	Jermale Green	AA	Fidelity National Title Co	6/24/2008	144,311.00
46	Jerónimo Vargas	H	Lawyers Title Company	4/14/2008	148,698.00
47	Jerry McDonald Sr. and Tanya Timmons	AA	Investors Title Company	8/1/2006	100,000.00
48	Jesus Lopez and Maria Lopez	H	Fidelity National Title Co	6/17/2008	150,000.00
49	Jimmy and Shery Haywood	AA	Fidelity National Title Co	8/22/2006	100,000.00
50	Jimmy Johnson	AA	Investors Title Company	12/27/2007	150,000.00
51	Joel A. Caceres	H	Lawyers Title Co	5/20/2008	133,883.00
52	Jose D. Manrique and Sonia L. Sanchez	H	Investors Title Company	6/16/2008	96,333.00
53	Jose L. Barrios and Gabriela Barrios	H	Stewart Title Of CA	8/15/2006	100,000.00
54	Jose Luis Monge	H	CommonWealth Land Title Co	6/2/2008	150,000.00
55	Joyce Goodlow and Allison Nicole Walker	AA	First American Title Co	12/19/2006	100,000.00
56	Julie Correa Garcia	H	Fidelity National Title Co	2/14/2008	144,423.00



Serial No	Beneficiary's Name		Ethnicity	Escrow Company		Date	Amount
57	Kai L. Green		AA	Stewart Title Of CA		10/29/2007	100,000.00
58	Kai L. Green		AA	Stewart Title Of CA		7/8/2008	100,000.00
59	Katrina Duncan		AA	Fidelity National Title Co		8/27/2008	150,000.00
60	Keara Lakendra Joe		AA	Financial Title Co		1/4/2007	100,000.00
61	Keith Adkins and Maybelline SaintJulien		AA	Chicago Title Insurance Co		10/5/2006	100,000.00
62	Keli Moore		AA	Fidelity National Title Co		12/13/2007	78,390.29
63	Kia Cernelus		AA	Fidelity National Title Co		12/12/2007	69,614.20
64	Kimberly McCutcheon		AA	Ticor Title Co of California		3/18/2008	150,000.00
65	Kingsley Osei Nimoh Jr.		AA	New Century Title Co		1/29/2007	100,000.00
66	Lakesha S. Washington		AA	Lawyers Title Company		1/23/2007	100,000.00
67	Latanya Dawson & Jereleane Dawson		AA	Fidelity National Title Co		12/12/2006	100,000.00
68	Latesa Jackio		AA	Fidelity National Title Co		6/17/2008	150,000.00
69	LaTonya A. Ford		AA	Fidelity National Title Co		12/12/2007	150,000.00
70	Linda Towns		AA	Fidelity National Title Co		12/27/2007	150,000.00
71	Linnell C. Roberts		AA	North American Title		8/28/2007	84,521.00
72	Lisa Cyrus		AA	First American Title Co		4/16/2008	149,930.00
73	Lisa R. Polk		AA	United Title Company		10/18/2007	150,000.00
74	Lorenzo Robles and Silvia Martinez		H	Stewart Title Of CA		8/22/2006	100,000.00
75	Loretta J. Young & Antionnete J. Anderson		AA	Orange Coast Title		6/21/2007	100,000.00
76	Lucio and Guadalupe Garcia		H	Orange Coast Title		6/25/2008	147,243.00
77	Luis and Ana Gonzalez		H	Fidelity National Title Co		6/30/2007	136,407.00
78	Luis Reyes and Leiden Reyes		H	Fidelity National Title Co		6/4/2008	143,744.00
79	Mae Hamilton		AA	Fidelity National Title Co		8/24/2006	100,000.00
80	Manuel Ray Corbin		AA	Lawyers Title Company		3/13/2008	150,000.00
81	Marcio, Cesar and Teresa Barrancas		H	Chicago Title Insurance Co		10/29/2007	100,000.00
82	Marisol Martinez		H	First American Title Co		3/13/2008	75,931.00
83	Martha Hansbrough		AA	Stewart Title Of CA		3/4/2008	149,961.00
84	Mary Ann Nolten		AA	LandAmerica Commonwealth		3/4/2008	149,310.70
85	Mauricio and Alejandra Bermudez		H	Lawyers Title Company		9/25/2007	150,000.00
86	Michael A. Combs		AA	Stewart Title Of CA		7/31/2007	100,000.00
87	Michelle Sarmiento		H	Fidelity National Title Co		6/24/2008	150,000.00

