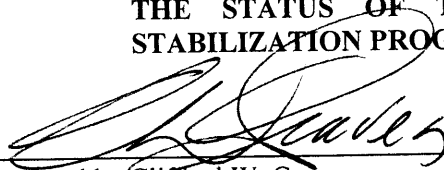





# City of Carson Report to Mayor and City Council

February 21, 2012  
New Business Consent

**SUBJECT: CONSIDER APPROVING TWO PROPERTY ACQUISITIONS AND AN UPDATE ON THE STATUS OF THE IMPLEMENTATION OF THE NEIGHBORHOOD STABILIZATION PROGRAM**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by David C. Biggs  
City Manager

## **I. SUMMARY**

This report is an update on the city's Neighborhood Stabilization Program (NSP). Staff recommends that the identified property within the targeted area be approved for acquisition for the investment of the NSP funds.

The requested actions relate to the city of Carson's responsibilities in administering a grant award through the California Department of Housing and Community Development's (HCD) Neighborhood Stabilization Program. The cities of Carson and Lynwood use the NSP funds to acquire, rehabilitate, and resell foreclosed and abandoned homes in the designated targeted areas.

## **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE the following properties as acquisition activities:
  - a. 7 Ironwood Lane, Carson, California 90745
  - b. 19113 Hillford Avenue, Carson, California 90746
2. AUTHORIZE the Mayor to execute and finalize the purchase agreements for the acquisition of the identified properties related to the Neighborhood Stabilization Program, following approval as to form by the City Attorney.
3. RECEIVE and FILE the sub-agreement with SJ Contractor, Inc. for residential rehabilitation services at 5 Stage Coach Lane, Carson, California 90745 as a part of the Neighborhood Stabilization Program Implementation activities.

## **III. ALTERNATIVES**

TAKE another action the City Council deems appropriate.

## **IV. BACKGROUND**

### **A. NSP**

On June 16, 2009, the City Council adopted Resolution No. 09-059 (Exhibit No. 1), which authorized staff to submit a joint application from the city of Carson and the city of Lynwood to HCD for the receipt of NSP funds. Since that time, staff has remained in communication with HCD regarding the status of the funding and benchmarks. The city of Carson, as the lead agency, then entered into a standard

agreement with HCD. At the City Council meeting on November 4, 2009, the City Council approved the standard agreement which provided the terms and special conditions governing the award and the direct use, obligation, and expenditure of NSP funds (Exhibit No. 2). Based on the permissible uses of NSP funds, the city of Carson and the city of Lynwood opted to implement the acquisition, rehabilitation, and resale component of the program to address the abandoned and foreclosed homes within the respective jurisdictions.

Staff has solicited the necessary professional services to implement the NSP. In addition, staff identified eligible properties for acquisition, rehabilitation, and resale. The necessary accounts to facilitate funding and accounting have been established.

#### **B. NSP Acquisition Update**

The initial step in the NSP process is identifying properties to purchase which will have a stabilizing effect on its community (Exhibit No. 4). To this end, staff has acquired one property and identified another property for acquisition. The property is within Carson's NSP Target Areas and is located at:

5 Stage Coach Lane, Carson, California 90745 (Scottsdale)

At the City Council meeting on November 15, 2011, the City Council ratified the residential rehabilitation services contract extensions to facilitate the implementation of the NSP (Exhibit No. 3). To this end, the NSP has selected the SJ Contractor, Inc. to provide the residential rehabilitation services at 5 Stage Coach Lane, Carson, California 90745 as part of the implementation of the NSP. Attached for the City Council's consideration is a copy of the sub-agreement and Scope of Work for this property (Exhibit No. 5).

#### **C. NSP Resale Update**

One component of the NSP is the reselling of the homes that have been acquired and rehabilitated. The NSP has purchased a total of thirteen homes and sold a total of eight homes in both the city of Carson and city of Lynwood (Exhibit No. 6). The NSP recently sold one property with another in escrow at the following locations:

1. 22031 South Main Street, Carson, California 90745
2. 4020 Virginia Avenue, Lynwood, California 90262 (Escrow)

The program income received through the sale of the aforementioned properties will be used to purchase additional NSP properties. The NSP anticipates two to three additional properties can be purchased with the program income. The NSP currently owns the following four properties:

1. 19113 Hillford Avenue, Carson, California 90746 (Escrow)
2. 7 Ironwood Lane, Carson, California 90745 (Pending offer)
3. 3238 Euclid Avenue, Lynwood, California 90262
4. 4020 Virginia Avenue, Lynwood, California 90262

Staff is actively marketing the available property to prospective homebuyers. Staff has created a webpage, distributed flyers to the city of Carson and city of Lynwood community-based organizations, and continues to show the properties to agents and qualified homebuyers. Moreover, in this resale phase of the NSP, staff will host open houses for agents, lenders, and prospective homebuyers.

