

Grantee: Orange County, CA

Grant: B-08-UN-06-0503

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-06-0503

Obligation Date:**Grantee Name:**

Orange County, CA

Award Date:**Grant Amount:**

\$3,285,926.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$3,285,926.00

Total CDBG Program Funds Budgeted

N/A

\$3,285,926.00

Program Funds Drawdown

\$340,382.50

\$340,382.50

Obligated CDBG DR Funds

\$1,654,177.25

\$1,654,177.25

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$492,888.90	\$0.00
Limit on Admin/Planning	\$328,592.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

On February 9, 2010, your Board selected five NSP contractors and approved Agreements for the expenditure of NSP funding. The funds are being utilized by the selected NSP contractors to acquire abandoned and/or foreclosed homes in areas throughout the County of Orange with high foreclosure abandonment risk factor scores (FARS), as determined by the HUD, and in unincorporated areas and cities participating in the Urban County of Orange program or Tier 2 cities as designated by State HCD. The funds may be used for either homeownership and/or rental acquisition activities. The following are the five NSP Contractors and the eligible activities outlined in their Scope of Services:

Contractor	Eligible Activity
1. Neighborhood Housing Services of Orange County	Homeownership
2. Mercy Erickson Community Housing	Homeownership and Rental
3. Affordable Housing Clearinghouse	Homeownership
4. Mercy House Living Centers, Inc.	Rental
5. City of Laguna Hills	Rental

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-001, Acquisition - 120% AMI and below households	\$340,382.50	\$2,246,940.63	\$340,382.50
NSP-002, Administration	\$0.00	\$328,593.00	\$0.00
NSP-003, Acquisition - 50% AMI and below households	\$0.00	\$710,392.37	\$0.00

Activities

Grantee Activity Number:	NSP-01
Activity Title:	Neighborhood Housing Services fo Orange County

Activitiy Category:

Acquisition - general

Project Number:

NSP-001

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition - 120% AMI and below households

Projected End Date:

09/03/2010

Responsible Organization:

OC Community Services

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,024,758.42
Total CDBG Program Funds Budgeted	N/A	\$1,024,758.42
Program Funds Drawdown	\$340,382.50	\$340,382.50
Obligated CDBG DR Funds	\$1,020,584.25	\$1,020,584.25
Expended CDBG DR Funds	\$0.00	\$0.00
OC Community Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This NSP activity is an Affordable Housing Request for Proposal (RFP). OC Community Services will utilize NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes. Homeownership activities are designed to provide low-income families with the opportunity to own a home.

Rental properties purchased with NSP funds will be utilized to provide permanent affordable housing to low-income households or individuals which will be deed restricted up to 55 years requiring the owner to maintain the property as affordable during the affordability period.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>

Activity Progress Narrative:

Purchased one property for homeownership at 5 Daley, Ladera Ranch, CA 92694 (Orange County)

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/10

Activity Locations

Address	City	State	Zip
5 Daley St.	Ladera Ranch	NA	92694

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP-01.5
Activity Title:	Neighborhood Housing Services of Orange County

Activity Category:

Acquisition - general

Project Number:

NSP-003

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition - 50% AMI and below households

Projected End Date:

09/03/2010

Responsible Organization:

OC Community Services

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$289,076.75
Total CDBG Program Funds Budgeted	N/A	\$289,076.75
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$305,000.00	\$305,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
OC Community Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County of Orange will use a minimum of 25% of allocated NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes for households earning 50% or less of the area median income. The County of Orange and/or their development partners will negotiate with lenders and financial institutions to purchase vacant or abandoned foreclosed properties at the required NSP discount. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years for homeownership and 20 years for rental properties.

Location Description:

OC Community Services will utilize NSP funds in unincorporated Orange County and 14 participating cities in the Urban County program (Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda) with priority given to census tracts with the highest Foreclosure Abandonment Risk Score (FARS). Appendix D of the County of Orange Annual Action Plan Amendment FY 2008-2009 includes maps and a list of the estimated Foreclosure Abandonment Risk Scores of census tracts located in unincorporated Orange County and in participating cities. Appendix D is located on the OC Community Services website at <http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>

Activity Progress Narrative:

The County of Orange will use a minimum of 25% of allocated NSP funds for the purchase of foreclosed-upon properties for homeownership and rental purposes for households earning 50% or less of the area median income. The County of Orange and/or their development partners will negotiate with lenders and financial institutions to purchase vacant or abandoned foreclosed properties at the required NSP discount. An affordability covenant will be recorded on the property ensuring that unities will remain affordable for a minimum of 15 years for homeownership and 20 - 55 years for rental properties.

One property is currently in escrow and is due to close in April 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-02

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-002

Projected Start Date:

03/05/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/03/2010

Responsible Organization:

OC Community Services

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$328,593.00
Total CDBG Program Funds Budgeted	N/A	\$328,593.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$328,593.00	\$328,593.00
Expended CDBG DR Funds	\$0.00	\$0.00
OC Community Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of the County of Orange/OC Community Service's NSP program, including planning, regulatory compliance (i.e. underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

County of Orange/OC Community Services 1770 N. Broadway, Santa Ana, CA 92706

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
