

Grantee: Orange County, CA

Grant: B-08-UN-06-0503

April 1, 2010 thru June 30, 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:

Original - In Progress

QPR Contact:

John Viafora

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:**

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	\$1,804,944.84	\$2,145,327.34
Obligated CDBG DR Funds	\$1,631,748.75	\$3,285,926.00
Expended CDBG DR Funds	\$2,145,327.34	\$2,145,327.34
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	\$23,920.11
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:

On February 9, 2010, the Board of Supervisors selected the Neighborhood Stabilization Program contractors and approved Agreements to support development of affordable housing in the County of Orange. 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 US Department of Housing and Urban Development (HUD), and in unincorporated areas and cities participating in the Urban County of Orange program or Tier 2 cities as designated by California Department of Housing and Community Development (State HCD). The funds may be used for either homeownership and/or rental acquisition activities within program guidelines as outlined in the Scope of Services attached to the Agreements.

The County is required to obligate NSP funding by September 5, 2010. On February 9, 2010, the Board also authorized OC Community Resources to reallocate any funds not obligated by the performance milestones included in Section VIII B of the Agreements to NSP contractors on a first-come, first-served basis. Reallocation of funding to NSP contractors will be based on performance and drawdown of funds for eligible properties and will not exceed the total program funding allocated under the Request for Proposals (RFP) of \$5,957,473, which does not include administrative funding of \$486,495.

The Board also delegated authority on March 25, 2010 to the OC Community Resources Director to make amendments to the Agreements. The following Amendments were approved in order to expedite the expenditure of the funds:

1. Increase the Loan-to-Value (LTV) ratio for rental activities from 90% LTV to 100% LTV, but not to exceed the total funding allocation of the Agreement (currently allowed for homeownership activities).
2. Allow NSP contractors to engage in either rental and/or homeownership activities and amend the Agreement and Scope of Services accomplishments accordingly.
3. Modify Agreement deliverables by increasing or decreasing required acquisition of rental and/or homeownership units.
4. Allow NSP contractors to utilize their contract allocations and/or NSP Reuse funds for rehabilitation activities.
5. Allow NSP contractors to utilize their contract allocations and/or NSP Reuse funds interchangeably in Tier 2 cities as designated by State HCD and in the unincorporated areas and in cities participating in the Urban County of Orange program.
6. Allow the County to request additional NSP funds from the State HCD and allow the OC Community Services staff to proportionately adjust NSP program guidelines and NSP Contractor Agreements.

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	\$660,367.27	\$1,665,676.96	\$1,000,749.77
NSP-002, Administration	\$23,920.11	\$328,593.00	\$23,920.11
NSP-003, Acquisition/Rehab - 50% AMI and below households	\$1,120,657.46	\$1,291,656.04	\$1,120,657.46

Activities

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-001

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,238,455.07
Total CDBG Program Funds Budgeted	N/A	\$1,238,455.07
Program Funds Drawdown	\$660,367.27	\$1,000,749.77
Obligated CDBG DR Funds	\$217,870.82	\$1,238,455.07
Expended CDBG DR Funds	\$1,000,749.77	\$1,000,749.77
OC Community Services	\$1,000,749.77	\$1,000,749.77
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. 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:

Purchased the following properties for homeownership activities:

- 44 Trofello, Aliso Viejo
- 24986 Acacia Lane, Laguna Hills

During the 1st Quarter 2010, \$340,382.50 was expended for a property located a 5 Daely St., Ladera Ranch, CA but the expenditure amount was not included on the report, therefore, this expenture will be included in the 2nd Quarter 2010 report.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	3/10

Activity Locations

Address	City	State	Zip
44 Trofello	Aliso Viejo	NA	92656
24986 Acacia Lane	Laguna Hills	NA	92653

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

Activity Status:

Under Way

Project Number:

NSP-003

Project Title:

Acquisition/Rehab - 50% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$291,400.82
Total CDBG Program Funds Budgeted	N/A	\$291,400.82
Program Funds Drawdown	\$289,076.75	\$289,076.75
Obligated CDBG DR Funds	(\$13,599.18)	\$291,400.82
Expended CDBG DR Funds	\$289,076.75	\$289,076.75
OC Community Services	\$289,076.75	\$289,076.75
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.