**D. NSP Homebuyer Workshops**

Staff will conduct monthly homebuyer workshops to maintain a pool of qualified homebuyers. The NSP homebuyer workshop was held on Thursday, February 16, 2012 at the Carson Career Center.

**IX. FISCAL IMPACT**

No impact to General Fund. The city received an award of \$1,329,065.00 in NSP funds for the purpose of administering the acquisition, rehabilitation, and resale program.

**X. EXHIBITS**

1. Minutes, June 16, 2009, Item No. 18. (pgs. 4-7)
2. Minutes, November 4, 2009, Item No.17. (pgs. 8-9)
3. Minutes, November 15, 2011, Item No. 15. (pg. 10)
4. Map NSP Activities. (pg. 11)
5. Sub-Agreement, 5 Stage Coach Lane, Carson, California 90745. (pgs. 12-19)
6. NSP Property Roster. (pg. 20)

Prepared by: Cecil Flournoy, Redevelopment Project Manager

TO:Rev091911

Reviewed by:

|                         |                      |
|-------------------------|----------------------|
| City Clerk              | City Treasurer       |
| Administrative Services | Development Services |
| Economic Development    | Public Services      |

**Action taken by City Council**

Date \_\_\_\_\_ Action \_\_\_\_\_



**MINUTES  
CARSON CITY COUNCIL  
REGULAR MEETING**

**JUNE 16, 2009**

**ITEM NO. (18) PUBLIC HEARING ON THE PROPOSED SUBMISSION OF AN APPLICATION  
TO THE STATE OF CALIFORNIA FOR FUNDING UNDER THE  
NEIGHBORHOOD STABILIZATION PROGRAM (NSP) (ECONOMIC  
DEVELOPMENT)**

**Public Hearing**

Mayor Dear declared the Public Hearing open regarding the **PROPOSED SUBMISSION OF AN APPLICATION TO THE STATE OF CALIFORNIA FOR FUNDING UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**.

**City Clerk's Report**

City Clerk Kawagoe reported that notice of the Public Hearing had been given pursuant to applicable law, including but not limited to the timely publication in English and Spanish and copy of proofs received by the City Clerk; notice to the applicants by U.S. mail to the City of Lynwood, 11330 Bullis Road, Lynwood, California 90262 and City of Carson; and postings as required by law; and other mailings as requested by individuals and organizations. The affidavits attesting to mailing and publishing such notice were on file in the City Clerk's Office. No written communications were received.

Mayor Dear directed that all affidavits of notice be made part of the record.

**Staff Report**

Economic Development General Manager Graves summarized the staff report and recommendation. He reported that, if approved, the resolution would be transmitted to the State tomorrow.

City Attorney Wynder reported that the firm of Aleshire & Wynder also serves as City Attorney for the City of Lynwood. Furthermore, that disclosed in their review of the form documents, was that they did not identify anything viewed as a potential conflict for the cities of Carson and Lynwood.

Economic Development General Manager Graves reported that the City of Gardena decided not to accept the funds at all.



### **Administration of Oath**

Mayor Dear requested that all persons wishing to testify to stand and take the Oath, which was administered by City Clerk Kawagoe.

### **Public Testimony**

Latrice Carter, 19018 Belshaw Avenue, Carson, California 90746, discussed her concern that this would be more of an issue than a benefit for Carson. She believed that there were other remedies and that the City should not add more problems that can be handled at this time.

Maria Guadalupe Manuela Reyes Adame, 8 Cactus Lane, Carson, California 90745, urged that the City Council approve the staff recommendation and invest in Scottsdale.

Oudie T. Wall, Jr., 8 Cactus Lane, Carson, California 90745, referred to previous comments relative to figures and money and clarified that this issue dealt with people's and that this issue was about morals and values.