Serial No	Beneficiary's Name	Ethnicity	Escrow Company	Date	Amount
88	Michelle White	AA	Investors Title Company	2/28/2008	150,000.00
89	Miguel Pacheco, C Pacheco, J. Rodriguez	H	Fidelity National Title Co	8/28/2008	43,707.67
90	Mitchell Blount	AA	Fidelity National Title Co	8/26/2008	148,045.00
91	Monica Y Morrison	AA	Orange Coast Title	5/13/2008	100,000.00
92	Oleatha Boone and Constance Boone	AA	Fidelity National Title Co	2/27/2007	100,000.00
93	Pablo Garcia and Matilde Garcia	H	First American Title Co	6/28/2007	100,000.00
94	Pamela Norwood	AA	Fidelity National Title Co	6/24/2008	150,000.00
95	Patrishia Willis	AA	Lawyers Title Company	7/18/2006	100,000.00
96	Patty M. Dawson and Eric J. Gardner	AA	First American Title Co	3/13/2008	148,600.00
97	Paula Swearingen	AA	Fidelity National Title Co	12/12/2007	100,000.00
98	Pedro Bucio	H	Ticor Title Co of California	2/7/2008	150,000.00
99	Pornthip L. Swint	AA	United Title Company	3/13/2008	129,069.00
100	Racquel C. Burnett	AA	Fidelity National Title Co	12/18/2007	150,000.00
101	Raychelle Lenette Cade	AA	Fidelity National Title Co	12/12/2007	97,114.17
102	Rhonda Harris	AA	Fidelity National Title Co	7/31/2007	149,645.00
103	Richard V. Hawes	AA	Chicago Title Insurance Co	7/18/2006	100,000.00
104	Rochelle R. Webb & Chanel P. Webb	AA	Stewart Title Of CA	2/20/2007	100,000.00
105	Rochelle Scott and Willie Thames	AA	Stewart Title Of CA	5/1/2007	100,000.00
106	Ronald Manuel Jr.	AA	Investors Title Company	12/27/2007	135,698.00
107	Ruben Gonzalez and Antonia Nunez	H	Chicago Title Insurance Co	11/6/2006	100,000.00
108	Salvador Aguilar, Sanchez & S. Moreno	H	Fidelity National Title Co	11/14/2006	100,000.00
109	Santos Galeas	H	Investors Title Company	6/5/2008	127,628.00
110	Shanaya Batiste	AA	Fidelity National Title Co	12/12/2007	100,000.00
111	Sharriyn Sims	AA	First American Title Co	8/7/2008	150,000.00
112	Shawneka N. Brown	AA	Old Republic Title Company	8/8/2006	100,000.00
113	Sheila Nelson-Griggs	AA	First American Title Co	12/12/2006	100,000.00
114	Sonia Ortega	H	LandAmerica Commonwealth	6/24/2008	139,504.00
115	Steve Pomier	AA	Fidelity National Title Co	2/28/2008	112,920.28
116	Teddy A. Ebanks & Natasha R. Ebanks	AA	Orange Coast Title	6/13/2007	91,986.00
117	Terron D. Shaw and Madelyn Shaw	AA	Ticor Title Co of California	1/23/2007	100,000.00
118	Thea Blackwell	AA	Stewart Title Of CA	6/30/2008	146,719.00

Beneficiary's		Ethnicity	Escrow Company	Date	Amount
Serial No	Name				
119	Thea Blackwell	AA	Stewart Title Of CA	7/3/2008	1,563.00
120	Theodore and Juanita Ponce	AA	Fidelity National Title Co	5/20/2008	132,152.00
121	Tiffani Bowen	AA	LandAmerica Commonwealth	2/28/2008	150,000.00
122	Tiffani Johnson	AA	Stewart Title Of CA	11/29/2007	94,736.00
123	Tommie Brewer and Angela Brewer	AA	First American Title Co	8/3/2006	100,000.00
124	Tony R. Jones Sr.	AA	CommonWealth Land Title Co	8/23/2006	100,000.00
125	Tracey N. Surry	AA	Stewart Title Of CA	8/21/2007	150,000.00
126	Twykisha Bullard Bullard	AA	Chicago Title Insurance Co	2/26/2008	123,870.26
127	Vanessa Scott	AA	Fidelity National Title Co	12/12/2007	100,000.00
128	Vincent Waller	AA	First American Title Co	2/7/2008	96,259.23
129	Wayne Douglas Cook, II	AA	Chicago Title Insurance Co	3/6/2007	100,000.00

