

**Grantee: Orange County, CA**

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

**July 1, 2010 thru September 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:**

Reviewed and Approved

**QPR Contact:**

John Viafora

## 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&rdquo) filed within the participating cities and a total of 649 foreclosures and 1643 NOD&rsquo&rdquo 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
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	\$686,318.40	\$2,831,645.74
Obligated CDBG DR Funds	\$0.00	\$3,285,926.00
Expended CDBG DR Funds	\$686,318.40	\$2,831,645.74
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**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
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	\$64,368.03
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
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	\$643,546.41	\$1,665,676.96	\$1,644,296.18
NSP-002, Administration	\$40,447.92	\$328,593.00	\$64,368.03
NSP-003, Acquisition/Rehab - 50% AMI and below households	\$2,324.07	\$1,291,656.04	\$1,122,981.53

## Activities

<b>Grantee Activity Number:</b>	<b>NSP-01</b>
<b>Activity Title:</b>	<b>Neighborhood Housing Services of Orange County</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>	\$237,005.52	\$1,237,755.29
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,238,455.07
<b>Expended CDBG DR Funds</b>	\$237,005.52	\$1,237,755.29
OC Community Services	\$237,005.52	\$1,237,755.29
<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:

Purchased the following properties for homeownership activities. These properties are currently not occupied:  
23361 El Reposo, Aliso Viejo, CA  
25881 Via Loma, Unit 237, Laguna Hills, CA  
Received and processed reimbursements for eligible project cost for the following properties:  
5 Daley, Ladera Ranch, CA  
24986 Acacia, Laguna Hills, CA  
44 Trofello, Aliso Viejo, CA  
7100 Cerritos, #213, Stanton, CA

### 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	2	5/5

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
25881 Via Loma, Unit 237	Laguna Hills	NA	92653
23361 El Reposo	Aliso Viejo	NA	92656

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>NSP-01.5</b>
<b>Activity Title:</b>	<b>Neighborhood Housing Services of Orange County</b>

**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	Jul 1 thru Sep 30, 2010	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>	\$2,324.07	\$291,400.82
<b>Obligated CDBG DR Funds</b>	\$0.00	\$291,400.82
<b>Expended CDBG DR Funds</b>	\$2,324.07	\$291,400.82
OC Community Services	\$2,324.07	\$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:**

Received and processed reimbursement for eligible project cost for the property located at: 22142 Caminito Tasquillo, Unit 135, Laguna Hills, CA

## Accomplishments Performance Measures

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

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

---

<b>Grantee Activity Number:</b>	<b>NSP-02</b>
<b>Activity Title:</b>	<b>Administration</b>

**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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

OC Community Services

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>	\$40,447.92	\$64,368.03
<b>Obligated CDBG DR Funds</b>	\$0.00	\$328,593.00
<b>Expended CDBG DR Funds</b>	\$40,447.92	\$64,368.03
OC Community Services	\$40,447.92	\$64,368.03
<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

---

<b>Grantee Activity Number:</b>	<b>NSP-03</b>
<b>Activity Title:</b>	<b>Affordable Housing Clearinghouse</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>	\$191,288.89	\$191,288.89
<b>Obligated CDBG DR Funds</b>	\$0.00	\$211,795.89
<b>Expended CDBG DR Funds</b>	\$191,288.89	\$191,288.89
OC Community Services	\$191,288.89	\$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:**

Purchased the following property for homeownership activities. This property is currently not occupied:  
 23412 Pacific Park, Unit 17G, Aliso Viejo, Ca  
 Received and processed reimbursement for eligible project cost for the following properties:  
 16 Matisse, Aliso Viejo, CA  
 10497 Briar OaksBlvd., #A, Stanton, CA  
 9552 Westmont Ct, San Juan Capistrano, CA

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
23412 Pacific Park, Unit 17G	Aliso Viejo	NA	92656

### 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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>Obligated CDBG DR Funds</b>	\$0.00	\$1,000,255.22
<b>Expended CDBG DR Funds</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:**

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

---

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>	\$215,252.00	\$215,252.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$215,426.00
<b>Expended CDBG DR Funds</b>	\$215,252.00	\$215,252.00
OC Community Services	\$215,252.00	\$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:**

Purchased the following property for rental activity. This property is currently not occupied:  
1042 Calle Del Cerro, Unit 201, San Clemente, CA

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
1042 Calle Del Cerro, Unit 201	San Clemente	NA	92672

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---