Dr. Rita Boggs, 21328 Island, Carson, California 90745, stated that she was neither in support of or against this issue and discussed the following concerns: 1) understood that there was a moratorium on foreclosures in California; 2) to not fix up homes and sell to an investor; 3) although she had no objection to using this in Scottsdale, it may make people think that the City will fix up the homes and may discourage anyone from fixing up the house.

Louis Cogut, 17701 S. Avalon Boulevard, No. 50, Carson, California 90746, echoed the previous speakers and the concerns expressed by Dr. Boggs and stated that he was neither in support of or against this issue and discussed the following concerns: 1) whether the targeted areas were just within Lynwood and Carson; 2) with respect to the cities of Lynwood and Carson, who would watch from the other side; and 3) the number of homes under consideration.

There being no further testimony to be provided, Mayor Dear declared the Public Hearing closed. He requested staff to respond to the issues raised. Whereupon, staff discussed the following issues:

- That HUD had set up standards of transparency and accountability;
- Carson was handling the administrative aspects;
- Funds would stay in Lynwood and in Carson;
- There was not a moratorium in California.
- There was more than an adequate supply of bank-owned properties that might benefit.
- That the amount of funds relative to the opportunities was relatively small; a maximum of 12-14 houses would be helped.
- Staff would return with more specific target areas.

(Council Member Gipson exited the meeting at 9:32 P.M. and reentered the meeting at 9:33 P.M.)



City Manager Groomes referred to the concern expressed that the program may become a disincentive for people and clarified the following: 1) staff intended to rehab and sell; 2) the disincentive was that properties stay foreclosed; 3) in the long-term, property tax would benefit; and 4) it would enhance nearby properties.

Mayor Dear stated that, if approved, tonight's agenda item could be used as tool to help Scottsdale. He complimented Council Member Santarina, who serves with him on the Carson Foreclosure Sub-Committee, and has been working with agencies and entities involved in the foreclosure issue. He stated that a report would be brought back to the City Council.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. APPROVE the NSP Joint Cooperation Agreement with the city of Lynwood.
3. WAIVE further reading and ADOPT Resolution No. 09-059, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING AND APPROVING THE SUBMISSION OF AN APPLICATION FOR FUNDING FROM THE STATE OF CALIFORNIA NEIGHBORHOOD STABILIZATION PROGRAM (NSP), AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO."
4. AUTHORIZE the City Manager to sign the grant agreement, and any subsequent amendments thereto, with the State of California for the purposes of this grant.

ACTION: It was moved to approved recommendation Nos. 2, 3, and 4 on motion of Dear and seconded by Gipson.

Mayor Dear amended his motion to include the deletion of the signature line for the City Manager and to add the signature line for the Mayor, in order to stay consistent with the signature policy, which was accepted by Gipson.

Upon inquiry, Economic Development General Manager Graves reported on the following issues:

- That SB 1137 defined a protracted procedure for going into the foreclosure process; places a higher onus on lenders in terms of the procedure they follow; and would slows them down. He added that a more thorough analysis would be provided to the City Council.
- That during the brief period of ownership by the City, the loss of 12 months would be more than offset with higher property tax assessment.

Upon inquiry, City Treasurer Avilla expressed her support for the City Council to approve the staff recommendation.

Economic Development General Manager Graves further discussed the following issues:

- The restriction on the sale of rehab property.



- That the majority of the neighborhoods that qualify from an income standpoint were located in south Carson; there may be some flexibility for the north Carson area; clarified that the City would not be able to take care of every foreclosure and would not try.
- That the City could inspect and refuse property.
- That the screening and selection process would come back to the City Council; the first target would be the homes owned by Fannie Mae.

The amended motion was unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Davis-Holmes, Council Member Santarina, Council Member Gipson, and Council Member Ruiz-Raber  
Noes: None  
Abstain: None  
Absent: None

(Mayor Pro Tem Davis-Holmes exited the meeting at 9:52 P.M.)

Mayor Dear directed that the Redevelopment Agency Sub-Committee have the issue on its agenda to look at whether Scottsdale would be an appropriate use of this tool, with no objections heard.