Total

15,156,083.39





City of Compton					
Participants on Waiting List					
Residential Rehabilitation Program					
S/N	Applicant's Name	Intake Date	Grant Type	Ethnicity	CRA Comments (Extract / Summary)
1	Rudy & Cecilia Cruz	4/3/2007	Fix-it	Hispanic	Waiting for documents.
2	Ester M. Nelson	7/6/2007	Fix-it	African-American	Waiting for documents.
3	Oliver Lisby Jr.	9/20/2007	EAP	African-American	Waiting for bids to be returned.
4	Rashida J Swan	10/17/2007	Fix-it	African-American	Waiting for documents.
5	Verlene Stell	12/31/2007	EAP	African-American	Waiting for documents.
6	Donna E. Williams	1/2/2008	EAP	African-American	Waiting for bids to be returned.
7	Jose Luis Medina	2/12/2008	EAP	Hispanic	Waiting for documents.
8	Clarenda Stephens	2/19/2008	Fix-it	African-American	Correspondence mailed to owner 9/4/2008.
9	Lewis & Nancy Williams	7/26/2007	Fix-it	African-American	Waiting for owner to bring document.
10	Hugo Martinez	3/20/2008	EAP	Hispanic	Waiting for owner to bring document.
11	Elizabeth B. Harding	3/17/2008	EAP	African-American	Ready for bids.
12	James & Laverne Henly	4/3/2008	Fix-it	African-American	Need to verify qualification.
13	Elizabeth A. Johnson	4/8/2008	Fix-it	African-American	Waiting for owner's request.
14	Estalla Woods	4/7/2008	Fix-it	African-American	Waiting for documents.
15	Peggy M. Nelson	4/27/2008	Fix-it	African-American	Waiting for applicants' response.
16	Felix Ayers & L Ayers	4/22/2008	Fix-it	Hispanic	Ready to process bids.
17	Gloria Young	5/7/2008	Fix-it	African-American	Applicant to mail in letter.
18	Precilla White	5/12/2008	Fix-it	African-American	Waiting for letter from the applicant.
19	Christine R. Metcalf	5/19/2008	EAP	African-American	Will be scheduled for inspection next day.
20	Mathew Kosareff	5/19/2008	Fix-it	African-American	To revise bid.
21	Tracy Surry	5/27/2008	Fix-it	African-American	Waiting for \$85 money order from owner.

S/N	Applicant's Name	Intake Date	Grant Type	Ethnicity	CRA Comments (Extract / Summary)
22	Elihu C Rodgers	7/17/2007	EAP	African-American	Waiting for patio permit; will revise bid.
23	Annie M. Wright	6/9/2008	Fix-it	African-American	Need to qualify applicant.
24	Donna L. Cowan Waters	6/12/2008	Fix-it	African-American	Waiting for documents.
25	Amelia R De Rios	6/17/2008	Fix-it	Hispanic	Need to qualify and request inspection.
26	Josephine Lee	6/19/2008	Fix-it	African-American	Need to qualify.
27	Prince & Lilla Swafford	6/23/2008	Fix-it	African-American	Need to qualify and request inspection.
28	Jose Angel Lopez	6/28/2008	EAP	Hispanic	Need to qualify and request inspection.
29	Simon & Marjorie Gloss	7/14/2008	Fix-it	African-American	Waiting for documents; need to qualify.
30	Beverly A Mobley	7/16/2008	EAP	African-American	Deed to qualify the application.
31	Naomi Hamilton	7/16/2008	Fix-it	African-American	Deed to qualify the application.
32	Yvette Howard	7/21/2008	Fix-it	African-American	Deed to qualify the application.
33	Mozell Meriwether	7/21/2008	Fix-it	African-American	Deed to qualify the application..
34	Rita Caddell	11/30/2007	DEL	African-American	Waiting for documents.
35	Janice Newton	2/19/2008	DEL	African-American	Applicant to bring \$85 money order & bids.
36	Janice M. McDaniel	11/1/2007	Fix-it	African-American	"Notice to Proceed" issued.
37	Beverly A Davis-Nelson	11/8/2007	EAP	African-American	Agreements signed the previous week.
38	John D. Jackson	2/19/2008	Fix-it	African-American	Ready to process bids.
39	Martha Boyce	6/2/2008	EAP	African-American	Applicant to choose the program preferred.
40	Jennia Lue Hardy	5/8/2008	EAP	African-American	Applicant to choose the program preferred.
41	Polly Smith	4/7/2008	EAP	African-American	Applicant to return letter .
42	Carrie B Perkins	3/4/2008	EAP	African-American	Letter and information mailed to applicant.
43	Charles Willis	11/5/2007	EAP	African-American	Termite Report expected.
44	Sylvia Hagler	12/18/2007	EAP	African-American	Received inspection report – 9/9/2008.
45	Shirley A. Oden	12/26/2007	EAP	African-American	To make contact with the Contractor.
46	Sharon E Holt	7/3/2008	EAP	African-American	To process and mail out bids.
47	Dora Jane Holliday	7/24/2008	EAP	African-American	File ready to prepare and mail out bids.
48	Beola Finley	2/7/2008	EAP	African-American	Applicant to choose preferred program.