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 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 - 55 years for rental properties.

Purchased 22142 Caminito Tasquillo Unit 136, Laguna Hills for homeownership purposes for households earning 50% or less

of the area median income.

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	1/4

Activity Locations

Address	City	State	Zip
22142 Caminito Tasquillo, Unit 136	Laguna Hills	NA	92653

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

Activity Status:

Under Way

Project Number:

NSP-002

Project Title:

Administration

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

N/A

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 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	\$23,920.11	\$23,920.11
Obligated CDBG DR Funds	\$0.00	\$328,593.00
Expended CDBG DR Funds	\$23,920.11	\$23,920.11
OC Community Services	\$23,920.11	\$23,920.11
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:

Drawdown for Administration was \$23,920.11 for the period from April 1 through June 30, 2010.

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
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: NSP-03
Activity Title: Affordable Housing Clearinghouse

Activity Category: Acquisition - general	Activity Status: Under Way
Project Number: NSP-001	Project Title: Acquisition/Rehab - 120% AMI and below households
Projected Start Date: 03/05/2009	Projected End Date: 09/03/2010
National Objective: NSP Only - LMMI	Responsible Organization: OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$211,795.89
Total CDBG Program Funds Budgeted	N/A	\$211,795.89
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$211,795.89	\$211,795.89
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. 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:

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Activity Progress Narrative:

One property located in the City of Aliso Viejo is currently in escrow and is due to close in July 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-04.5
Activity Title: Mercy House Living Centers, Inc.

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-003

Project Title:

Acquisition/Rehab - 50% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,255.22
Total CDBG Program Funds Budgeted	N/A	\$1,000,255.22
Program Funds Drawdown	\$831,580.71	\$831,580.71
Obligated CDBG DR Funds	\$1,000,255.22	\$1,000,255.22
Expended CDBG DR Funds	\$831,580.71	\$831,580.71
OC Community Services	\$831,580.71	\$831,580.71
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.

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:

Purchased the following properties for rental activities for households earning 50% or less of the area median income:

- 2426 E Athens Avenue, Orange
- 9511 S. Mills End, Anaheim

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/1

Activity Locations

Address	City	State	Zip
2426 E. Athens Ave.	Orange	NA	92867
9511 S. Mills Road	Anaheim	NA	92804

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-05
Activity Title: City of Laguna Hills

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-001

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

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. 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 partnering with City of Laguna Hills will utilize NSP funds in City of Laguna Hills (participating city) 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:

In April of 2010, the City of Laguna Hills notified the County that they would not be able to expend any of their awarded NSP funds due to the lack of foreclosed properties in their proposed target area. These funds were reallocated to the other County NSP contractors.

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	0/1

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-05.5
Activity Title: City of Laguna Hills

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-003

Project Title:

Acquisition/Rehab - 50% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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 OC Community Services partnering with City of Laguna Hills will utilize NSP funds in City of Laguna Hills (participating city) 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:

In April of 2010, the City of Laguna Hills notified the County that they would not be able to expend any of their awarded NSP funds due to the lack of foreclosed properties in their proposed target area. These funds were reallocated to the other County NSP contractors.

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	0/1

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-06
Activity Title: Mary Erickson Community Housing

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-001

Project Title:

Acquisition/Rehab - 120% AMI and below households

Projected Start Date:

03/05/2009

Projected End Date:

09/03/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$215,426.00
Total CDBG Program Funds Budgeted	N/A	\$215,426.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$215,426.00	\$215,426.00
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:

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.

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:

One property located in the City of San Clemente is currently in escrow and is due to close in July 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	0/2

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	