**MINUTES  
CARSON CITY COUNCIL  
ADJOURNED REGULAR MEETING**

**NOVEMBER 4, 2009**

**ITEM NO. (17) PUBLIC HEARING TO CONSIDER RESOLUTION NO. 09-121 REGARDING THE PROPOSED NEIGHBORHOOD STABILIZATION PROGRAM (NSP) INCOME REUSE PLAN; APPROVING THE PROPOSED NSP PROGRAM INCOME REUSE PLAN; AND NSP STANDARD AGREEMENT WITH THE STATE OF CALIFORNIA (ECONOMIC DEVELOPMENT)**

This item was heard after Item No. 13 at 12:02 A.M., on November 5, 2009.

**Public Hearing**

Mayor Dear declared the Public Hearing open regarding **TO CONSIDER RESOLUTION NO. 09-121 REGARDING THE PROPOSED NEIGHBORHOOD STABILIZATION PROGRAM (NSP) INCOME REUSE PLAN; APPROVING THE PROPOSED NSP PROGRAM INCOME REUSE PLAN; AND NSP STANDARD AGREEMENT WITH THE STATE OF CALIFORNIA.**

**City Clerk's Report**

City Clerk Kawagoe reported that notice of the Public Hearing had been given pursuant to applicable law, including but not limited to the timely publications, and such copies of proofs received by the City Clerk; postings as required by law and other mailings as requested by individuals and organizations. The affidavits attesting to mailing and publishing such notice are on file in the City Clerk's Office. No written communications were received.

Mayor Dear directed that all affidavits of notice be made part of the record.

**Staff Report**

City Manager Groomes and Housing and Neighborhood Development Manager Adams summarized the staff report and recommendation.

**Administration of Oath**

Mayor Dear requested that all persons wishing to testify to stand and take the Oath.

**Public Testimony**

There being no testimony to be provided, Mayor Dear declared the Public Hearing closed.





RECOMMENDATION for the City Council:

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 09-121, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING AND APPROVING THE PROGRAM INCOME REUSE PLAN FOR THE STATE OF CALIFORNIA NEIGHBORHOOD STABILIZATION PROGRAM AND ANY AMENDMENTS THERETO."
3. APPROVE the Neighborhood Stabilization Program (NSP) Program Guidelines and the NSP Rehabilitation Standards.
4. AUTHORIZE the Mayor to execute the NSP Standard Agreement #09-NSP1-6107 between the city of Carson and the California Department of Housing and Community Development.

ACTION: WITH FURTHER READING WAIVED, it was moved to PASS, APPROVE, and ADOPT Resolution No. 09-121, as read by title only, and approved staff recommendation nos. 3 and 4 on motion of Santarina, seconded by Dear and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Davis-Holmes, Council Member Santarina, Council Member Gipson, and Council Member Ruiz-Raber  
Noes: None  
Abstain: None  
Absent: None



**ITEM NO. (15)      CONSIDER AN UPDATE OF THE EXTENDED CONSULTING SERVICES  
CONTRACTS AS A PART OF THE IMPLEMENTATION OF THE  
NEIGHBORHOOD      STABILIZATION      PROGRAM      (ECONOMIC  
DEVELOPMENT)**

RECOMMENDATION for the City Council:

TAKE the following actions:

1.      RATIFY the one-year extension to the residential rehabilitation contracts with the following contractors:
  - a. SJ Contractor, Inc.
  - b. South Los Angeles Development Group, Inc.
2.      RECEIVE and FILE

