

Grantee: Orange County, CA

Grant: B-11-UN-06-0503

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-UN-06-0503

Obligation Date:**Grantee Name:**

Orange County, CA

Award Date:**Grant Amount:**

\$1,004,948.00

Contract End Date:

03/16/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Cynthia Wolfe

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

The County of Orange received an allocation in the amount of \$1,004,948 in NSP 3 funding and intends to purchase a site of up to five (5) acres in an amount not to exceed \$5 million to build a campus model with emergency beds, permanent housing and a multi-service center. The County will apply this funding for housing individuals and families whose incomes do not exceeds 50% of the area median income.

How Fund Use Addresses Market Conditions:

The County utilized the HUD NSP 3 mapping tool to locate unincorporated areas within four census tracts. The HUD User Data site has provided supporting data that identifies these areas as the highest risk and thus the areas of greatest need.

Since the State of California minimum foreclosure score is 17, NSP eligible projects must have an average foreclosure score of 17. The Countys first priority is to locate eligible abandoned and/or foreclosed properties within an eligible census tract in the unincorporated County. The County has identified four eligible census tracts within the unincorporated area of the county.

HUD User Data provided by the NSP3 Mapping tool server describes these target communities in the following manner:

Census Tracts: 087701, 087703 & 087806 (unincorporated areas within)

>Neighborhood NSP3 Score: 17.33

>State Minimum Threshold NSP3 Score: 17

>Total Housing Units in Neighborhood: 2023

Area Benefit Eligibility

>Percent Persons Less than 120% AMI: 76.44

>Percent Persons Less than 80% AMI: 46.69

Total Housing Units to receive a mortgage between 2004 and 2007: 1110

>Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.1

>Percent of Housing Units 90 or more days delinquent or in foreclosure: 14.9

>Number of Foreclosure Starts in past year: 80

>Number of Housing Units Real Estate Owned July 2009 to June 2010: 44

Estimated number of properties needed to make an impact in identified target area (20% of REO in past

> year): 15

Census Tract: 087805 (unincorporated areas within)

>Neighborhood NSP3 Score: 18

>State Minimum Threshold NSP3 Score: 17

>Total Housing Units in Neighborhood: 75

Area Benefit Eligibility

>Percent Persons Less than 120% AMI: 75.7

>Percent Persons Less than 80% AMI: 26.5

Total Housing Units to receive a mortgage between 2004 and 2007: 22

>Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.8

>Percent of Housing Units 90 or more days delinquent or in foreclosure: 15

>Number of Foreclosure Starts in past year: 2

>Number of Housing Units Real Estate Owned July 2009 to June 2010: 1

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Ensuring Continued Affordability:

The County will require that an affordability covenant be recorded against the property requiring affordable rents for the low income tenants per HOME guidelines.

Definition of Blighted Structure:

In the October 19, 2010 Notice, HUD has defined a blighted structure when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Notice also indicates that grantees must define blighted structure in the context of state or local law. As such, the following provides the definition of blighted structure under the Amended State of California Health and Safety Code(Effective January 1, 2007):

Section 33030

>(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state.

>(b) A blighted area is one that contains BOTH of the following:

>(1) An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

>(2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

>(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities.

Section 33031

>(a) This subdivision describes physical conditions that cause blight:

>(1) Buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, serious dilapidation and deterioration caused by long term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

>(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards.

>(3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

>(4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions.

>(b) This subdivision describes economic conditions that cause blight:

> (1) Depreciated or stagnant property values.

> (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

> (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

> (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores, and banks and other lending institutions.

> (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, overcrowding means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations.

Definition of Affordable Rents:

>The County will use the HOME Program Rent definitions which are also in accordance with the County of Orange Multifamily NOFA requirements.

