

**Grantee: Orange County, CA**

**Grant: B-08-UN-06-0503**

**January 1, 2011 thru March 31, 2011 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:**

Original - In Progress

**QPR Contact:**

Cynthia Wolfe

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.92 billion for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties, and provides under a rule on construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds.

In accordance with the allocation formula provided by HUD, the Urban County (County) is appropriated \$3,285,926 in NSP funds that is treated as a special allocation of Fiscal Year (FY) 2008-2009 CDBG funding. In order to facilitate the prompt acquisition and disposition of foreclosed residential properties, the County will utilize its existing Mortgage Assistance Program (MAP) and release a Request for Proposal (RFP) to cities and non-profit organization to request proposals for using NSP funds.

The County of Orange is classified as an Urban County by HUD. The Urban County includes unincorporated Orange County and 14 participating cities. One of the participating cities, Yorba Linda, is a metropolitan city. On October 22, 2008, the County obtained data from DQ Custom Reports on residential, commercial, industrial, and vacant property foreclosures in Orange County from January 1, 2007 to October 1, 2008. The data shows that currently, there are a total of 1631 foreclosures and 4271 notices of defaults (&ldquoNOD&rsquo) filed within the participating cities and a total of 649 foreclosures and 1643 NOD&rsquo filed within unincorporated Orange County.

**Distribution and and Uses of Funds:**

The County will distribute NSP funds to the areas of greatest need, including those with the greatest percentage of home foreclosures and identified by the County as likely to face a significant rise in the rate of home foreclosures as identified in Appendix C and D. Accordingly, the County will meet the requirements set forth in Section 2301 (c)(2) of HERA when expending NSP funds.

The County will ensure that 100 percent of NSP funds will be used to benefit individuals and households with incomes below 120 percent of Area Median Income (AMI) which is approximately \$100,920 for a family of four in Orange County. In addition, at least 25 percent (\$821,481) of NSP funds will be used to benefit individuals and households with incomes below 50 percent AMI which is \$46,500 for a family of four in Orange County.

Most of the activities eligible under the NSP represent a subset of the eligible activities under 42 U.S.C. 5305(a). Certain CDBG-eligible activities correlate to specific NSP-eligible uses and vice versa. The County will undertake the following NSP-activities:

As an Urban County, the funds will be available for distribution throughout the Urban County, which consists of the 14 participating cities and unincorporated Orange County and State Tier 2 cities (Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin).

OC Community Services staff is recommending that \$2,957,333 be made available to participating cities and non-profit organizations to purchase foreclosed properties in Urban County jurisdictions for households up to 120% AMI with a minimum of 25% (\$821,481) of all funds targeting households earning 50% AMI or below as required by HUD. Funds targeting households at or below 50% AMI may provide an opportunity to collaborate with non-profit organizations and participating cities to provide permanent supportive housing for homeless and/or special needs clients through purchase of foreclosed homes for use as rental properties. A Request For Proposal (RFP) will be developed to distribute these funds and any individual award of funds to participating cities or non-profit organizations.

For in additional informational, view the County of Orange/OC Community Services RFP at:

<http://egov.ocgov.com/vgnfiles/ocgov/OCCS%20-%20Housing/Docs/pdf/DOC001.PDF>

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,285,926.00
Total CDBG Program Funds Budgeted	N/A	\$3,285,926.00
Program Funds Drawdown	\$30,396.88	\$2,903,431.46
Program Funds Obligated	\$0.00	\$3,285,926.00
Program Funds Expended	\$30,396.88	\$2,903,431.46
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$135,453.97
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$821,481.50	\$1,291,656.04

**Overall Progress Narrative:**

The NSP contractors are continuing to rehabilitate their acquired properties, list their properties and/or qualify NSP eligible homebuyers or renters.

## 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/Rehab - 120% AMI and below households	\$699.78	\$1,665,676.96	\$1,644,995.96
NSP-002, Administration	\$29,697.10	\$328,593.00	\$135,453.97
NSP-003, Acquisition/Rehab - 50% AMI and below households	\$0.00	\$1,291,656.04	\$1,122,981.53

## Activities

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

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-001

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - 120% AMI and below households

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,238,455.07
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,238,455.07
<b>Program Funds Drawdown</b>	\$699.78	\$1,238,455.07
<b>Program Funds Obligated</b>	\$0.00	\$1,238,455.07
<b>Program Funds Expended</b>	\$699.78	\$1,238,455.07
OC Community Services	\$699.78	\$1,238,455.07
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years.