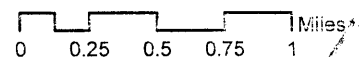
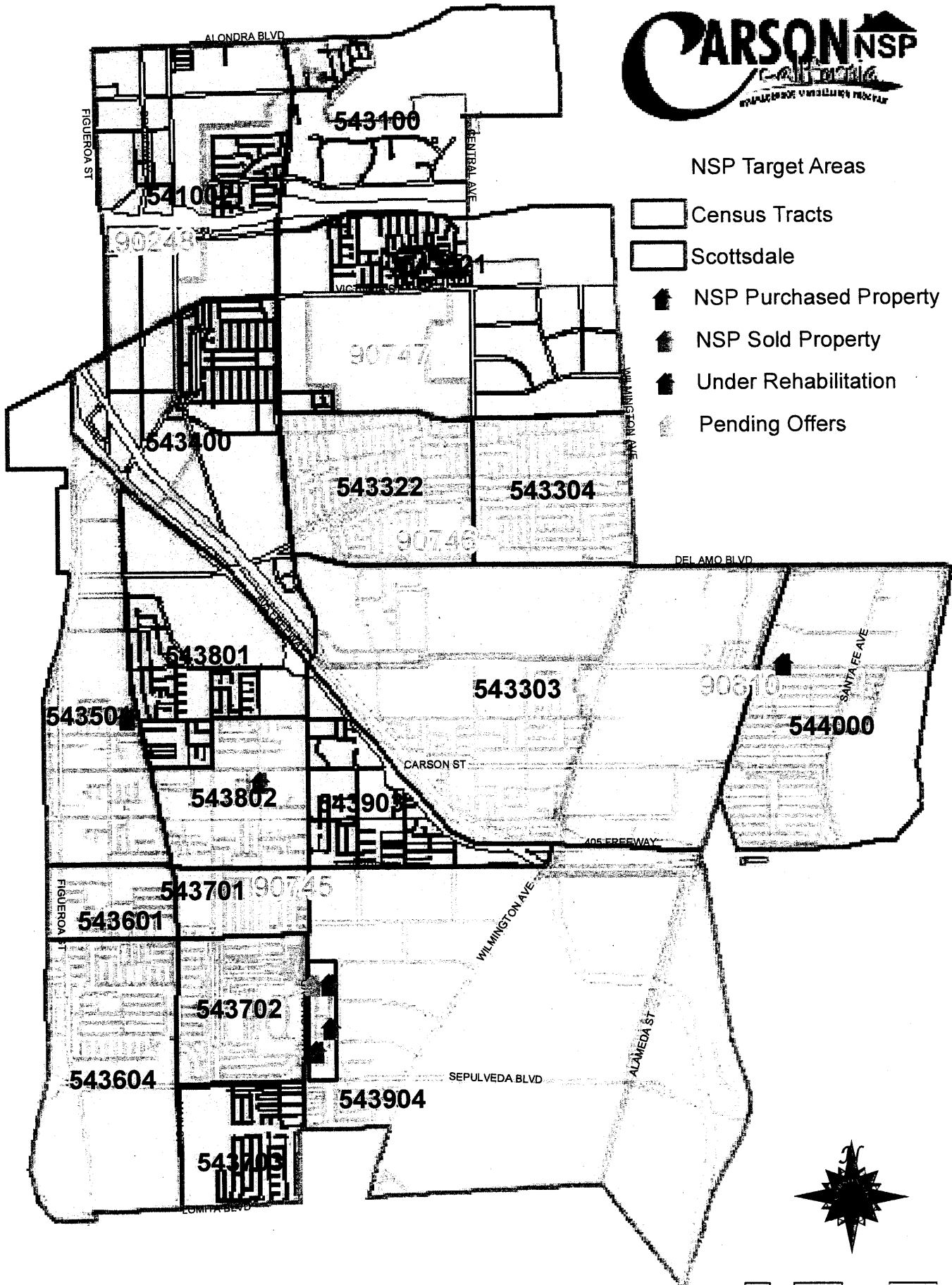
ACTION:      Item No. 15 was approved on the New Business Consent Calendar on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

|          |  |
|----------|--|
| Ayes:    | Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Ruiz-Raber, Council/Agency Member Davis-Holmes, Council/Agency Member Gipson, and Council/Agency Member Santarina |
| Noes:    | None   |
| Abstain: | None   |
| Absent:  | None   |



# NSP Target Areas

-  Census Tracts
-  Scottsdale
-  NSP Purchased Property
-  NSP Sold Property
-  Under Rehabilitation
-  Pending Offers



## **SUB-AGREEMENT TO MASTER AFFORDABLE HOUSING REHABILITATION AGREEMENT**

PROPERTY ADDRESS: 5 STAGE COACH LANE CARSON, CALIFORNIA 90745

This SUB-AGREEMENT TO THE MASTER REHABILITATION SERVICES AGREEMENT ("Sub-Agreement") is executed as of February \_\_, 2012, by and between SJ CONTRACTOR INC, a California Corporation ("Participant"), and the CITY OF CARSON and CITY OF LYNWOOD NEIGHBORHOOD STABILIZATION PROGRAM (NSP), a public body, corporate and politic the same parties to that certain Master Rehabilitation Services Agreement dated June 22, 2010 ("Master Agreement").