S/N	Applicant's Name	Intake Date	Grant Type	Ethnicity	CRA Comments (Extract / Summary)
49	Daniel & Julia Castellan	8/14/2008	EAP	African-American	File ready to prepare and mail out bids.
50	Audrey M. Whitten	2/6/2008	EAP	African-American	File given to Lynn for follow-up call.
51	John H. Devers	7/16/2008	Fix-it	African-American	Applicant to choose preferred program.
52	Marjorie E. Williams	11/1/2007	EAP	African-American	Applicant to choose preferred program.
53	Rodney & S. Henderson	11/29/2007	DEL	African-American	To schedule appointment with contractor.
54	Etherine Willis	12/12/2007	EAP	African-American	To contact contractors for more bids.
55	Henry & Alicia Miranda	7/16/2007	DEL	African-American	As at 9/10/2008, started the bids process.
56	Wanda Clayton	7/28/2008	EAP	African-American	File ready to prepare and mail out bids.
57	Ruth Robinson-Lee	7/16/2008	EAP	African-American	Ok to proceed with processing file.
58	Cecelia Simmons	3/17/2008	EAP	African-American	OK to go for DEL/EAP grant.
59	Leonard P. Croninger	10/1/2007	Fix-it	African-American	Applicant to choose preferred program.
60	Darrell Miller	7/31/2007	EAP	African-American	CRA to process change order for garage.
61	Raquel Roby	12/27/2007	EAP	African-American	Waiting for permit regarding garage .

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61

African-American	Summary
Hispanic	55
	6
	61

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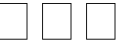


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December 9, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

**SUBJECT: AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE
COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN
THE COMPTON REDEVELOPMENT PROJECT AREA**

SUMMARY

Requesting Commission approval of a Purchase Agreement (“Agreement”) between the Community Redevelopment Agency (“Agency”) and Stephen Gluck (“Property Owner”) for the purchase and development of certain real property located in the Compton Redevelopment Project Area.

BACKGROUND

Over the past several months, the Agency has been negotiating with Property Owner for acquisition of certain real property (40,075+ square feet) located at 2901 West Alondra, which is adjacent to the Alondra Landfill site. The Agency intends to purchase this strategic site for future development.

STATEMENT OF THE ISSUE

The Agency has worked out the terms of the acquisition of the subject property culminating in a Purchase Agreement (see attachment). Under the terms of the Agreement, the Agency would purchase the subject site for \$1,203,950.00, which includes estimated closing costs. The purchase price is conditioned upon the Agency’s approval of the physical condition of the site including the absence of environmental contamination. The time frame for closing escrow and the sales transaction for site acquisition is 45 days following execution of the Purchase Agreement.

ECONOMIC BENEFITS

The Agency is mandated to utilize its tax increment funds prudently so as to reverse blight and promote economic development objectives in the project area. The acquisition of the site provides an opportunity for the Agency to implement redevelopment objectives for eliminating conditions of blight which threaten the physical, social and economic health of the subject area.