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.

The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

**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>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

**Activity Progress Narrative:**

Reimbursement request were processed in the amount of \$398.68 for El Reposa property and \$301.10 for Briar Oaks property on behalf of NHS of OC for activities in accordance with terms and conditions by the County of Orange and HUD.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	5/5
<b># of Singlefamily Units</b>	5	5/5

**Beneficiaries Performance Measures**

**No Beneficiaries 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	

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**Grantee Activity Number:**  
**Activity Title:**

**NSP-01.5**  
**Neighborhood Housing Services of Orange County**

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-003

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - 50% AMI and below households

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$291,400.82
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$291,400.82
<b>Program Funds Drawdown</b>	\$0.00	\$291,400.82
<b>Program Funds Obligated</b>	\$0.00	\$291,400.82
<b>Program Funds Expended</b>	\$0.00	\$291,400.82
OC Community Services	\$0.00	\$291,400.82
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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.

The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

**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>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

**Activity Progress Narrative:**

The property in Laguna Hills acquired by the NSP contractor was sold to an eligible homebuyer in February of 2011.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	1	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	100.00

### 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	

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**Grantee Activity Number:** NSP-02  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-002

**Projected Start Date:**

03/05/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$328,593.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$328,593.00
<b>Program Funds Drawdown</b>	\$29,697.10	\$135,453.97
<b>Program Funds Obligated</b>	\$0.00	\$328,593.00
<b>Program Funds Expended</b>	\$29,697.10	\$135,453.97
OC Community Services	\$29,697.10	\$135,453.97
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries 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	

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**Grantee Activity Number:**  
**Activity Title:**

**NSP-03**  
**Affordable Housing Clearinghouse**

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-001

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - 120% AMI and below households

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$211,795.89
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$211,795.89
<b>Program Funds Drawdown</b>	\$0.00	\$191,288.89
<b>Program Funds Obligated</b>	\$0.00	\$211,795.89
<b>Program Funds Expended</b>	\$0.00	\$191,288.89
OC Community Services	\$0.00	\$191,288.89
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years.

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.

The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

**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>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

**Activity Progress Narrative:**

The NSP contractor is continuing to rehabilitate their acquired properties, list their properties and/or qualify NSP eligible homebuyers.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	1		1/1	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00

### 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-04.5  
**Activity Title:** Mercy House Living Centers, Inc.

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-003

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - 50% AMI and below households

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,255.22
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,255.22
<b>Program Funds Drawdown</b>	\$0.00	\$831,580.71
<b>Program Funds Obligated</b>	\$0.00	\$1,000,255.22
<b>Program Funds Expended</b>	\$0.00	\$831,580.71
OC Community Services	\$0.00	\$831,580.71
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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. The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

**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>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

**Activity Progress Narrative:**

The NSP contractor is continuing to rehabilitate their acquired properties, list their properties and/or qualify NSP eligible renters.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		2/2
# of Singlefamily Units		2		2/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0

### 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	

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**Grantee Activity Number: NSP-06**  
**Activity Title: Mary Erickson Community Housing**

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-001

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - 120% AMI and below households

**Projected End Date:**

09/03/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

OC Community Services

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$215,426.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$215,426.00
<b>Program Funds Drawdown</b>	\$0.00	\$215,252.00
<b>Program Funds Obligated</b>	\$0.00	\$215,426.00
<b>Program Funds Expended</b>	\$0.00	\$215,252.00
OC Community Services	\$0.00	\$215,252.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 to moderate-income families with the opportunity to own a home. An affordability covenant will be recorded on the property ensuring that units will remain affordable for a minimum of 15 years.

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.

The County of Orange will allow its NSP Contractors to utilize their NSP allocations and/or NSP Reuse funds for rehabilitation activities as a bridge loan not to exceed the combined acquisition and rehabilitation cost of 120% of the appraised value with the rehabilitation costs not exceeding 20%.

**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>. OC Community Services has added through a substantial amendment to allow NSP contractors to utilize their NSP allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by the State of California Department of Housing and Community Development (State HCD). These cities are as follows: Fountain Valley, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Tustin.

**Activity Progress Narrative:**

The NSP contractor is continuing to rehabilitate their acquired properties, list their properties and/or qualify NSP eligible renters.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	1	1/1

### Beneficiaries Performance Measures

**No Beneficiaries 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	

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