### **1. Master Agreement**

All recitals, terms, and provisions of the Master Agreement are incorporated into and made a part of this Sub-Agreement by this reference as if set forth in full. The capitalized terms used in this Sub-Agreement that are not defined herein shall have the same meaning assigned to them in the Master Agreement. Where this Sub-Agreement and the Master Agreement conflict, the terms and provisions of the Master Agreement shall control unless expressly stated to the contrary.

### **2. Purpose of Sub-Agreement**

The purpose of this Sub-Agreement is to specify information and terms specific to each Property to be rehabilitated by Participant pursuant to the Master Agreement and to allow NSP and Participant to track the costs and rehabilitation of each Property individually.

### **3. Property**

The Property is located at 5 Stage Coach Lane Carson, California 90745, and is more particularly described in Exhibit "1" Legal Description, attached hereto and incorporated by this reference.

### **4. Cost of Rehabilitation**

All costs, whether listed herein or otherwise, require written approval by NSP. All costs shall not exceed the applicable estimated portions as described in the Scope of Work. Any modification to the Cost of Rehabilitation shall require written approval by NSP prior to the commencement of the work related to that cost. Payments of said costs may take the form of cash disbursements, reimbursements, or other form as necessary to carry out the Project.

### **5. Time is of the Essence.**

Time is of the essence in the performance of this Sub-Agreement, and Participant shall timely complete the work in accordance with the Schedule of Performance so that the appropriate deadlines are met. Participant understands that failure to perform any



work in a timely manner may delay other aspects of the work, causing damages to the NSP.

**6. Scope of Work.**

Participant agrees to perform all of the work detailed in the Scope of Work, attached hereto as Exhibit "2" and incorporated herein by this reference. Participant represents and warrants that the Scope of Work provides an accurate breakdown of the costs associated with each level and type of service. Participant further represents and warrants that the Scope of Work and actual work done in accordance therewith are in accordance with the NSP Rehabilitation Standards, Housing Quality Standards (HQS) established by HUD (24 CFR 982.401), Participant's Submitted Proposal in response to NSP's Request for Proposal for Residential Rehabilitation Services, and all local, state, and federal regulations.

**7. Schedule of Performance.**

Participant agrees to complete the Scope of Work in accordance with the Schedule of Performance attached hereto as Exhibit "3" and incorporated herein by this reference.

[END – SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Sub-Agreement in accordance with the above stated provisions as of the day and year first written below.

**“NSP”:**

CITY OF CARSON & CITY OF LYNWOOD,  
NEIGHBORHOOD STABILIZATION  
PROGRAM,  
a public body, corporate and politic

**“PARTICIPANT”:**

SJ CONTRACTORS INC, a California  
Corporation

By: \_\_\_\_\_  
Contract Administrator

By: \_\_\_\_\_  
Sam Nabbout

APPROVED AS TO FORM:  
Aleshire & Wynder, LLP

By: \_\_\_\_\_  
City Attorney

Attachments:

|             |                               |
|-------------|-------------------------------|
| Exhibit “1” | Legal Description of Property |
| Exhibit “2” | Scope of Work                 |
| Exhibit “3” | Schedule of Performance       |

**EXHIBIT "1" to SUB-AGREEMENT**  
**LEGAL DESCRIPTION OF PROPERTY**

## EXHIBIT "1" TO SUB-AGREEMENT

### LEGAL DESCRIPTION

The land referred to in this document is situated in the county of Los Angeles, State of California, and described as follows:

A CONDOMINIUM COMPRISED OF AN UNDIVIDED 1/600<sup>TH</sup> INTEREST IN AND TO LOT 601, TRACT 28042, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 716, PAGES 17 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNIT NO. 211 AS SHOWN IN THE MAP OF SAID TRACT 28042, THE CERTIFICATE (AS REQUIRED UNDER CALIFORNIA CIVIL SECTION 1351) BEING RECORDED JANUARY 28, 1964 AS DOCUMENT NO. 668, IN BOOK M1439 PAGE 677 OF OFFICIAL RECORDS OF SAID COUNTY.

EXERTING FROM SAID LOT 601, ALL OIL, GAS AND MINERAL RESERVATION NOW OF RECORD.