FISCAL IMPACT

Funds in the amount of \$1,203,950.00 (which includes estimated closing costs) for purchase of the subject site (Assessor’s Number: 6139-024-001) are available in the Agency’s 2008/2009 Fiscal



Year Budget, Account Number 400-000-000-1610.

RECOMMENDATION

That the Commission adopt the attached resolution authorizing execution of a Purchase Agreement with the Redevelopers for the purchase of the subject property.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**

CE:KSB:DLD

Attachments

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency and the Property Owner have consummated negotiations culminating into a Purchase Agreement for acquisition of certain property located at 2901 West Alondra Boulevard in the City of Compton; and

WHEREAS, the Agency has agreed to purchase the subject property for \$1,203,950.00, which includes estimated closing costs; and

WHEREAS, in accordance with the Community Redevelopment Law, Health and Safety Code Section 33433, Agency tax increment funds shall be utilized for acquisition of parcels for development in the furtherance of economic revitalization of the project area; and

WHEREAS, the purchase of the subject property is conditioned upon Agency's approval of the physical conditions of the site including absence of environmental contaminations of the site, and that the deadline for closing escrow and the sales transaction for site acquisition is 45 days following execution of the Purchase Agreement.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Urban Community Development Commission hereby approves the terms and conditions of the Purchase Agreement between the Community Redevelopment Agency and the Property Owner for the purchase of certain property located at 2901 West Alondra Boulevard in the City of Compton .

Section 2. That the Commission hereby finds that the purchase of such property pursuant to the proposed Purchase Agreement (i) will assist in the developing a Specific Plan for the elimination of blight at 2901 West Alondra Boulevard; and (ii) is consistent with the Redevelopment Plan and Implementation Plan for the Compton Redevelopment Project Area (the "Project Area") adopted pursuant to Health and Safety Code Section 33490.

Section 3. That Funds in the amount of \$1,203,950.00 (includes estimated closing costs) for the purchase of the subject parcel (Assessor's No.: 6139-024-001) are available in the Agency's 2008/2009 Fiscal Year Budget, Account number 4000-000-000-1610.

Section 4. That the Executive Secretary is hereby authorized and directed to execute any necessary documents upon the advice of Legal Counsel.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Legal Counsel, City Controller, Community Redevelopment Agency, and City Clerk.

Section 6. That the Chairman shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

AYES: **COMMISSIONERS -**
NOES: **COMMISSIONERS -**
ABSENT: **COMMISSIONERS -**
ABSTAIN: **COMMISSIONERS -**

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

Community Redevelopment

RESOLUTION TITLE:

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

<ManagersName>

DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>

DATE

REVIEW / APPROVAL

<LegalName>

CITY ATTORNEY

<LegalDate>

DATE

<ControllerName>

CITY CONTROLLER

<ControllerDate>

DATE

<CityManager>

CITY MANAGER

<CityManagerDate>

DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

December 9, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY'S 2008-2009 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM AND THE RESIDENTIAL REHABILITATION PROGRAM

SUMMARY

Authorizing the Executive Secretary to amend the City's 2008-2009 fiscal year budget and appropriating additional funds to expand the First Time Homebuyers Program and the Residential Rehabilitation Program.

BACKGROUND

The Community Redevelopment Agency (Agency) currently operates two housing programs- the First Time Homebuyers Program and the Residential Rehab Program. Over the past several months, the Agency has experienced unexpected surge of applicants for assistance under the two programs. This unanticipated increase of demand has necessitated additional budgetary appropriation to meet outstanding needs of participants under the two programs.

STATEMENT OF THE ISSUE

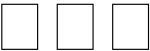
The Agency is currently reviewing applicants for both the First-Time Homebuyer program and the Residential Rehabilitation program. Due to the success of both programs the Agency must appropriate additional funds in order to fulfill these unanticipated needs. Consequently, the Agency has identified program income in the amount of \$4,500,000 to replenish these programs.