Housing Rehabilitation/New Construction Standards:

The County has established written rehabilitation standards (Orange County Housing Opportunities Overlay Manual) for rental housing opportunities and will comply with all applicable state and local laws, codes, and other requirements. The regulations permit the development of affordable housing in commercial and industrial districts, as well as certain residentially-zoned arterial highway frontage parcels, in the unincorporated areas of Orange County. This residential use is consistent with the Orange County Zoning Code and Orange County General Plan and is therefore by right. The Housing Opportunities Manual will serve to facilitate the development of affordable housing within commercial and industrial districts by providing design guidelines and rehabilitation standards. These standards are also applicable to any and all development projects that are deemed 100% affordable.

Vicinity Hiring:

County will adhere to the Section 3 Guidelines.

Procedures for Preferences for Affordable Rental Dev.:

The County plans to leverage NSP 3 funds with funds available through other federal, state and/or local funding programs to provide additional emergency & permanent housing units.

Grantee Contact Information:

Name (Last, First): Roper, Karen

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,004,948.00
Total CDBG Program Funds Budgeted	N/A	\$1,004,948.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$150,742.20	\$0.00
Limit on Admin/Planning	\$100,494.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$100,494.80	\$100,494.80

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$251,237.00	\$904,453.20

Overall Progress Narrative:

The redevelopment and/or rehabilitation of vacant and/or abandoned residential, commercial and/or industrial properties for the purpose of providing permanent affordable housing in support of a "campus model" which would include emergency housing, permanent housing and service center. The County will apply a minimum of 25% of this funding for housing eligible homeless households whose incomes do not exceeds 50% of the area median income. Under NSP 3, the County will expend 50% these funds within 2 years from the date HUD signs the grant agreement and will expend an amount equal to the allocation within 3 years utilizing a Request For Proposal (RFP) process to secure a development team.

The County intends to use 90% of the awarded NSP 3 funds to acquire the property. The County anticipates releasing the RFP within 6 - 8 months upon receipt of the executed HUD NSP 3 contract. The contractor is selected through the RFP process and will be selected within 120 days of issuance. Groundbreaking will occur three (3) to six (6) months after the selection of the contractor. Certificate of Occupancy is anticipated within 18-24 months after groundbreaking. We are anticipating on leasing up and stabilizing the units within 90-120 days of receipt of Certificate of Occupancy.

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

Activities

Grantee Activity Number: NSP3-1
Activity Title: NSP 3

Activity Category:

Acquisition - general

Project Number:

9999

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Restricted Balance

Projected End Date:

06/01/2013

Completed Activity Actual End Date:

Responsible Organization:

OC Community Services

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$904,453.20
Total CDBG Program Funds Budgeted	N/A	\$904,453.20
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 program will provide financial assistance for affordable rental housing for low-income persons. The site must be vacant and have been foreclosed upon or abandoned pursuant to NSP guidelines. Eligible properties must be located within an eligible census tract in the County.

NSP3 funds will be utilized for the redevelopment and/or rehabilitation of vacant and/or abandoned residential, commercial and/or industrial properties for the purpose of providing permanent affordable housing in support of a "campus model" which would include emergency housing, permanent housing and service center.

The Orange County Housing Opportunities Overlay allows the maximum density for each development site to be twenty-five 25 dwelling units per gross acre, or the allowable density of the base zone for residential parcels, whichever is higher. Additionally, state density bonus law requires that a density bonus on a sliding scale up to 35% be granted to projects that provide units affordable to lower or very low income households. The County will acquire up to one (1) acre utilizing NSP III funds which would support 25 units of permanent affordable rental housing.

Location Description:

The County first priority is to locate eligible abandoned and/or foreclosed properties within an eligible census tract in the unincorporated County. The County has identified four eligible census tracts (087701, 087703, 087805, 087806) within the unincorporated area of the county.

Activity Progress Narrative:

The County is in the process of locating an eligible site and intends to use 90% of the awarded NSP 3 funds to acquire the property.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Parcels acquired voluntarily	0	0/1
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	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/25	
# of Multifamily Units	0		0/25	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	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	