**EXHIBIT "2" to SUB-AGREEMENT**

**SCOPE OF WORK**

## S J Contractor

9473 Sycamore Lane, Cypress, Ca 90630

Phone: 310.569.7143 Fax: 74.527.1243 Email: snabbout@sjcontractor.net

### Project Information:

5 Stage Coach Lane  
Carson, Ca 90745

### Prepared for:

Mr. Cecil Flournoy

| Item Description   | Cost \$          |
|--|------------------|
| <b>Exterior</b>  |                  |
| Provide a separate circuit braker for each circuit at electrical panel           | \$ 250.00        |
| Replace door bell botton   | \$ 50.00         |
| Replace security door at garage  | \$ 400.00        |
| <b>Kitchen</b>   |                  |
| Repair kitchen cabinets and paint  | \$ 1,200.00      |
| Install GFI outlets in kitchen   | \$ 200.00        |
| Install a window screen  | \$ 65.00         |
| Replace garbage disposal switch  | \$ 65.00         |
| <b>Living room</b>   |                  |
| Install new window screen  | \$ 65.00         |
| Patch and paint ceiling  | \$ 300.00        |
| <b>1st floor bedroom</b>   |                  |
| Trim bottom of door  | \$ 65.00         |
| Replace window to meet egress ingress code                                       | \$ 700.00        |
| <b>Garage</b>  |                  |
| Replace Romex wire with a rigid conduit  | \$ 120.00        |
| Patch wall below water heater, prime, & paint                                    | \$ 100.00        |
| Insulate water heater pipes  | \$ 25.00         |
| <b>Stairway</b>  |                  |
| Install new smoke detector at top of stairway                                    | \$ 45.00         |
| <b>2nd floor south bedroom</b>   |                  |
| Install new window screen  | \$ 65.00         |
| <b>2nd floor bathroom</b>  |                  |
| Install shower curtain   | \$ 50.00         |
| Replace the water spout and diverter valve unit                                  | \$ 125.00        |
| Repair sliding glass window  | \$ 65.00         |
| Remove and replace door including new hardware, prime, & paint                   | \$ 300.00        |
| <b>Attic</b>   |                  |
| Remove electrical outlets, carpet, and close space using drywall, prime, & paint | \$ 800.00        |
| <b>General</b>   |                  |
| Repair security bars to open and close properly.                                 | To be determined |
| Replace smoke detectors in bedrooms and carbon monoxide in hallway               | \$ 200.00        |
|  |                  |
| <b>Total</b>   | \$ 5,255.00      |
| Overhead & Profit (20%)  | \$ 1,051.00      |
|  |                  |
| <b>Grand Total</b>   | \$ 6,306.00      |

1/19/2012



## **EXHIBIT "3" to SUB-AGREEMENT**

### **SCHEDULE OF PERFORMANCE**

The rehabilitation project will commence within seven (7) calendar of the execution of this sub-agreement. The Participant will have thirty (30) calendar days from the commencement to date to complete the project.

**Cities of Carson & Lynwood**  
**NSP Property Roster**  
**as of February 9, 2012**

|    | <b>PURCHASED</b>                          | <b>STATUS</b> | <b>SOURCE of FUNDS</b> |
|----|---|---------------|------------------------|
| 1  | 1 Eastridge Lane Carson, CA 90745         | <i>Sold</i>   | Grant                  |
| 2  | 4547 Cardwell Street Lynwood, CA 90262    | <i>Sold</i>   | Grant                  |
| 3  | 21728 Grace Street #6 Carson, CA 90745    | <i>Sold</i>   | Grant                  |
| 4  | 200 W Clarion Drive Carson, CA 90745      | <i>Sold</i>   | Grant                  |
| 5  | 11400 Elm Street Lynwood, CA 90262        | <i>Sold</i>   | Grant                  |
| 6  | 11 Kingswood Lane Carson, CA 90745        | <i>Sold</i>   | Grant                  |
| 7  | 12 Quail Row Lane Carson, CA 90745        | <i>Sold</i>   | Grant                  |
| 8  | 4020 Virginia Avenue Lynwood, CA 90262    | <i>Escrow</i> | Grant                  |
| 9  | 3238 Euclid Avenue Lynwood, CA 90262      | <i>Escrow</i> | Grant                  |
| 10 | 22031 S. Main Street #11 Carson, CA 90745 | <i>Sold</i>   | Program Income         |
| 11 | 2601 E. Tyler Street Carson, CA 90810     | Owned         | Program Income         |
| 12 | 5 Stage Coach Lane, Carson, CA 90745      | Owned         | Program Income         |