RECOMMENDATION

That the attached Resolution be adopted.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**



RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AMENDING THE CITY’S 2008-2009 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM AND THE RESIDENTIAL REHABILITATION PROGRAM

WHEREAS, the Community Redevelopment Agency of the City of Compton (the “Agency”) is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, on July 25, 1995, Resolution No. 1,367 was adopted by the Commission to authorize the Executive Secretary to implement the First Time Homebuyers Assistance Program in an effort to promote homeownership opportunities for the City’s low-to-moderate income households who have been priced out of the homeownership market;; and

WHEREAS, pursuant to Resolution No. 1,633, dated March 15, 2005 the Commission authorized continuous implementation of the Residential Rehabilitation program to assist qualified, owner-occupied Compton residents with the rehabilitation of their homes in an effort to bring their property in compliance with the City’s Municipal Code

WHEREAS, a due to the success of both the First Time Homebuyers Program and the Residential Rehabilitation Programs the original funding allocation for 2008-2009 fiscal year is not adequate to meet the unprecedented demands for both programs; and

WHEREAS, the Agency is requesting amendment of the City’s 2008-2009 budget to appropriate funds from Agency fund balances in the amount of \$4,500,000.00 for continued implementation of the First Time Homebuyer program and Residential Rehabilitation Program; and

WHEREAS, the Commission desires to amend its 2008-2009 budget to appropriate additional funds in the amount of \$4,500,000.00 for continued implementation of the Agency’s First Time Homebuyer program and Residential Rehabilitation Program; and

WHEREAS, funds for the First Time Homebuyers Assistance Program and Residential Rehab Program have been identified in Account No. 12038000004291 and 28058000004291

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Commission hereby authorizes the Executive Secretary to amend the City’s 2008-2009 budget to appropriate additional funds in the amount of \$4,500,000.00 for continued implementation of the First Time Homebuyer program and Residential Rehabilitation Program; and

Section 2. That the City of Compton’s 2008-2009 fiscal year budget be amended and revenues and expenditures be increased as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
12030000003990	Revenues	\$3,000,000.00
12038000004291	Loan Programs	\$3,000,000.00
28050000003990	Revenues	\$1,500,000.00
28058000004291	Loan Programs	\$1,500,000.00

RESOLUTION NO. _____

Section 3. That the Executive Secretary is hereby authorized to execute all necessary documents upon the advice of the Legal Counsel

Section 4. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Legal Counsel, City Controller, and Community Redevelopment Agency.

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss**

I, Alita Godwin, Clerk of the Urban Community Development Commission, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

**AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -**

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

Community Redevelopment

RESOLUTION TITLE:

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY’S 2008-2009 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM AND THE RESIDENTIAL REHABILITATION PROGRAM

Kofi Sefa-Boakye

DEPARTMENT MANAGER’S SIGNATURE

10/28/2008 6:29:53 PM

DATE

10/30/2008 2:49:49 PM

REVIEW / APPROVAL

<LegalName>

CITY ATTORNEY

<LegalDate>

DATE

<ControllerName>

CITY CONTROLLER

<ControllerDate>

DATE

Charles Evans

CITY MANAGER

10/27/2008 4:54:48 PM

DATE

11/17/2008 11:59:01 AM

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

December 9, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN

SUMMARY

Staff would like the Commission to consider approving the proposed NSP substantial amendment to the FY 2008-09 Annual Action Plan of the Consolidated Plan.

BACKGROUND

On September 29, 2008, the U.S. Department of Housing and Urban Development (HUD) posted a notice of Neighborhood Stabilization Program (NSP) funding availability. NSP is authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA) and is designed to provide emergency assistance through the acquisition and redevelopment of foreclosed properties that might otherwise become sources of abandonment and blight within the community. The City of Compton received a funding allocation of \$3,242,817, which would be administered by the Community Redevelopment Agency, for this purpose.

The City and Community Redevelopment Agency are proposing a substantial amendment to the FY 2008-09 Annual Action Plan in order to incorporate these new funds. The NSP funding allocation would be used to implement the following program activities.

Acquisition/Rehabilitation and Sale – Approximately \$2,107,832 in funds will go to assist eligible households (120% of median and below) in the purchase of bank-owned housing units at a discount.

Acquisition/Rehabilitation and Rental (Affordable Rental Housing) – Approximately \$810,704 in funds will go to assist non-profit agencies to purchase bank-owned housing units to be used as rental for low income (50% and below) households.

Administration – Approximately 10 percent of the grant allocation (\$324,281) and 10 percent of the generated program income (unknown at this time) will be used for grant administration.



