

Carson acting as the lead agency, for the acquisition, rehabilitation and resale of homes in both jurisdictions. The total allocation approved by the California Department of Housing and Community Development (HCD) for this program was \$2,245,226.00 (\$1,329,065.00 for Carson and \$916,616.00 for Lynwood).

The City Council adopted Resolution No. 09-121 at its November 4, 2009 meeting (Exhibit No. 5). This action authorized and approved the Program Reuse Plan and the NSP Standard Agreement with the state and advised the City Council that a request for qualifications (RFQ) would be issued to obtain a qualified consultant to coordinate the NSP for Carson and Lynwood. This program allows for administrative costs not to exceed five percent, or (\$112,261.30) that serves as the funding for the consultant services.

After completion of the RFQ process, the City Council approved an agreement with Clark Consultants to coordinate the acquisition, rehabilitation, and resale of homes for the NSP in the cities of Carson and Lynwood (Exhibit No. 6). To date, five properties have been acquired in Carson with three of the properties located in the Scottsdale Townhome development. These properties are currently in the rehabilitation process.

During the last quarter of 2009, the NSP2 funding opportunity became available. On September 15, 2009, the City Council approved the NSP2 Consortium Agreement with the Los Angeles Neighborhood Housing Services (LANHS). The city of Carson participates as a collaborating entity, with LANHS serving as the lead agency responsible for overall management and budgeting in accordance with the Grant Agreement and Consortium Member Agreement. Funding, in the amount of \$1.93 billion for the purpose of assisting in the redevelopment of abandoned and foreclosed homes, was allocated by the United States Department of Housing and Urban Development (HUD) under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes. Subsequently, LANHS identified Carson as a prime member of its consortium. The NSP2, unlike the NSP, provides for down payment assistance, as well as funding for acquisition, rehabilitation and resale of distressed properties.

The City Council approved the consortium funding agreement with LANHS on April 20, 2010. Approval of the NSP2 funding agreement with LANHS set Carson as a participating local jurisdiction for the program. The NSP2 allows for administrative costs in an amount not-to-exceed ten percent of the \$5 million program allocation, or \$500,000.00. The consultant services are funded through the NSP and the NSP2; with the NSP program projected to run approximately three years and the NSP2 program is projected to continue for three to five years. In order to retain continuity and maintain aggressive property acquisition, rehabilitation and resale under both programs, staff recommends that the City