STAFF REPORT/NSP AMENDMENT

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The City and Community Redevelopment Agency have followed HUD's regulations for an NSP substantial amendment. A draft copy of the amendment was posted on the City's website beginning November 6, 2008 and a copy was made available in the Community Redevelopment Agency for public reviewing. Citizens were given until November 25, 2008 to provide written comments.

FISCAL IMPACT

The Community Redevelopment Agency's FY 2008-09 Budget would increase by \$3,242,817. Revenue and expenditures would be appropriated as follows:

<u>Account Number:</u>	<u>Description:</u>	<u>Amount:</u>
1674-000-000-3583	HUD Revenue	\$3,242,817
1674-800-000-4770	CRA/Acq-Rehab-Sale	\$2,107,832
1674-800-000-4771	CRA/Acq-Rehab-Rental	\$810,704
1674-800-000-4249	CRA/Administration	\$324,281

RECOMMENDATION

Staff recommends that the Urban Community Development Commission approve the proposed NSP substantial amendment to the FY 2008-09 Annual Action Plan of the Consolidated Plan by adopting this resolution.

**KOFI SEFA-BOAKYE, DIRECTOR
COMMUNITY REDEVELOPMENT AGENCY**

**CHARLES EVANS
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN

WHEREAS, on September 29, 2008 the United States Department of Housing and Urban Development posted a notice of funding availability for the Neighborhood Stabilization Program (NSP); and

WHEREAS, the City of Compton was allocated \$3,242,817 in NSP funding to provide emergency assistance through the acquisition and redevelopment of foreclosed properties that might otherwise become sources of abandonment and blight within the city; and

WHEREAS, in order to receive NSP funding, grantees must prepare and submit an NSP substantial amendment to their 2008-09 Annual Action Plan to HUD by December 1, 2008; and

WHEREAS, in compliance with HUD’s citizen comments requirement, the City posted its draft NSP substantial amendment on its website on November 6, 2008 and made a copy of it available for public review in the Community Redevelopment Agency; and

WHEREAS, citizens were given an opportunity to provide comments on the NSP substantial amendment; and

WHEREAS, these funds would be administered by the Community Redevelopment Agency.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: That the Commission shall adopt the proposed NSP substantial amendment to the 2008-09 Annual Action Plan of the Consolidated Plan, which shall include the following proposed programs:

Acquisition/Rehabilitation and Sale – Approximately \$2,107,832 in funds will go to assist eligible households (120% of median and below) in the purchase of bank-owned housing units at a discount.

Acquisition/Rehabilitation and Rental (Affordable Rental Housing) – Approximately \$810,704 in funds will go to assist non-profit agencies to purchase bank-owned housing units to be used as rental for low income (50% and below) households.

Administration – Approximately 10 percent of the grant allocation (\$324,281) and 10 percent of the generated program income (unknown at this time) will be used for grant administration.

RESOLUTION NO. _____
PAGE 2 of 2

Section 2: That the revenue and expenditures shall be appropriated as follows:

<u>Account Number:</u>	<u>Description:</u>	<u>Amount:</u>
1674-000-000-3583	HUD Revenue	\$3,242,817
1674-800-000-4770	CRA/Acq-Rehab-Sale	\$2,107,832
1674-800-000-4771	CRA/Acq-Rehab-Rental	\$810,704
1674-800-000-4249	CRA/Administration	\$324,281

Section 3: That the Executive Secretary is authorized to execute the substantial amendment to the 2008-09 Annual Action Plans of the Consolidated Plan in accordance with HUD regulations related to the project.

Section 4. That a certified copy of this Resolution shall be filed in the Planning and Economic Development Department, Community Redevelopment Agency, Controller’s Office, Executive Secretary’s Office, and Clerk’s Office.

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2008.

CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

ATTEST:

CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, Clerk of the Urban Community Development Commission, hereby certify that the foregoing Resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2008.

That said Resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS-
NOES: COMMISSIONERS-
ABSENT: COMMISSIONERS-
ABSTAIN: COMMISSIONERS-

CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

Community Redevelopment

RESOLUTION TITLE:

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN

<ManagersName>

DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>

DATE

REVIEW / APPROVAL

<LegalName>

CITY ATTORNEY

<LegalDate>

DATE

<ControllerName>

CITY CONTROLLER

<ControllerDate>

DATE

<CityManager>

CITY MANAGER

<CityManagerDate>

DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

